

THE STAMP ACT, 1899
(Act II of 1899)

SCHEDULE I
STAMP-DUTY ON INSTRUMENTS
(SEE SECTION 3)

Sr. No.	Description of Instrument	Proper Stamp-duty
18	<p>CERTIFICATE OF SALE (in respect of each property put up as a separate lot and sold) granted to the purchaser of any property sold by public auction by a Civil or Revenue Court, or Collector or other Revenue Officer:</p> <p>a) in case of immovable property in an urban area; and</p> <p>b) in any other case</p>	<p>One Five percent of the value of the property.</p> <p>Three percent of the value of the property. NOTE: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs.1000/-, if the consideration exceeds Rs.500,000/.]</p>
23	<p>CONVEYANCE as defined by section 2(10) not being a TRANSFER charged or exempted under Article 62:</p> <p>(a) In case of immovable property in an urban area; and</p> <p>(b) in any other case</p> <p>(c) in case of a registered motor vehicle</p>	<p>One Five percent of the value of property.</p> <p>Three percent of the value of the property. Note: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs.1000/-, if the amount of consideration exceeds Rs.500,000/-.</p> <p>one hundred rupees.</p>
27-A	<p>“DECREE, RULE OF A COURT OR AN ORDER OF A COURT based on mutual consent of the parties in cases involving transfer of an immovable property including sale, exchange, gift or mortgage, declaring or conferring a right in, or title to, an immovable property:</p> <p>a) in case of immovable property in an urban area; and</p> <p>b) in any other case</p> <p>EXPLANATION.- Value, in this Article, means the value of the property in accordance with the valuation table as notified by the Collector or where valuation table is not available, the average sale price of a property of similar nature in the same revenue estate or locality in the preceding year as may be determined by the Collector.</p>	<p>One Five percent of the value of the property. Three percent of the value of the property.</p> <p>NOTE: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs. 1000/-, if the consideration exceeds Rs.500,000/-.</p>

31	<p>EXCHANGE of immovable property:</p> <p>a) in case of immovable property in an urban area; and</p> <p>b) in any other case</p>	<p>One Five percent of the highest value of property plus One two percent of the lowest value of the property; and</p> <p>Three percent of the highest value of the property.</p> <p>NOTE: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs. 1000/-, if the consideration exceeds Rs.500,000/.</p>
33	<p>GIFT – Instrument of, including a memorandum of oral gift of an immovable property, not being a SETTLEMENT (Article 58) or WILL or TRANSFER (Article 62) – when executed in respect of an immovable property:</p> <p>a) in case of immovable property in an urban area; and</p> <p>b) in any other case</p>	<p>One Five percent of the value of the property: provided that if the gift deed is executed between spouses, father, mother, son, daughter, grandparent, sibling or from one wife or widow to another wife or widow of the same husband, the rate of stamp duty shall be three percent of the value of the property.</p> <p>One Three percent of the value of the property. Note: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs.1000/-, if the amount of consideration exceeds Rs.500,000/-.]</p>
35	<p>[LEASE, including an under lease or sub-lease and any agreement to let or sub-let:</p> <p>(1) where by such lease the rent is fixed and no premium is paid or delivered:</p> <p>(a) where the lease purports to be for a term of less than twenty years;</p> <p>(b) Where the lease purports to be for a term of twenty years:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p> <p>(c) where the lease purports to be for a term in excess of twenty years or in perpetuity:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p>	<p>3.25% of the average annual rent of the lease.</p> <p>2 5.25% of the average annual rent of the lease.</p> <p>3.25% of the average annual rent of the lease.</p> <p>2 5.25% of the consideration equal to the whole amount of rent which would be paid or delivered in respect of the first ten years of the lease.</p> <p>3.25% of the consideration equal to the whole amount of rent which would be paid or delivered in respect of the first ten years of the lease.</p>

	<p>(d) where the lease does not purport to be for any definite term:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case.</p> <p>(2) (a) where the lease is granted for money advanced and where no rent is reserved:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p> <p>(b) where the lease is granted for a fine or premium and where no rent is reserved:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p> <p>(3) (a) where the lease is granted for money advanced in addition to the rent reserved:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p> <p>(b) Where the lease is granted for a fine or premium in addition to the rent reserved:</p> <p>(i) in case of immovable property in an urban area; and</p>	<p>2 5.25% of the consideration equal to the whole amount of the rent which would be paid or delivered in respect of the first ten years of the lease.</p> <p>3.25% of the consideration equal to the whole amount of rent which would be paid or delivered in respect of the first ten years of the lease.</p> <p>2 5.25% of the consideration equal to the amount of the advance set forth in the lease. 3.25% of the consideration equal to the amount of such advance as set forth in the lease.</p> <p>2 5.25% of the consideration equal to the amount of such fine or premium as set forth in the lease.</p> <p>3.25% of the consideration equal to the amount of such fine or premium as set forth in the lease.</p> <p>2 5.25% of the consideration equal to the amount of advance as set forth in the lease, in addition to the duty which would have been payable on such lease, if no advance had been paid or delivered: provided that, in any case when an agreement to lease is stamped with the ad valorem stamp required for a lease and a lease in pursuance of such agreement is subsequently executed, the duty on such lease shall not exceed one hundred rupees.</p> <p>3.25 percent of the consideration equal to the amount of advance as set forth in the lease, in addition to the duty which would have been payable on such lease, if no advance had been paid or delivered: provided that, in any case when an agreement to lease is stamped with the ad valorem stamp required for a lease and a lease in pursuance of such agreement is subsequently executed, the duty on such lease shall not exceed one hundred rupees.</p> <p>2 5.25% of the consideration equal to the amount of such fine or premium as set forth in the lease, in addition to the duty which would have been</p>
--	--	---

	<p>(ii) in any other case</p> <p>Exemption Lease, executed in the case of a cultivator for purposes of cultivation (including a lease of trees for the production of food or drink) without the payment or delivery of any fine or premium when a definite term is expressed and such term does not exceed one year, or when the average annual rent reserved does not exceed one hundred rupees.</p>	<p>payable on such lease, if no fine or premium had been paid or delivered: Provided that, in any case when an agreement to lease is stamped with the ad valorem stamp required for a lease and a lease in pursuance of such agreement is subsequently executed, the duty on such lease shall not exceed one hundred rupees.</p> <p>3.25% of the consideration equal to the amount of such fine or premium as set forth in the lease in addition to the duty which would have been payable on such lease, if no fine or premium had been paid or delivered: Provided that, in any case when an agreement to lease is stamped with the ad valorem stamp required for a lease and a lease in pursuance of such agreement is subsequently executed, the duty on such lease shall not exceed one hundred rupees.</p>
45	<p>PARTITION-Instrument of [as defined by section 2 (15).</p>	<p>Two percent One percent of the amount of the value of the separated share or shares of the property. Explanation- The largest share remaining after the property is partitioned (or if there are two or more shares of equal value and not smaller than any of the other shares, than one of such equal shares) shall be deemed to be that from which other shares are separated: Provided always that- (a) when an instrument of partition containing an agreement to divide property in severalty is executed and a partition is effected in pursuance of such agreement, the duty chargeable upon the instrument affecting such partition shall be reduced by the amount of duty paid in respect of the first instrument but shall not be less than [one hundred rupees]; (b) where land is held on Revenue Settlement for a period not exceeding thirty years and paying the full assessment, the value for purpose of duty shall be calculated at not more than five times the annual revenue; (c) where a final order for effecting a partition passed by any Revenue authority or any Civil Court, or an award by an arbitrator directing a partition, is stamped with the stamp required for an instrument of partition in pursuance of such order or award is subsequently executed, the duty on such instrument shall not exceed one hundred rupees; [(d) when instrument of partition is executed in respect of agricultural land, the Stamp Duty shall be charged</p>

		<p>as one rupee for every rupees one hundred or part thereof of the value of such land.</p> <p>[Note: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs. 500/-, if the amount of consideration does not exceed Rs. 500,000/-; and (b) Rs.1000/-, if the amount of consideration exceeds Rs. 500,000/-.</p> <p>[Exception.– Notwithstanding anything contained herein, a fixed stamp duty of five hundred rupees shall be charged in respect of an instrument of partition relating to an urban or rural property including agricultural land, which is partly or wholly based on opening of inheritance.</p>
55	<p>[RELEASE, that is to say any instrument (not being such a release as is provided for by section 23-A) whereby a person renounces a claim on another person or against any specified property.</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p>	<p>One Five percent of the amount of the claim or value of the property.</p> <p>Three percent of the amount of the claim or value of the property.</p> <p>Note: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs.500/-, if the amount of consideration does not exceed Rs. 500,000/-; and (b) Rs.1000/- if the amount consideration exceeds Rs. 500,000/-.</p>
58	<p>SETTLEMENT– A-Instrument of (including a deed of dower)– [(i) where the settlement is made in favor of legal heirs in respect of agricultural land. (ii)] where the settlement is made for a religious or charitable purpose; (iii) in any other case.</p> <p>Exemption– Deed of dower executed on the occasion of marriage between Muslims.</p> <p>B-Revocation of–</p> <p><i>See also TRUST (No. 64).</i></p>	<p>One Three percent of the value of the property.</p> <p>One Three percent of the sum equal to the amount or value of the property settled.</p> <p>One Three percent of the consideration equal to the amount or value of the property settled:</p> <p>Provided that, where an agreement to settle is stamped with the stamp required for an instrument of settlement, and an instrument of settlement in pursuance of such agreement is subsequently executed, the duty on such instrument shall not exceed [one hundred rupees]: Provided further that, where an instrument of settlement contains any provision for the revocation of the settlement, the amount or value of the property settled shall, for the purposes of duty, be determined as if no such provisions were contained in the instrument.</p> <p>One Two percent of the consideration equal to the amount or value of the property concerned as set forth in the instrument of revocation but not exceeding one hundred rupees.</p> <p>Note: In case of registration of the instruments, an additional stamp duty shall be charged as under:</p>

		(a) Rs. 500/-, if the amount of consideration does not exceed Rs. 500,000/-; and (b) Rs.1000/-, if the amount of consideration exceeds Rs. 500,000/-.
63	<p>[TRANSFER OF LEASE by way of assignment and not by way of under-lease:</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case.</p> <p>Exemption: Transfer of any lease exempt from duty.</p>	<p>One Five percent of the amount of consideration for the transfer.</p> <p>Three percent of the amount of consideration for the transfer.</p> <p>Note: In case of registration of the instrument, an additional stamp duty shall be charged as under: (a) Rs. 500/-, if the amount of consideration does not exceed Rs.500,000/-; and (b) Rs.1000/-, if the amount of consideration exceeds Rs.500,000/-</p>
63-A	<p>TRANSFER OF RIGHT OR INTEREST RELATING TO AN IMMOVABLE PROPERTY, that is to say, transfer of a right or interest relating to an immovable property or an acknowledgement of such transfer, by a development authority, housing authority, statutory body, cooperative housing society, company or a developer and every instrument by which a right or interest relating to an immovable property is being transferred, registered, recorded or acknowledged by the authority, body, society, company or developer.</p> <p>Explanation.– Transfer of the right or interest under this Article does not include original allotment from a development authority, housing authority, statutory body, cooperative housing society or company and transfer through inheritance.</p> <p>(i) in case of immovable property in an urban area; and</p> <p>(ii) in any other case</p>	<p>One Five percent of the value of the property.</p> <p>Three percent of the value of the property.</p>