

GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

No. RDM-Reg-STAMP-0002-2018 - 7453/R&DM dated 26-Feb-18

From

Dr. Chandra Shekhar Kumar, IAS
Principal Secretary to Government

To

The IGR, Odisha
All ADMs
All Sub-Collectors
All Registering officers

Sub: Monitoring and supervision in disposal of undervaluation cases.

Ref: This Department letter No.7024 dated 22.02.2018.

Sir,

With reference to above subject, I am to enclose herewith a copy of information sheet containing the undervaluation cases pending in different courts of the state up to the end of December 2017 as intimated by the IGR, Odisha. It is ascertained that there are more than thirteen thousand cases involving an amount of 64.07 crores. During the month of December, 2017, only 79 number of cases for an amount of 11.07 Lakhs have been disposed of.

2. It is evident that proper monitoring and supervision is lacking at the district and IGR level for disposal of undervaluation cases. As on 31.12.2017, 407 cases are pending with Sub-Registrars for disposal. The Sub-Registrar only issues notice in respect of pending documents proposed to be booked for determination of market valuation under section 47-A of the Stamp Act. If the party agrees to deposit the deficit amount without contest, the SR shall realise the same. In case of contest he will send the documents to the concerned District Sub-Registrar / Sub-Collector / ADM / Deputy IGR / IGR for final determination of market value and disposal. It is hereby instructed that the concerned SR shall not keep the documents with him for more than thirty days.

3. It is further reiterated that the SR shall refer the case to the concerned authorities as mentioned below depending upon the consideration of market value as set forth in the document.

Sl. No.	Consideration / Market value as set forth in the Document (In Rs.)	Authority to whom to be referred
1	Up to 60,000	District Sub-Registrar
2	More than 60,000/- and up to 1,20,000/-	Addl. Sub-Collector / Sub-Collector
3	More than 1,20,000/- and up to 3,00,000/-	Deputy IGR of concerned range
4	More than 3,00,000/- and up to 10,00,000 /-	Additional District Magistrate
5	More than 10,00,000/-	Inspector General of Registration

4. The concerned authorities after receipt of the information from the SR shall issue notices to the parties for determination of valuation and ask the parties for payment of the deficit amount. The process shall be completed within forty-five days. If the party fails to deposit the dues in time despite issue of two consecutive notices, the authorities after determination of market value shall order for filing certificate case under OPDR Act, 1962.

5. In the above referred letter, court wise target has been communicated for disposal of undervaluation cases. The target of disposal of 100 cases per month is given for each Sub-Collector. But the pendency of cases in the court of Sub-Collector, Puri and Bhubaneswar are 3925 and 3940 respectively. They are instructed to make a detailed plan to dispose of the pendency within six months.

6. All the courts shall make efforts for at least disposal of 10 percent of undervaluation cases by end of March 2018.

7. The matter of pendency of cases shall be reviewed in the monthly Revenue officers' meeting by the ADMs. The ADMs and Sub-Collectors also shall also issue timely notices and dispose of cases.

8. The IGR shall also review the matter SR wise and district wise pendency of undervaluation cases of various courts in his bi-monthly meetings. The proceedings of the meeting shall be furnished to the Department by the IGR.

Yours faithfully,

Principal Secretary to Government

Statement showing the Court wise pending position of U.V. Cases till 31st December,2017

Sl. No.	Name of the District	No. of UV cases pending at the beginning of the month of December	No. of UV cases instituted during the month of December	Total Pending cases pending disposed upto 31.12.2017	Total amount involved	Total cases disposed during the month		Pending in Various Courts								Remarks
						No	Amount	IGR	DIGR	ADM	Sub-Collector	DSR	SR	Total cases pending	Amount suggested for recovery (Rs.)	
1	Angul	15	0	15	82,218	0							15	15	82,218	
2	Balasore	322	0	322	14,541,382	1	2,606	3	38	3	277			321	14,538,776	
3	Bargarh	502	0	502	30,982,124	0	0	0	0		321	136	45	502	30,982,124	
4	Bhadrak	326	0	326	5,627,027	0	0	6	0	0	310	10	0	326	5,627,027	
5	Bolangir	92	0	92	7,614,011	0	0	0	0	1	91	0	0	92	7,614,011	
6	Boudh															
7	Cuttack	262	0	262	8,072,487	0	0	0	31	24	197	10	0	262	8,072,487	
8	Deogarh	0	0	0	0	0	0	0	0	0	1	0	0	0	0	
9	Dhenkanal	4	0	4	163990	0	0	0	0	0	4	0	0	4	163990	
10	Gajapati	9	0	9	139221	0	0		0	0	3	6	0	9	139221	
11	Ganjam	521	0	521	27253946	5	321522		58	12	379	67	0	516	26932424	
12	Jagatsinghpur	9	0	9	94944	0	0					9		9	94944	
13	Jajpur	900	0	900	14,316,456	0	0	0	26	0	429	445	0	900	14,316,456	
14	Koraput	543	8	551	14,409,523	8	109,999	0	0	0	79	150	314	543	14,299,524	

15	Jharsuguda	29	6	35	4,215,322	5	63,216	0	0	1	5	23	1	30	4,152,106	
16	Kalahandi	138	0	138	10,736,342	0	0	0	1	4	73	60	0	138	10,736,342	
17	Kendrapara	45	0	45	971,155	8	50139	0	11	0	21	0	5	37	921,016	
18	Keonjhar	87	0	87	753716	2	763	1	1	0	0	83	0	85	752,953	
19	Khodha	4046	0	4046	343,648,394	1	9,586	0	362	0	2940	743	0	4045	343,638,808	
20	Malkanagiri	36	2	38	1,087,992	0	0	0	0	1	28	9	0	38	1,087,992	
21	Mayurbhanj	37	4	41	867,712	4	12,688	0	32	1	4	0	0	37	855,024	
22	Nabarangpur															
23	Nayagarh	30	4	34	1,908,402	8	122,815	0	11	1	2	9	3	26	1,785,587	
24	Nuapada	7	0	7	7,277,354	0	0	1	4	1	1	0	0	7	7,277,354	
25	Kandhamal	6	0	6	187465	0	0	0	3		0	0	3	6	187465	
26	Puri	5250	0	5250	142,302,960	28	171,913	8	150	34	3925	1105	0	5222	142,131,047	
27	Rayagada	22	3	25	887,114	3	46,066	0	0	0	1	0	21	22	841,048	
28	Sambalpur	101	0	101	15553301	6	195724	4	22	0	69	0	0	95	1,535,577	
29	Subarnapur	15	0	15	168,217	0	0	0	0	0	15	0	0	15	168,217	
30	Sundergarh	36	0	36	1,774,888	0	0	1	3	2	30	0	0	36	1,774,888	
Total		13390	27	13417	655637663	79	1107037	24	753	85	9205	2865	407	13338	640,708,626	