

**പതിനാലാം കേരള നിയമസഭ
പതിനൊന്നാം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത
ചോദ്യം നമ്പർ 2710

18.06.2018-ൽ
മറുപടിക്ക്

രജിസ്ട്രേഷൻ വകുപ്പ് പ്രവർത്തനങ്ങൾ

ചോദ്യം

ഉത്തരം

**ശ്രീ. പി. കെ. ബഷീർ
ശ്രീ. വി. കെ. ഇബ്രാഹിം കുഞ്ഞ്**

**ശ്രീ. ജി. സുധാകരൻ
(പൊതുമരാമത്തും രജിസ്ട്രേഷനും വകുപ്പു മന്ത്രി)**

എ) ഈ സർക്കാർ അധികാരത്തിൽ വന്നശേഷം രജിസ്ട്രേഷൻ വകുപ്പിൽ പുതുതായി എന്തൊക്കെ കാര്യങ്ങൾ നടപ്പിലാക്കിയിട്ടുണ്ടെന്ന് വ്യക്തമാക്കുമോ;

എ) ഈ സർക്കാർ അധികാരത്തിൽ വന്ന ശേഷം രജിസ്ട്രേഷൻ വകുപ്പിൽ 1 ലക്ഷം രൂപയിൽ കൂടുതൽ മുദ്രവില അടയ്ക്കേണ്ട ആധാരങ്ങൾക്ക് ഇ-സ്റ്റാമ്പിംഗ് സംവിധാനം നടപ്പിൽ വരുത്തി. ആധാരത്തിന്റെ രജിസ്ട്രേഷൻ ഫീസ് ഓൺലൈനായി അടയ്ക്കുവാൻ സംവിധാനം ഏർപ്പെടുത്തി. രജിസ്ട്രേഷൻ സേവനം കൂടുതൽ സുതാര്യവും, സുഗമവും വേഗതയിലുമാക്കുന്നതിന് ഇത് സഹായകരമാകും.

കിഫ്ബി ഫണ്ട് ഉപയോഗിച്ച് 52 ഓഫീസുകൾക്ക് പുതിയ കെട്ടിടം നിർമ്മിക്കുന്നതിന് ഭരണാനുമതി നൽകി.

ചിട്ടികളുടെ രജിസ്ട്രേഷൻ ഭാഗികമായി ഓൺലൈനാക്കിയിട്ടുണ്ട്.

ബി) ഇക്കാലയളവിൽ ഭൂമിയുടെ മാർക്കറ്റ് വില സർക്കാർ വർദ്ധിപ്പിച്ചിട്ടുണ്ടോ; വിശദമാക്കുമോ; ഇതുവഴി എത്ര തുക അധിക വരുമാനമായി ലഭിച്ചിട്ടുണ്ട്;

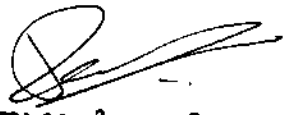
ബി) ഭൂമിയുടെ നിലവിലുള്ള ന്യായവില 01.04.2018 മുതൽ 10% വർദ്ധിപ്പിച്ചു. 2017 ഏപ്രിൽ, മെയ് മാസങ്ങളുമായി താരതമ്യം ചെയ്യുമ്പോൾ 2018 ഏപ്രിൽ, മെയ് മാസങ്ങളിലായി 3235 എണ്ണം ആധാരങ്ങൾ വർദ്ധിക്കുകയും 98.21 കോടി രൂപയുടെ അധിക വരുമാനമുണ്ടാവുകയും ചെയ്തിട്ടുണ്ട്. ന്യായവില

വാർദ്ധനവിലൂടെയുള്ള അധിക വരുമാനം കൃത്യമായി കണക്കാക്കാൻ കഴിയുന്നതല്ല.

സി) നിലവിൽ ഭൂമി രജിസ്ട്രേഷൻ, വിവിധങ്ങളായ ആധാരങ്ങൾ എന്നിവക്ക് ഈടാക്കുന്ന ഫീസുകളുടെ വിശദാംശങ്ങൾ വെളിപ്പെടുത്തുമോ;

ഡി) വസ്തു സംബന്ധമായ ഏതൊക്കെ തരത്തിലുള്ള ആധാരങ്ങളാണ് രജിസ്ട്രേഷൻ വകുപ്പ് ജനങ്ങൾക്ക് ചെയ്തുകൊടുക്കുന്നത്; ഇതിന്റെ പൂർണ്ണ വിശദാംശങ്ങൾ വെളിപ്പെടുത്തുമോ?

സി) വസ്തു സംബന്ധമായി പൊതുവായി രജിസ്റ്റർ ചെയ്യുന്ന ആധാരങ്ങളുടെ ലിസ്റ്റും അവയുടെ ഫീസും അനുബന്ധമായി ചേർക്കുന്നു.


സെക്ഷൻ ഓഫീസർ

Ceramzoniwo

EXISTING RATES OF REGISTRATION FEES

(For Documents commonly presented before Sub Registrar)

Section 2(fb):- "family" means father, mother, grandfather, grandmother, husband, wife, son, adopted son, daughter, adopted daughter, grandchildren, brother and sister (inserted by Kerala Finance Act, 2018)		
Nature of Documents	Art. No in the Table of Fees	Rate
Adoption deed	V (4)	Rs 1000/-
Agreement or memorandum of an agreement (to giving authority or power to a promoter or developer, by whatsoever name called for construction, development or sale or transfer of any immovable property)	I(a)(1)	2% on the value or the estimated cost.
Agreement or memorandum of an agreement (if relating to Monthly Deposit Scheme similar to that of chitties, of whatever name called, between a co-operative Bank/Society and a depositor)	I(a)(1)	2% on the value or the estimated cost.
Agreement or memorandum of an agreement (If relating to advertisement on mass media)	I(a)(1)	2% on the value
Agreement or memorandum of an agreement (If relating to public works or service level agreements)	I(a)(1)	2% on the value
Agreement or memorandum of an agreement (if not otherwise provided for)	I(v)	Rs 200/-
Agreement relating to deposit of title deeds, pawn or Pledge, If the amount secured is up to 5 lakhs	I(a)(3)	Rs. 0.1 for every Rs 100 or part there of
Agreement relating to deposit of title deeds, pawn or Pledge, If the amount secured exceeds 5 lakhs up to 20 Lakhs	I(a)(3)	Rs. 0.1 for every Rs 100 or part there of
Agreement relating to deposit of title deeds, pawn or Pledge, If the amount secured exceeds 20 lakhs up to 50 Lakhs	I(a)(3)	Rs. 0.1 for every Rs 100 or part there of
Agreement relating to deposit of title deeds, pawn or Pledge, If the amount secured exceeds 50 lakhs	I(a)(3)	Rs. 0.1 for every Rs 100 or part there of
Release, discharge or cancellation of agreements relating to deposit of title deeds, pawn or pledge	I(a)(1)	2% on the value
Bond	I(a)(1)	2% of the amount secured
Bottomry bond	I(a)(1)	2% of the amount secured
Cancellation deed of a previously executed deed (if attested and not otherwise provided for)	I(u)	Rs.200/-
Certificate of sale – granted to the purchaser of any property sold by public auction by a Civil or Revenue Court or by the Govt. Collector or other Revenue Officer	I(a)(1)	2% (for registration only) No fee for filing in file volume
Filing chitty agreement (Variola)	Kerala Chitty Rules 2012 - rule 44 (appendix II)	Rs.10/-
Conveyance 21 (SALE DEED) - (property situated within panchayath area)	I(a)	2% of the fair value or consideration whichever is higher
Conveyance -21- panchayath area - (in respect of whole or a portion of a property involved in the previous conveyance, when executed within a period of three months from the date of registration of such previous	I(a)	----- do-----


conveyance)		
Conveyance - 21-panchayath area—(in respect of whole or a portion of a property involved in the previous conveyance , when executed after three months and before six months from the date of registration of such previous conveyance.)	I(a)1	----- do----
Conveyance - 22 (SALE DEED) (property situated within the areas of Municipalities/Townships/Cantonments)	I(a)1	----- do----
Conveyance -22- municipalities/ townships/ cantonments —(in respect of whole or a portion of a property involved in the previous conveyance , when executed within a period of three months from the date of registration of such previous conveyance.)	I(a)1	----- do----
Conveyance - 22- municipalities/ townships/ cantonments —(in respect of whole or a portion of a property involved in the previous conveyance , when executed after three months and before six months from the date of registration of such previous conveyance.)	I(a)1	----- do----
Conveyance -22-(property situated within Corporation Area)	I(a)1	----- do----
Conveyance -22- Corporations —(in respect of whole or a portion of a property involved in the previous conveyance , when executed within a period of three months from the date of registration of such previous conveyance.)	I(a)1	----- do----
Conveyance - 22- Corporations —(in respect of whole or a portion of a property involved in the previous conveyance , when executed after three months and before six months from the date of registration of such previous conveyance.)	I(a)1	----- do----
Conveyance - 22 A- as defined in section 2d (ii), (iii) not being a transfer charged or exempted under No.55	I(a)1, I c	2 % of the value / market value of shares and securities / consideration, on which stamp duty is calculated.
Copy or Extract -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	XII (1)	(For first 10 pages -Rs.200/-, every additional page above first 10 pages - Rs. 5/-) for a document
Counterpart or Duplicate - 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/-	I (r) 1	Rs 200/-
Counterpart or Duplicate - of any instrument chargeable with duty and in respect of which proper stamp duty has been paid- (Original deed's stamp exceeds Rs. 100/-	I (r) 1	Rs 200/-
Divorce deed	I (v)	Rs.200/-
Exchange (SD & Fee computed for the property of highest value)	I(a)1	2% of the fair value or consideration whichever is higher
Gift in favour of any of the members of the family* and/or legal heirs of the deceased family member	I(a)1 note (viii)	1% of the fair value or market value
Gift in favour of a non-family person	I(a)1	2% of the fair value / market value whichever is higher
Indemnity Bond	I(a)1	2% of the amount secured
Lease - where rent is fixed and no premium or advance is paid or delivered		
Lease - (less than 1 year)	I(d)1(i)	2% of whole amount

Lease (above 1 year but not more than 5 years)	I(d)1(ii)	2% of AAR
Lease (above 5 year but not more than 10 years)	I(d)1(ii)	2% of AAR
Lease (above 10 year but not more than 20 years)	I(d)1(iii)	2% of twice of AAR
Lease (above 20 year but not more than 30 years)	I(d)1(iv)	2% of thrice of AAR
Lease (above 30 year but not more than 100 years)	I(d)1(v)	2% of four times of AAR
Lease (more than 100 years)	I(d)1(vi)	2% of "one- sixth of the whole amount of the rent" which would be paid for the first fifty years of the lease.
Lease (does not purport to be for any definite term)	I(d)1(vii)	2% of AAR which would be paid for the first ten years
LEASE - where the lease is granted for a fine or premium or advance and where no rent is reserved	I(d)(2)	2% of the amount of premium or advance or fine
LEASE - where the lease is granted for a fine or premium or advance in addition to the rent reserved	I(d)(3)	2% of the amount of such fine or premium or advance in addition to the duty payable under 33(a)
Licence to Let - including agreement to let or sublet		Same as lease
Memorandum of association and rules and regulations of a charitable society under Travancore-Cochin Literary, scientific and charitable societies registration act 1955 & society Reg. Act 1860		Rs.1000/- as per Travancore- cochin literary act 1955) Rs. 38/- as per Society reg. act 1860
Mortgage (possession of property is given or agreed to be given)	I(a)(1) & I (l)	2% for the amount secured
Mortgage (possession of property is not given or not agreed to be given)	I(a)(1) & I (l)	2% for the amount secured
Mortgage (when executed in favour of commercial banks for securing loans)	I(a)(1) Note (ix)	1% for the amount secured, maximum Rs. 500/-
Partition - where the partition is among all or any of the members of the family and legal heirs of the deceased family member, if any	I(a)1 Note (viii) & I (i)	1% of the fair value or market value
Partition - in any other case	I(a)(1) & I(i)	2% of Separated Share
Partnership instrument of partnership deed	I(a)1	2% of value of partnership property
Dissolution of a partnership deed	1(p)	2% of value of partnership property Maximum 200/-
Power of Attorney for sole purpose of Registration	I(a)2	Rs. 200/-
Power of Attorney authorizing one or more person to act in a single transaction	I(a)2	Rs. 200/-
Power of Attorney authorizing not more than 5 person to act in general	I(a)2	Rs. 200/-
Power of Attorney authorizing more than 5 but not more than 10 person to act in general	I(a)2	Rs. 200/-
Power of attorney when given for consideration and authorized to sell any immovable property	I(a)1	2% of value or consideration whichever is higher
Power to give authority to sell (other than family)	Note below I a (2)	2% of SD levied subjected to minimum Rs. 200/-
Power to give authority to sell (among father, mother, wife, husband, son, daughter, brother, sister)	I a (2)	Rs 200/-
Re conveyance if the consideration does not exceed Rs. 1000/-	I(a)(1)	2%

Re conveyance in other case	I(a)(1)	2%
Release When such release operates in favour of any of the members of the family and/or legal heirs of the deceased family member	I(a)1 note (viii) & I (e)	1% fair value or consideration whichever is higher
Release - in any other case	I(a)(1)	2% fair value or consideration whichever is higher
Security Bond (when the amount secured does not exceed Rs 1000/-)	I(a)(1)	2% of the amount secured
Security Bond (in any other case)	I(a)(1)	2% of the amount secured
Settlement - where the settlement is in favour of any of the members of family and/or legal heirs of the deceased family member	I (a)1 note viii & I (j)	1% of fair value or market value whichever is higher
Settlement in any other case	I(a)1 & I (j)	2% of fair value / market value whichever is higher
Revocation of settlement	I (u)	Rs 200/- (maximum)
Surrender of Lease - when lease is surrendered before the expiry of lease period	I(a)(1) & I (g)	2% of consideration or value of improvements, if not specified fee payable on the original deed
Surrender of lease - in any other case	I(a)(1) & I(g)	2% of consideration or value of improvements, if not specified fee payable on the original deed
Transfer of lease	I (a)(1)	2% of fair value / consideration whichever is higher
Trust -- Declaration of -- or concerning any property when made by any writing	I(a)(1)	2% of the value/trust amount
Trust -- Revocation of -- or concerning any property when made by any writing	I(a)(1)	2% of the value/trust amount
Ratification (Sale, settlement and mortgage)	I (t)	Same duty chargeable to original subjected to maximum Rs 500/-
Will registration / opening a sealed cover	V (1), (2)	Rs.500/- (for each person)
cancellation of will	V (3)	Rs 500/- (for each person)
Deposit of sealed cover / withdrawal of sealed cover	VI (1), (2)	Rs 1000/- (for each person)
Rectification (if no material change is occur)	I(s)	Same duty chargeable to original subjected to maximum Rs 500/-
Receipt -	I (a)(1)	2% of amount
Duplicate	I (r) (1)	Rs 200/-
Sale	I (a)(1)	2% for fair value or consideration whichever is higher
Un valued agreement	I(v)	Rs 200/-
Valued agreement	I (a)(1)	2% of the value in the doc.
Copying fee for certified copy	XII (1)	(For first 10 pages -Rs.200/-,

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	every additional page above first 10 pages - Rs: 5/-) for a document
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