

**പതിനാലാം കേരള നിയമസഭ  
പത്താം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത  
ചോദ്യം നമ്പർ.944

05.03.2018-ൽ  
മറുപടിക്ക്

**ആധാര രജിസ്ട്രേഷൻ**

**ചോദ്യം**

**ഉത്തരം**

**ശ്രീ.മോൻസ് ജോസഫ്**

**ശ്രീ.ജി.സുധാകരൻ**

**(പൊതുമരാമത്തും രജിസ്ട്രേഷനും വകുപ്പ് മന്ത്രി)**

എ) 2017-2018 സാമ്പത്തിക വർഷം എത്ര ആധാരങ്ങൾ രജിസ്റ്റർ ചെയ്തു; ജില്ല തിരിച്ചുള്ള കണക്ക് ലഭ്യമാക്കാമോ;

എ) 2017-18 സാമ്പത്തിക വർഷം, 2018 ജനുവരി വരെ 7,12,404 ആധാരങ്ങൾ രജിസ്റ്റർ ചെയ്തു.

**റവന്യൂ കളക്ഷൻ 2017-18 (2018 ജനുവരി വരെ)**

| ക്രമ നം. | ജില്ല         | സ്റ്റാമ്പ് ഡ്യൂട്ടി (രൂ കോടിയിൽ) | രജിസ്ട്രേഷൻ ഫീസ് (രൂ കോടിയിൽ) | ആകെ (രൂ കോടിയിൽ) | ആധാരങ്ങളുടെ എണ്ണം |
|----------|---------------|----------------------------------|-------------------------------|------------------|-------------------|
| 1        | തിരുവനന്തപുരം | 232.03                           | 85.01                         | 317.04           | 78297             |
| 2        | കൊല്ലം        | 97.12                            | 37.89                         | 135.01           | 58128             |
| 3        | പത്തനംതിട്ട   | 49.98                            | 20.80                         | 70.78            | 24781             |
| 4        | ആലപ്പുഴ       | 72.49                            | 30.06                         | 102.55           | 39723             |
| 5        | കോട്ടയം       | 124.05                           | 48.55                         | 172.60           | 40378             |
| 6        | ഇടുക്കി       | 46.90                            | 17.70                         | 64.60            | 19393             |
| 7        | എറണാകുളം      | 473.61                           | 163.99                        | 637.60           | 70226             |
| 8        | തൃശ്ശൂർ       | 200.25                           | 77.46                         | 277.71           | 67588             |
| 9        | പാലക്കാട്     | 92.49                            | 36.64                         | 129.13           | 58185             |
| 10       | മലപ്പുറം      | 103.82                           | 45.61                         | 149.43           | 87684             |
| 11       | കോഴിക്കോട്    | 123.21                           | 49.20                         | 172.42           | 63546             |
| 12       | വയനാട്        | 25.45                            | 10.08                         | 35.53            | 17504             |
| 13       | കണ്ണൂർ        | 96.38                            | 40.40                         | 136.78           | 56627             |
| 14       | കാസർഗോഡ്      | 38.56                            | 17.33                         | 55.89            | 30344             |
|          | <b>ആകെ</b>    | <b>1776.31</b>                   | <b>680.73</b>                 | <b>2457.06</b>   | <b>7,12,404</b>   |

ബി) ആധാര രജിസ്ട്രേഷനുമായി ബന്ധപ്പെട്ട മുൻ വർഷത്തെ വരുമാനം താരതമ്യം ചെയ്യാമോ; ആയതിന്റെ വരുമാന നഷ്ടം വ്യക്തമാക്കാമോ;

ബി) ആധാര രജിസ്ട്രേഷനുമായി ബന്ധപ്പെട്ട് മുൻ വർഷത്തെ അപേക്ഷിച്ച് നടപ്പുവർഷം നാളിതുവരെ (2018 ജനുവരി വരെ) 7508 ആധാരങ്ങളുടെയും വരുമാനത്തിൽ 382.59 കോടി രൂപയുടെയും വർദ്ധനവുണ്ടായിട്ടുണ്ട്. ആയതിനാൽ വരുമാന നഷ്ടമുണ്ടായിട്ടില്ല.

സി) നോട്ട് നിരോധനം സംസ്ഥാനത്തെ സി) 2016-17 സാമ്പത്തിക വർഷം നോട്ട് നിരോധനത്തിനു ആധാര രജിസ്ട്രേഷൻ മേഖലയെ മുന്പുള്ള കാലയളവിൽ (2016 ഏപ്രിൽ മുതൽ ഒക്ടോബർ എങ്ങനെ ബാധിച്ചു വരെ) പ്രതിമാസ ശരാശരി നികുതി വരുമാനം 220.98 എന്നറിയിക്കാനോ; ഇപ്പോൾ സ്റ്റാമ്പ് കോടി രൂപയായിരുന്നു. നോട്ട് നിരോധനമുണ്ടായിരുന്നു ഡ്യൂട്ടി എത്ര ശതമാനമായാണ് കാലയളവിൽ (2016 നവംബർ മുതൽ 2017 ജനുവരി വരെ) പ്രതിമാസ ശരാശരി നികുതി വരുമാനം 175.87 കോടി രൂപയായി കുറഞ്ഞു. നോട്ട് നിരോധനത്തിനു ശേഷം (2016 നിശ്ചയിച്ചിരിക്കുന്നത്; ആയത് പ്രതിമാസ ശരാശരി നികുതി വരുമാനം 221.37 കോടി രൂപയായി വർദ്ധിച്ചിട്ടുണ്ട്. രജിസ്ട്രേഷൻ വകുപ്പുമായി ബന്ധപ്പെട്ട കരണങ്ങളുടെ കുറയ്ക്കുന്ന കാര്യം പരിശോധിക്കുമോ? കരണങ്ങളുടെ സ്റ്റാമ്പ് ഡ്യൂട്ടി നിരക്ക് സംബന്ധിച്ച് വകുപ്പിന്റെ ഔദ്യോഗിക വെബ് സൈറ്റിൽ പ്രസിദ്ധപ്പെടുത്തിയ പട്ടിക അനുബന്ധമായി ചേർക്കുന്നു. മുദ്രവില നിരക്ക് കുറയ്ക്കുന്നത് ഇപ്പോൾ പരിഗണനയിലില്ല.

സെക്ഷൻ ഓഫീസർ

## ANNEXURE

### **RATES OF STAMP DUTY (For Documents / applications commonly presented before SR)**

| <i>Nature of Documents</i>   | <i>Art. Sl. No. under Stamp Sch.</i> | <i>Rate</i>  |
|--|--------------------------------------|--|
| <b>Adoption deed</b>   | 3                                    | Rs.250/-   |
| <b>Agreement/memorandum of agreement</b> (to giving authority /power to a promoter or developer by whatsoever name called for construction, development or sale or transfer of any immovable property) | 5 (c)                                | Conveyance rate (sl No 21 or 22) on the value or the estimated cost.       |
| <b>Agreement / memorandum of Agreement</b> (if relating to Monthly Deposit Scheme similar to that of chitties, or whatsoever name called between a co-operative society/bank and a depositor)          | 5(d)                                 | Rs.100/- in respect of each depositor.                                     |
| <b>Agreement / memorandum of Agreement</b> (in any other cases)  | 5 (e)                                | Rs 200/-   |
| <b>Agreement relating to deposit of Title deeds</b> , pawn or Pledge , If the amount secured is up to 5 lakhs  | 6 (1), (2), (i)                      | 0.5% of the amount   |
| <b>Agreement relating to deposit of Title deeds</b> , pawn or Pledge , If the amount secured exceeds 5 Lakh up to 20 Lakhs   | 6 (1), (2), (ii)                     | 0.5% of the amount, subjected to maximum Rs 5000/-                         |
| <b>Agreement relating to deposit of Title deeds</b> , pawn or Pledge , If the amount secured exceeds 20 Lakh up to 50 Lakhs  | 6 (1), (2), (iii)                    | 0.5% of the amount, subjected to maximum Rs 10000/-                        |
| <b>Agreement relating to deposit of Title deeds</b> , pawn or Pledge , If the amount secured exceeds 50 Lakhs  | 6 (1), (2), (iv)                     | 0.25% of the amount, subjected to minimum Rs 20000/- maximum Rs 25000/-    |
| <b>Bond</b>  | 13                                   | 5% for the amount secured  |
| <b>Bottomory bond</b>  | 14                                   | 5% for the amount secured  |
| <b>Cancellation deed</b> --- previously executed   | 15                                   | Five hundred rupees  |
| <b>Certificate of sale</b> – granted to the purchaser of any property sold by public auction by a civil court/govt./collector/revenue officer  | 16                                   | CONVEYANCE RATE (sl No 21 or 22) on consideration equal to purchase money. |
| <b>Filing chitty agreement (Variyola)</b>  | 19                                   | Rs.50/- for every Rs.1000/- or part of the total amount subscribed         |

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| <b>Conveyance 21-</b> ( property situated within panchayath area) /  | 21 (i)     | <b>8% of the fair value or value of consideration whichever is higher</b>   |
| <b>Conveyance -21— panchayath area—</b> (in respect of whole or a portion of a property involved in the previous conveyance , <b>when executed within a period of three months from the date of registration</b> of such previous conveyance.)                                   | 21 ( ii )  | Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 21 (i), whichever is higher.           |
| <b>Conveyance – 21-panchayath area—</b> (in respect of whole or a portion of a property involved in the previous conveyance , <b>when executed after three months and before six months from the date of registration</b> of such previous conveyance.)                          | 21 ( iii ) | One and half times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 21 (i) , whichever is higher. |
| <b>Conveyance -22-</b> ( property situated within the areas of municipalities /Townships /Cantonments)   | 22(i)      | <b>8% of the fair value or value of consideration whichever is higher</b>   |
| <b>Conveyance -22- municipalities/ townships/ cantonments —</b> (in respect of whole or a portion of a property involved in the previous conveyance , <b>when executed within a period of three months from the date of registration</b> of such previous conveyance.)           | 22 ( ii )  | Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (i), whichever is higher.           |
| <b>Conveyance – 22- municipalities/ townships/ cantonments —</b> (in respect of whole or a portion of a property involved in the previous conveyance , <b>when executed after three months and before six months from the date of registration</b> of such previous conveyance.) | 22 ( iii ) | One and half times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (i) , whichever is higher. |
| <b>Conveyance -22-</b> ( property situated within corporation Area )   | 22(iv)     | <b>8% of the fair value or consideration whichever is higher</b>  |
| <b>Conveyance -22- Corporations —</b> (in respect of whole or a portion of a property involved in the previous conveyance , <b>when executed within a period of three months from the date of registration</b> of such previous conveyance.)                                     | 22 ( v )   | Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (iv), whichever is higher.          |
| <b>Conveyance – 22- corporations —</b> (in respect of whole or a portion of a property involved in the previous  |            | One and half times the stamp duty paid in respect of  |

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| conveyance , when executed after <b>three months and before six months from the date of registration</b> of such previous conveyance.)   | 22 ( vi ) | previous conveyance deed or the stamp duty payable under 22 (iv) , whichever is higher.   |
| <b>Conveyance – 22 A-</b> as defined in section 2 d (ii), (iii) not being a transfer charged or exempted under No.55   | 22A       | 5% of the fair value of land + value of other immovable properties of the transferor company / aggregate of the market value of shares or other marketable securities /the amount of consideration paid for such amalgamation whichever is higher |
| <b>Copy or Extract</b> – certified to be a true copy or extract by or by order of any public officer and not chargeable under the law for the time being in force relating to court fees | 23        | Fifty rupees  |
| <b>Counterpart or Duplicate</b> – of any instrument chargeable with duty and in respect of which proper stamp duty has been paid – ( Original deed’s stamp does not exceed Rs.100/-      | 24 (i)    | The same duty payable as is in the original   |
| <b>Counterpart or Duplicate</b> – of any instrument chargeable with duty and in respect of which proper stamp duty has been paid- ( Original deed’s stamp exceeds Rs. 100/-              | 24 ( ii ) | Rs. 500/-   |
| <b>Divorce deed</b>  | 27        | Rs.500/-  |
| <b>Exchange</b> ( SD & Fee computed for the property of Highest value)   | 29        | CONVEYANCE RATE (sl No 21 or 22) of the fair value or consideration whichever is higher of the property of the greater value.   |
| <b>Gift</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person )                                       | 31 a(i)   | If the extent of land involved is five acres or less, 2% of the fair value or market value whichever is higher subject to <b>maximum Rs.1000/-</b>  |
| <b>Gift</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person )                                       | 31 a (ii) | If the extent of land involved is above five acres, 2% of the fair value or market value whichever is higher  |
| <b>Gift</b> ( outside family)  | 31 b      | CONVEYANCE RATE ( sl No 21 or 22),on the market value / fair value whichever is higher)   |
|  |           | Same as SECURITY bond   |

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|---|-------------|---|
| <b>Indemnity Bond</b>   | 32          | (5% of amount secured /<br>Maximum Rs. 500/-)   |
| <b>Lease – where rent is fixed and no premium or advance is paid or delivered</b>                 | 33          |   |
| <b>Lease - ( less than 1 year)</b>  | 33 a (i)    | Same duty as BOTTAMARY BOND of whole amount   |
| <b>Lease ( above 1 year but not more than 5 years)</b>  | 33 a (ii)   | Same duty as BOTTAMARY BOND of Average Annual Rent  |
| <b>Lease ( above 5 year but not more than 10 years)</b>   | 33 a (iii)  | Conveyance rate of AAR (sl No 21 / 22 ) as the case may be  |
| <b>Lease ( above 10 year but not more than 20 years)</b>  | 33 a (iv)   | Conveyance rate of twice AAR (sl No 21 / 22 ) as the case may be  |
| <b>Lease ( above 20 year but not more than 30 years)</b>  | 33 a (v)    | Conveyance rate of thrice AAR (sl No 21/22) as the case maybe   |
| <b>Lease ( above 30 year but not more than 100 years)</b>   | 33 a (vi)   | Conveyance rate of four times of AAR (sl No 21/22) as the case maybe  |
| <b>Lease ( more than 100 years)</b>   | 33 a (vii)  | Conveyance rate (sl No 21/22) for consideration equal to one sixth of the whole amount of the rent which would be paid for the first fifty years of the lease.                        |
| <b>Lease ( does not purport to be for any definite term)</b>                                      | 33 a (viii) | Conveyance rate (sl No 21/22) for consideration equal to three times the amount or value of the AAR which would be paid for the first ten years if the lease continued so long        |
| <b>LEASE– where the lease is granted for a fine/premium/advance and where no rent is fixed</b>    | 33 b        | Conveyance rate (sl No 21/22) for consideration equal to the amount of such fine/premium/advance  |
| <b>LEASE– where the lease is granted for a fine/premium/advance in addition to the rent fixed</b> | 33 c        | Conveyance rate (sl No 21/22) for consideration equal to the amount of such fine/premium/advance in addition to the duty payable under 33 a, ( based on rent and the period of lease) |
| <b>Licence to Let - including agreement to let or sublet</b>                                      | 35 A        | Same as Lease ( No 33)  |

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|--|-----------|--|
| <b>Memorandum of association and rules and regulations</b> of a charitable society under Travancore-Cochin Literary, scientific and charitable societies registration act 1955 & society Reg. Act 1860 | 36A       | Rs.500/-   |
| <b>Mortgage</b> ( possession of property is given/ agreed to give)   | 37(a)     | Conveyance rate (sl No 21 / 22) as the case may be for the amount secured  |
| <b>Mortgage</b> ( possession of property is not given / not agreed to give )   | 37(b)     | Same as BOTTAMARY BOND (5% for the amount secured)   |
| <b>Mortgage</b> ( when executed in favour of commercial banks for securing loans)  | 37(d)     | 0.5% of the amount secured subjected to maximum Rs 20000/-   |
| <b>Partition</b> ( among father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children)                             | 42 a (i)  | If the extent of land involved is five acres or less, 1% of the fair value or market value whichever is higher subject to <b>maximum Rs.1000/-</b> |
| <b>Partition</b> ( among father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children)                             | 42 a (ii) | If the extent of land involved is above five acres, 1% of the fair value or market value whichever is higher                                       |
| <b>Partition</b> ( other than family)  | 42 b      | 6% of Separated Share  |
| <b>Partnership</b> instrument of partnership deed  | 43(a)     | Rs.5000/-  |
| <b>Dissolution of a partnership deed</b>   | 43(b)     | Rs.1000/-  |
| <b>Power of Attorney</b> for sole purpose of Registration  | 44 (a)    | Rs 50/-  |
| <b>Power of Attorney</b> authorizing one or more person to act in a single transaction   | 44 (b)    | Rs 100/-   |
| <b>Power of Attorney</b> authorizing not more than 5 person to act in general  | 44 (c)    | Rs 300/-   |
| <b>Power of Attorney</b> authorizing more than 5 but not more than 10 person to act in general   | 44 (d)    | Rs 1000/-  |
| <b>Power of attorney</b> when given for consideration and authorized to sell any immovable property  | 44(e)     | Conveyance rate (sl No 21 / 22) as the case may be rate of fair value or consideration whichever is higher   |
| <b>Power to give authority to sell</b> (other than family)   | 44 (f)    | Conveyance rate (sl No 21 / 22) as the case may be rate of fair value or consideration whichever is higher   |
| <b>Power to give authority to sell</b> ( among   |           | Rs 300/ for each person  |

|   |               |   |
|---|---------------|---|
| father, mother, wife, husband, son, daughter, brother, sister)  | 44 (g)        | Rs 500/- for each person authorized   |
| <b>Re conveyance</b> if the consideration does not exceed Rs. 1000/-  | 47(a)         | Conveyance rate (sl No 21 / 22) as the case may be  |
| <b>Re conveyance</b> in other case  | 47 (b)        | Rs. 200/- (municipal / corporation area), Rs 150/- (panchayath area)  |
| <b>Release</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children of a person) | 48 (a) (i)    | If the extent of land involved is five acres or less, 1% of the fair value or consideration whichever is higher subject to <b>maximum Rs.1000/-</b> |
| <b>Release</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children of a person) | 48(a) (ii)    | If the extent of land involved is above five acres, 1% of the fair value or consideration whichever is higher                                       |
| <b>Release</b> in any other cases   | 48 (b)        | Conveyance rate ( sl No 21/22 as the case may be)   |
| <b>Security Bond</b> ( when the amount secured does not exceed Rs 1000/-  | 50(a)         | 5% of the amount secured  |
| <b>Security Bond (in any other case)</b>  | 50 (b)        | Rs 500/-  |
| <b>Settlement</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person )                                    | 51 A (a) (i)  | If the extent of land involved is five acres or less, 2% of the fair value or market value whichever is higher subject to <b>maximum Rs.1000/-</b>  |
| <b>Settlement</b> ( in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person )                                    | 51 A (a) (ii) | If the extent of land involved is above five acres, 2% of the fair value or market value whichever is higher  |
| <b>Settlement</b> in any other case   | 51 A (b)      | Same duty as BOTTAMARY BOND (sl No 14), i.e.(5% of fair value or market value)  |
| <b>Revocation of settlement</b>   | 51 B          | Same duty as BOTTAMARY BOND (sl No 14), i.e.(5% of fair value or market value) subject to maximum Rs .500/-   |
| <b>Surrender of Lease</b> ( duty does not exceed Rs 100/-)  | 54 (a)        | The duty chargeable to lease  |
| <b>Surrender of lease</b> ( in any other cases)   | 54 (b)        | Rs 250/-  |
| <b>Transfer of lease</b>  | 56            | Same as conveyance rate (Sl No 21/22)   |
| <b>Trust -- Declaration of -- or concerning any property when made by any writing</b>   | 57 A          | Same as conveyance rate (Sl No 21/22)   |



|  |         |   |
|--|---------|---|
| <b>Trust – Revocation of – or concerning any property when made by any writing</b> | 57 B    | Same as conveyance rate (Sl No 21/22)   |
| <b>Ratification ( Sale, settlement and mortgage)</b>                               | Sec 4   | Rs 500/-  |
| <b>Will registration / opening a sealed cover</b>                                  |         | Nil   |
| <b>cancellation of will</b>  |         | Nil   |
| <b>Deposit of sealed cover / withdrawal of sealed cover</b>                        |         | Nil   |
| <b>Receipt -</b>   |         | Rs.1/- (revenue stamp)  |
| <b>Duplicate</b>   | 24      | Rs 500/-  |
| <b>Sale</b>  | 21 / 22 | Same as conveyance (sl No 21/22) as the case may be for fair value or consideration whichever is higher |
| <b>Un valued agreement</b>   | 5 (e)   | Rs 200/-  |
| <b>Valued agreement</b>  | 5 (e)   | Rs. 200/-   |

*Revised*  
*Section Officer*