

GOVERNMENT OF SINDH, BOARD OF REVENUE (RS&EP) WING 79-SINDH SECT: KARACHI.

NOTIFICATION

Karachi, the _____ 2010.

NO.CIS/SW/BOR/2010- _____ :- In exercise of the Powers conferred by Section 27-A of the Stamp Act 1899, and in supersession of this Department's Notification NO.CIS/SW-397/BOR/2006-1109, dated 18-11-2006, the Chief Inspector of Stamps is pleased to notify the following Valuation in respect of urban properties located within Province of Sindh with effect, from 1st July 2010.

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard							Open Plot Commercial Minimum Value Per Sq. Yard							Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard							Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any							Built-up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area						
	A-I	I	II	III	IV	V	VI	A-I	I	II	III	IV	V	VI	I	II	A-I	I	II	III	IV	V	VI	A-I	I	II	III	IV	V	VI	I&II	A-I	I	II	III	IV	V	VI
KARACHI	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs		
	14850	9625	5500	2475	1650	990	495	3450	2130	1030	5175	2760	1725	863	2200	1100	230	125	7700	3300	2475	1650	1155	410	280	1495	6900	4658	3105	2070	286	2475	1788	990	495	413	248	125

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV
HYDERABAD																												
1.Hyderabad 2.Latifabad 3.Qasimabad	2750	1980	1430	880		7130	4600	2990	2300		440	220	3740	2640	1980	1210		9430	6900	4600	3450	-	220	880	660	440	166	
TANDO JAM	330	-	-	-		518	-	-	-		116	-	495	-	-	-		690	-	-	-	-	116	-	-	-	-	
TANDO ALLAHYAR																												
Tando Allah Yar	908	660	413	-		1553	1208	777	-		116	-	1485	1155	660	-		2070	1553	1035	-	-	165	-	-	-	-	
1.Chamber 2.Nasarpu	116	-	-	-		173	-	-	-		83	-	198	--	-	-		345	-	-	-	-	50	-	-	-	-	
MATIARAI																												
1.Matiari 2.Saceabad	330	-	-	-		518	-	-	-		116	-	495	-	-	-		690	-	-	-	-	116	-	-	-	-	
HALA	660	-	-	-		1122	-	-	-		116	-	1155	-	-	-		1553	-	-	-	-	116	-	-	-	-	
BHIT SHAH	116	-	-	-		173	-	-	-		83	-	198	-	-	-		345	-	-	-	-	50	-	-	-	-	
TANDO M. KHAN																												
T. M. Khan	908	660	413	-		1553	1208	777	-		116	-	1485	1155	660	-		270	1553	1035	-	-	165	-	-	-	-	

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.		Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV	V
DADU																													
Dadu	495	330	165	-		1242	708	345	-		248	83	908	578	330	-		1932	1380	605	-	-	132	198	165	125	-		
1.Mehar 2.K.N. Shah	429	-	-	-		863	-	-	-		116	-	825	-	-	-		1467	-	-	-	-	116	-	-	-	-		
JOHI	330	-	-	-		518	-	-	-		83	-	578	-	-	-		1035	-	-	-	-	116	-	-	-	-		
JAMSHORO																													
1.Radhan 2.Seeta Road	165	-	-	-		345	-	-	-		83	-	330	-	-	-		518	-	-	-	-	83	-	-	-	-		
Thariri Mohbat	116	-	-	-		173	-	-	-		83	-	198	-	-	-		345	-	-	-	-	50	-	-	-	-		
BHAN SAEEDABAD																													
Bhan Saeedabad	165	-	-	-		345	-	-	-		83	-	330	-	-	-		518	-	-	-	-	83	-	-	-	-		

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV
BADIN																												
Badin	495	330	248	165	-	1242	690	432	260	-	116	-	825	578	413	330	-	1725	1208	777	518	-	116	248	198	165	125	-
Matli	330	215	165	-	-	863	467	276	-	-	116	-	743	578	298	-	-	1295	777	432	-	-	116	198	165	125	-	-
1. Talhar 2. Tando Bagho 3. Golarchi	248	-	-	-	-	432	-	-	-	-	83	-	413	-	-	-	-	605	-	-	-	-	116	-	-	-	-	-
1. Khoski 2. T. G. Ali	116	-	-	-	-	173	-	-	-	-	83	-	198	-	-	-	-	345	-	-	-	-	83	-	-	-	-	-
THATTA																												
Thatta	446	347	248	116	-	1380	812	398	225	-	116	-	891	545	380	215	-	2070	1208	690	345	-	116	263	198	165	125	-
Mirpur Sakro	165	-	-	-	-	450	-	-	-	-	116	-	330	-	-	-	-	690	-	-	-	-	99	-	-	-	-	-
1. Sajawal 2. Mirpur Bathoro	165	-	-	-	-	450	-	-	-	-	116	-	330	-	-	-	-	690	-	-	-	-	99	-	-	-	-	-
Jati	66	-	-	-	-	173	-	-	-	-	50	-	215	-	-	-	-	276	-	-	-	-	99	-	-	-	-	-
1. Gharo 2. Dhabeche	165	-	-	-	-	450	-	-	-	-	165	-	330	-	-	-	-	690	-	-	-	-	165	220	-	-	-	-
Choohar Jamali	165	-	-	-	-	450	-	-	-	-	116	-	330	-	-	-	-	690	-	-	-	-	99	-	-	-	-	-
MIRPURKHAS																												
Mirpur Khas	1760	1100	660	-	-	2416	1380	760	-	-	220	-	2970	1980	1232	-	-	3680	2530	1840	-	-	200	396	-	-	-	-
1. Digri 2. Kot G. Muhammad	495	-	-	-	-	863	-	-	-	-	99	-	825	-	-	-	-	1380	-	-	-	-	99	-	-	-	-	-
1. Jhudo 2. Naukot 3. Mir Wah	116	-	-	-	-	173	-	-	-	-	-	-	198	-	-	-	-	345	-	-	-	-	-	-	-	-	-	-
SANGHAR																												
Sanghar	297	215	116	-	-	1242	621	242	-	-	83	-	891	578	413	-	-	2070	1415	690	-	-	116	198	165	132	-	-
1. Shahdadpur 2. Tando Adam	578	330	165	-	-	1467	1000	578	-	-	132	-	1073	743	518	-	-	2243	1553	863	-	-	116	198	165	132	-	-
Khipro	298	-	-	-	-	518	-	-	-	-	83	-	825	-	-	-	-	1380	-	-	-	-	116	-	-	-	-	-
1. Sinjhor 2. Shahpur Chakar	330	-	-	-	-	518	-	-	-	-	83	-	495	-	-	-	-	863	-	-	-	-	116	-	-	-	-	-

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area							
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV	V		
UMERKOT																															
Umer Kot	413	-	-	-	-	605	-	-	-	-	99	-	743	-	-	-	-	863	-	-	-	-	99	-	-	-	-	-	-	-	-
Kunri	495	-	-	-	-	690	-	-	-	-	99	-	825	-	-	-	-	1208	-	-	-	-	99	-	-	-	-	-	-	-	-
Samaro	165	-	-	-	-	345	-	-	-	-	99	-	413	-	-	-	-	605	-	-	-	-	99	-	-	-	-	-	-	-	-
THAR DISTRICT																															
Mithi	116	-	-	-	-	270	-	-	-	-	-	-	330	-	-	-	-	690	-	-	-	-	-	-	-	-	-	-	-	-	-
SUKKUR DISTRICT																															
Sukkur	2200	1650	1100	660	330	5750	3450	2300	1610	690	220	-	3080	2310	1650	1100	770	7360	4370	3106	2300	1036	220	440	330	264	166	-	-	-	-
Rohri	380	314	264	-	-	1088	501	191	-	-	116	-	743	660	545	-	-	1898	1433	966	-	-	165	-	-	-	-	-	-	-	-
Pano Akil	429	-	-	-	-	897	-	-	-	-	83	-	858	-	-	-	-	1794	-	-	-	-	165	-	-	-	-	-	-	-	-
GHOTKI DISTRICT																															
Ghotki	495	330	280	-	-	1122	690	432	-	-	165	-	908	660	528	-	-	1898	1415	966	-	-	116	165	-	-	-	-	-	-	-
Mirpur Mathelo	330	-	-	-	-	605	-	-	-	-	165	-	743	-	-	-	-	1295	-	-	-	-	116	165	-	-	-	-	-	-	-
Dharki	495	-	-	-	-	690	-	-	-	-	165	-	1073	-	-	-	-	1553	-	-	-	-	116	165	-	-	-	-	-	-	-
Uaburo	165	-	-	-	-	345	-	-	-	-	99	-	330	-	-	-	-	518	-	-	-	-	116	-	-	-	-	-	-	-	-
KHAIRPUR DISTRICT																															
Khairpur	594	413	116	-	-	1242	708	242	-	-	99	-	1040	545	231	-	-	2415	1709	483	-	-	116	263	165	125	-	-	-	-	-
Khohra	429	-	-	-	-	674	-	-	-	-	99	-	858	-	-	-	-	1380	-	-	-	-	116	-	-	-	-	-	-	-	-
Ranipur	495	-	-	-	-	777	-	-	-	-	99	-	990	-	-	-	-	1553	-	-	-	-	116	-	-	-	-	-	-	-	-
Pir jo Goth Sobhodero Pacca chang Kotdiji Thari Mirwah	116	-	-	-	-	173	-	-	-	-	99	-	263	-	-	-	-	345	-	-	-	-	116	-	-	-	-	-	-	-	-

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area							
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV	V		
UMERKOT																															
Umer Kot	413	-	-	-	-	605	-	-	-	-	99	-	743	-	-	-	-	863	-	-	-	-	99	-	-	-	-	-	-	-	-
Kunri	495	-	-	-	-	690	-	-	-	-	99	-	825	-	-	-	-	1208	-	-	-	-	99	-	-	-	-	-	-	-	-
Samaro	165	-	-	-	-	345	-	-	-	-	99	-	413	-	-	-	-	605	-	-	-	-	99	-	-	-	-	-	-	-	-
THAR DISTRICT																															
Mithi	116	-	-	-	-	270	-	-	-	-	-	-	330	-	-	-	-	690	-	-	-	-	-	-	-	-	-	-	-	-	-
SUKKUR DISTRICT																															
Sukkur	2200	1650	1100	660	330	5750	3450	2300	1610	690	220	-	3080	2310	1650	1100	770	7360	4370	3106	2300	1036	220	440	330	264	166	-	-	-	-
Rohri	380	314	264	-	-	1088	501	191	-	-	116	-	743	660	545	-	-	1898	1433	966	-	-	165	-	-	-	-	-	-	-	-
Pano Akil	429	-	-	-	-	897	-	-	-	-	83	-	858	-	-	-	-	1794	-	-	-	-	165	-	-	-	-	-	-	-	-
GHOTKI DISTRICT																															
Ghotki	495	330	280	-	-	1122	690	432	-	-	165	-	908	660	528	-	-	1898	1415	966	-	-	116	165	-	-	-	-	-	-	-
Mirpur Mathelo	330	-	-	-	-	605	-	-	-	-	165	-	743	-	-	-	-	1295	-	-	-	-	116	165	-	-	-	-	-	-	-
Dharki	495	-	-	-	-	690	-	-	-	-	165	-	1073	-	-	-	-	1553	-	-	-	-	116	165	-	-	-	-	-	-	-
Uaburo	165	-	-	-	-	345	-	-	-	-	99	-	330	-	-	-	-	518	-	-	-	-	116	-	-	-	-	-	-	-	-
KHAIRPUR DISTRICT																															
Khairpur	594	413	116	-	-	1242	708	242	-	-	99	-	1040	545	231	-	-	2415	1709	483	-	-	116	263	165	125	-	-	-	-	-
Khohra	429	-	-	-	-	674	-	-	-	-	99	-	858	-	-	-	-	1380	-	-	-	-	116	-	-	-	-	-	-	-	-
Ranipur	495	-	-	-	-	777	-	-	-	-	99	-	990	-	-	-	-	1553	-	-	-	-	116	-	-	-	-	-	-	-	-
Pir jo Goth Sobhodero Pacca chang Kotdiji Thari Mirwah	116	-	-	-	-	173	-	-	-	-	99	-	263	-	-	-	-	345	-	-	-	-	116	-	-	-	-	-	-	-	-

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV	V
N. FEROUZE DISTRICT																												
N. Feroze	429	-	-	-	-	794	-	-	-	-	99	-	858	-	-	-	-	1725	-	-	-	-	116	-	-	-	-	-
Moro	429	248	149	-	-	1380	777	432	-	-	99	-	891	677	462	-	-	1863	1415	966	-	-	116	-	-	-	-	-
Knadiaro	429	-	-	-	-	794	-	-	-	-	99	-	858	-	-	-	-	1725	-	-	-	-	116	-	-	-	-	-
1. Tharo Shah 2. Padidan 3. Darya Khan Mari 4. Bharia Road 5. Bharia City 6. Mehrabpur 7. Halani 8. Darbelo 9. Khan Vahan	116	-	-	-	-	173	-	-	-	-	99	-	198	-	-	-	-	345	-	-	-	-	116	-	-	-	-	-
NAWABSHAH DISTRICT																												
Nawabshah	1386	902	594	350	220	3726	1886	1426	806	460	220	-	2200	1650	1100	770	550	5382	3796	2668	1656	898	220	-	-	-	-	-
1. Sakrand 2. Qazi Ahmed	363	-	-	-	-	605	-	-	-	-	99	-	578	-	-	-	-	950	-	-	-	-	116	-	-	-	-	-
1. Daur 2. Bandhi 3. Jam Sahib	116	-	-	-	-	207	-	-	-	-	83	-	198	-	-	-	-	345	-	-	-	-	83	-	-	-	-	-
1. Daulatpur 2. Shahpur Jahania	165	-	-	-	-	345	-	-	-	-	83	-	311	-	-	-	-	518	-	-	-	-	83	-	-	-	-	-
LARKANA DISTRICT																												
Larkana	1364	836	396	176	-	2416	1312	828	530	-	220	1826	1254	594	330	-	4302	2830	1450	920	-	176	330	264	220	166	-	-
1. Ratodero 2. Naudero	495	330	198	132	-	690	605	345	173	-	83	-	825	660	495	198	-	1122	863	605	345	-	116	-	-	-	-	-

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	District Name	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV
QAMBAR SHAHDADKOT DISTRICT																												
Qamber	495	330	198	132	-	690	605	345	173	-	83	-	825	660	495	198	-	1122	863	605	345	-	116	-	-	-	-	-
Shahdadkot	743	413	264	132	-	932	777	432	207	-	99	-	1073	743	578	248	-	1295	950	777	311	-	116	-	-	-	-	-
Naseerabad	330	-	-	-	-	518	-	-	-	-	116	-	578	-	-	-	-	863	-	-	-	-	116	-	-	-	-	-
1. Warah 2. Miro Khan 3. Kubo S. Khan	116	-	-	-	-	173	-	-	-	-	83	-	248	-	-	-	-	345	-	-	-	-	83	-	-	-	-	-
SHIKARPUR DISTRICT																												
Shikarpur	594	347	248	99	69	1242	708	276	191	1 2 2	99	-	1040	545	380	231	1 3 5	2484	1709	536	363	225	116	248	198	165	125	-
Madeji	165	-	-	-	-	225	-	-	-	-	99	-	264	-	-	-	-	345	-	-	-	-	116	-	-	-	-	-
1. Garhi Yaseen 2. Lakhi 3. Khanpur	165	-	-	-	-	345	-	-	-	-	99	-	330	-	-	-	-	518	-	-	-	-	83	-	-	-	-	-

URBAN AREA	Open Plot Residential Minimum Value Per Sq. Yard					Open Plot Commercial Minimum Value Per Sq. Yard					Open Plot Industrial Minimum Value Per Sq. Yard		Built-Up Residential Property Minimum Value Per Sq. Yard					Built-Up Commercial Property Minimum Value Per Sq. Yard of the Covered area of the ground floor plus covered area for the additional floors, if any					Built-Up Industrial Property Minimum Value Per Sq. Yard of the Plot area Per Sq. Ft.	Built-Up Flats Minimum Value per Sq. Foot of the covered area				
	I	II	III	IV	V	I	II	III	IV	V	I	II	I	II	III	IV	V	I	II	III	IV	V	I&II	I	II	III	IV	V
JACOBABD DISTRICT																												
Jacobaabd	446	347	116	-	-	1242	708	242	-	-	99	-	1040	545	231	-	-	2484	1709	432	-	-	116	198	165	125	-	-
KASHMORE																												
KASHMORE	330	-	-	-	-	570	-	-	-	-	99	-	545	-	-	-	-	897	-	-	-	-	116	-	-	-	-	-
Kandhkot	297	215	116	-	-	777	432	242	-	-	99	-	743	413	231	-	-	1122	863	518	-	-	116	-	-	-	-	-

NOTE:-

1. The duty shall be charged on the value according to the Valuation Table or the value shown in the document, whichever is higher.
2. The value in respect of residential buildings consisting of more than one storey shall be increase by 25% for reach additional storey i.e value of each storey other than the ground floor shall be calculated @ 25% value of the ground floor.
3. A property which does not appear to fall in any of the categories shown in the said annexure shall be deemed to fall in the adjacent lowest category of the annexure.
4. Total area of the plot, built-up area of the plot, storey constructed and the nature of property whether Residential, Commercial or Industrial shall be indicated in the document.
5. Where the land has been granted for more than one purpose, viz Residential, Commercial and Industrial, the valuation in such a case shall be the mean / average of the valuations prescribed therefore for the purpose of charging stamp duty.
6. A flat mean the covered residential tenement having separate property unit number/sub-property unit number.
7. In residential multi storey building, additional storey shall be charge if it consists of a bed and bath room.
8. In case of built-up commercial properties the stamp duty shall be charged on the value of entire plot of land or on the value of built-up portion, whichever is higher.
9. Details as per categories.

**CHIEF INSPECTOR OF STAMPS,
BOARD OF REVENUE SINDH, KARACHI.**