

WEST BENGAL VALUATION BOARD (VALUATION OF LAND AND BUILDINGS) RULES, 1984

The West Bengal Valuation Board (Valuation of Land and Buildings) Rules, 1984 [As amended by Notification No. 594/MA/O/Cu4/3R4/2003 dated 11/2/2007] in exercise of the power conferred by section 28 of the West Bengal Valuation Board Act, 1978 (West Ben. Act LV of the Governor is pleased hereby to make the following rules—

CHAPTER I Preliminary

"i. Short title and These rules may be called the West Bengal Valuation Board (Valuation of Land and Buildings) Rules, 1984* (2) They shall come into force on the date of their publication in the Official Gazette, Definitions—In these rules, unless the context otherwise requires— 1, 2, 4, 5, 6. (a) "The Act" means West Bengal Valuation Board Act, 1978] (West Ben. Act LV of 1978); (b) "Board" means the West Bengal Valuation Board established under section 4; (c) "Chairman" means the Chairman of the West Bengal Valuation Board; "Corporation" means the Calcutta Municipal Corporation, the Howrah Municipal Corporation, the Siliguri Municipal Corporation, the Asansol Municipal Corporation or the Chandernagore Municipal Corporation; "Municipality" has the same meaning as in the Act; Subs. by Notification No. 51 dated 22.1.2004. for the words "West Bengal Valuation Board". Subs. by Notification for "Lands". As by Notification No. dated 27.2.2005 Subs. by Notification NO. 51 IMA/O/C-4/3R,8/99 dated 22.1.2004 for the words and numbers "the West Bengal Valuation Board" Subs. by Notification No. 539/MA/O/C.4/TA/10/95 dated 26.12.1995 which was as follows "Calcutta Municipal Corporation" means the Calcutta Municipal Corporation and includes the Howrah Municipal Corporation and the Municipal Corporation of Chandernagore; Subs. by s. 5 of the West Bengal Capital City (Change of Name) Act, 2001; Subs. by No. 539/MA/O/C.4/TA/10/95, dated 26.12.1995. which was as follows : "Municipality" means a municipality constituted under the Bengal Municipal Act, 1919 and includes a notified area under Act, 1920 W. B. Valuation Board (Valuation of Land and Buildings) Rules, 1984, 2-5 "Objection Hearing Officers" means the Objection Hearing Officer of the Board or the officers engaged by the Municipality.. duly authorised by the Board in this behalf under such terms and conditions as may be determined by the State Government from time to time; (h) "Schedule" means a schedule to these rules; (i) "section" means a section of the Act.

CHAPTER II Preparation of Valuation List

3. Intimation for valuation Of new buildings erected—The Corporation, the Municipality or any other local body in respect of the area specified by a notification under section 9] shall not later than the fifteenth day of the quarter of a year ending on the 30th June or the 30th September or the 31st December or the 31st March, as the case may be, send to the Board a list of all new buildings erected and also at existing buildings reconstructed or substantially altered or improved within their respective jurisdiction. 4. Publication of draft valuation When the valuation list referred to in section 9A] in respect of any ward Wards of a Corporation or a municipality been prepared the Chairman shall sign the same and shall cause the valuation list to be published by putting up copies thereof in the notice board of the office of the Board and in the concerned offices of the Corporation or in the offices of the municipality or other local body as the case may be, and in such other places as the Board. may determines (2) Every person claiming to be the owner, tenant or sub-lessee or occupier of any land or building included in the valuation list and any authorised agent of such person shall be at liberty to inspect the valuation list and to take extracts therefrom free of charge. Public notice for filing objections.—The Board shall give public notice in the office of the Board and in the office of the local body concerned and also in at least two newspapers of which one should be in vernacular.

5. Subs. by Notification No. dated 27.11.2007, which was as "President" means the presiding officer of the Review Committee constituted under section 15; Clause (g) omitted by, ibid which was as follows : "(g) "Review Committee" means the Review Committee constituted under section 15 of the Act;". Omitted the words "Commissioners of a" by Notification No. dt. 26.12.1995. Ins. by Notification No. dated 3.9.1985, Subs. by Notification No. 594/MA/O/C-4/3E+1f2003, dated 27.11.2007, for the words "Publication of valuation list". Subs. by, ibid for the words "section 10", 5, 5D] W. B. Valuation Board (Valuation of Land and Buildings) Rules, 1984 c.21. the fact of publication of the draft valuation list and [Objection Petitions] shall be filed within two months of the date of publication of the valuation list) and in all cases in which any land or building is for the first time assessed or the annual valuation of land or building is increased the Board shall also give written notice thereof to the owner or to any lessee or sub-lessee or occupier of

such land or building the 2[Objection Petitions] shall be filed within two months of receiving the said notice]. 4[5A Period of determining objection objection petitions referred to In sub-section (2) of Section 9A shall be heard and disposed of by the Objection Hearing Officer, concerned as may be specified by the Board, within six months from the date of receiving the objection petition specified under Rule 5B, Manner of filing Any objection to the annual value of land or building as entered in the draft valuation list published under sub- rule (1) of rule 4 shall be made in writing by the owner or by the lessee, sub- lessee or occupier of such land or buildtngt to the Board at such place and within such date as may be specified In the public notice or the written notice referred in rule 5, as the case may be, and shall state clearly in what respect the annual value is objected to or is disputed, (2) The objection should otdlngrtiy be sent by registered post with acknowledgement due or may be delivered personally in the office of the Board or the Corporation or the Municipality concerned. If objection is submitted personally a receipt shall be given to the person submitting such objection. 5C. Notice for hearing objectionse—All objections filed under rule 5B shall be entered in a register called Objection Reglster in the form as specified In Schedule I to be maintained fpr the purpose, and on receipt of any objection petition the objector shall be given the date on which and the time and place at which his objection will be heard. 5D,, Manner of determining and preparation of final The Objection Hearing Officer concerned, duly authorised valuation list. by the Board in this behalf, subject to the controll superihtendence and discipline of the Board, shall on the date and at the tima and piace specified in the notice referred to in rule 501 hear the objection in the presence of the objector or his agent, if he appears, (2) The objection in writing together with the statement fified under section •16 [Schedule III of the Act] shall be placed before the officer a't the time of hearing the objection* 1. z 3, 4. Subs. by Notifn« No. dated 22, 12004, for the words "*also of the date within which review application shall be Subs, by Notifn. No, dated for the words "review applications". Subs. by Notifn, No. 51/MAJO/C•4/3R48/99, dated 22.12004t for the words "specifying the date within the review application shall be fified". Ins. by Nolifn. No, 594/ MA/O/C-4/3R4/2003fr dated c- 22 Rr. 5DR9 W. B. Valuation Board (Valuation of Land and Buildings) Rules, 1984 (3) The Objection Hearing Officer may call for further documents or may direct further enquiry, if necessary, and hay for reasonable cause adjourn the hearihg and fix. a date for further hearing, (4) The Objection Hearing Officer shall make a no.te of the documents, if any, submitted by the objector or other materials on record, hear the objector and shall make in writing a memorandum of the substance of evidence and record his order on a sheet in the form as specified in Schedule 11. The date on which such order is made shall also be recorded in the sheet and in the register maintained under rule 50. (5) The person appearing at the hearing shall be apprised of the order made a.nd shall be asked to put his signature with date on the sheet in proof of his knowledge of the order passed* If any objector refuses to sign, signature of the Objection Hearing: Officer will suffice. 1. (6) After determining objection the Board shall prepare a final valuation Rules 6 to 9 omitted by Notifn. 191/C-4/MIA-2/88, Pt. IT dated 30.3..1994(which was as follows : "6. Period for determining objections.—The objections referred to in sub- section (2) of section TO shall be heard and disposed •of by the officer of the Board within six months from the date of receiving the objection specified undar rule 7B Manner of filing objections* 1) Any objection to the annual value of 'land or building as entered in the draft valuation llst published under sub-rule (1) of rule 4 Shall! be made in writing by the owner or by the lessee, sub.-lessee or occupier of such land or to the Board at such place and within such date as may be specified in the. public notice or the. written notice referred lto Tn rule 52 as the. case may be, and shall state clearly in what respect: .the annual value is objected to or is disputed. (2) The objection should ordinarily be sent by registered post with acknowledgement dua or may be delivered personally in the office of the Board, If objection is submitted personally a receipt shall be given to (he person submitting such objection

8. Notice for hearing objections.—All such objections shall be entered in a register called objection register in the form as specified in Schedule I to be maintained for the purpose and on receipt of any objection* notice shall be given to [he objector of the date on which and the time and place at which his objection WEII be heard. Manner of 'determining objections and prä.patatlon .of final valuation An officer or officers of the Board duly authorised.by the Board in •this behalf Shaile on the date and at the time and place specified in the notice referred to rule 8, hear the objection in the presence of the objector or his agent, if he appears. (2) The objection fn writing together with the statement filed under section 16 shall be placed before the officer at the time of hearing the objection. (3) The officer hearing objection may call for

further documents, or' may direct further enquiry if neoesatY* and may for reasonable cause adjourn the hearing and fix a date for further hearing. (4) The officer shall make a note o! the document\$ i if anyt submitted by the objector or other materials record* hear the objector and: shall make in writing a memorandum of the substance of evidence änd record his. order on a sheet tn the form as specified Int Schedule 11, The date on which s.uch order is made shall also be recorded in the sheet and in the register maintained under cute, 8. [Contd. on the next•page] 9-T7 W, B. Valuation Board (Valuation of Land and Buildings) Rulesr 1984 CHAPTER III Review C- 23 to 17. [Contd. from the previous page 1. 2. (5) The person appearing at the hearing shall be apprised of the order made and shall be asked to put his signature with date on the sheet in proof or his knowEedge of the order passed, (6) After determining objection the Board shall prepare a iinat valuation list.". Rule iO omitted by Notitn. No. 191 IC-4fMiA-2/88t Pt. dated 80.3*1994, whfch was as follows : "10. Application for When the final valuation list has been prepared the Board shall give public notice in the office of the Board and in the office of the local body concerned and also in at least two newspapers which one should be in vernacular, of the place or places where such final valuation list may be inspected, (2) The Board shalt also specify in such public notice the date within which and the person before guyhom an application. for review under sub•section (1) of section 14 shall be filed, ". Rufes 11 to 17 omitted by Notifn. No. 5941MA/O/C•4/3R-t/2003j dated 27 F f 12007 R which was as folEows : Manner of filing application for An application Ior review under sub-section (1) of section 14 shall be in writing and signed by person referred to therein. (2) Every application should be neatly typed or written in a legible hand only one side of paper of foolscap size leaving sufficient margin. (3) The application shall bñefly mention the grounds ot objection to the valuation and each different ground shall be separately and consecutively numbered* (4) Every application shall be in duplicate and shall be accompanied by a cedified copy of the challan or receipt showing payment or deposit of the consolidated rate or the property tax, as the ease may be as required under sub-section (4) of section 14. (5) An application for review should ordinarily be sent by registered post with acknowledgement due or may be delivered personally in which case a receipt shaft be given to t.he person filing it. Notice for hearing review All review applications shalt be entered in a register to be ma.intained for the purpose by •the Corporattonor the Municipality as the case may be; and such book shall be called the Register of Review applications in the form as specified in Schedule 1, (2) On receipt of any review application filed in the manner laid down in rule 11 notice shall be given to the applicant of the date on which* and the time and place at whicht his review application will be heard. (3) A notice referred to in sub•rule (2) shall be issued by the President* 13. Interim interim orders necessary to be made before an application is taken up for hearing by the Review Committee shall be made by the President* [Contd on the next page] 24 W. B. Vatuatian Board (Valuation land and Buildings) Rules, 1984 1[18. Procedure for hearing of objection If the petitioner does not appear when the application is taken up for hearing, the Objection Hearing Officer shall dispose of the application ex pane. (2) The petitioner shalt be represented at the hearing either in person or through a duly authorised agent. (3) The person appearing before the Objection Hearing Officer shall be entitled to produce such evidence, oraE or documentary* as may be considered essential for establishing the objections raised in the objection petition : Contd from the previous page I 14, Summary rejection—The application presented undar subesëction (1) of sectton 14 shall be lia.ble to ba rejected at any stage ff the person appearing before the Review Committee faits •to prove thal no amount of tho consolidated rate payable under the provision of subsection (4) of section 14 remains outstanding on the date of hearing

15. All recordsi registers tetating to a review application shall remain in custody of the Corporation or the Municip•alltyt as the case may be.(2) The President may at any time for suvh paper, register, record or document as he considers necessary Ior the disposal of any review (3) If any requisition is made by the President to the Board under subwrule (2), the Board shall comply expeditiously with it and give such assistance •to the Presidgnt as he may require in the discharge of his functions. Service of notice by the RevEew Committee—Any noticei requisition or process to be issued by the Review Committee shall be served by the ot(iee of the Corporation or the Municipality, tha case may be. 17. A.djournmen:t of the hearing.—The President may for reasonable cause adjourn the hearing and fix a date of further heating,U. gubs. by Notifn, dated which was as follows : "1B. Procedure for hearing Of review applications* i) If the applicant does not appear when tho application fs taken up for hearing, the Review Committee shall dispose of the application ex parte, (2) The applicant shall be represented ai the hearing eilher in persoti or

through a duly authorized agent. (3) The person appearing before the Review Committee shall be entitled to produce such evidence* oral or documentary* as may be considered essential for establishing the objections raised in the review application : Provided that the President may% for reasons to be recorded in writing, refuse to allow production of any evidence not considered essential for the purpose of hearing c} the review application. (4) When the hearing of an application concluded% the President* shall after consultation with the other Member, pass orders in writing, giving reasons therefor and the order shall be signed by the President and also by other Member agreeing to it. (5) If the other Member disagrees with the President he shall separately record his decisions and the reasons therefor, (B) In case of such disagreement the matter shall be referred to the Board by the President for decision as required under subsection (4) of section 15. Contd. on the next page] Rr. W, B. Valuation of Land and Buildings) Rules, 1984

25 Provided that the Objection Hearing Officer may.E for reasons. to be recorded in writing, refuse to allow production of any evidence not considered* essential for the purpose of hearing of the objection (4) When the hearing of a petitioner is concluded* the Objection Hearing Officer shall pass orders in writing giving reasons therefor and the order shall be signed by the Objection Hearing Officer. (5) The order on any objection petition may be passed at the conclusion of the hearing on the same day or on some other date to be fixed by the Objection Hearing Officer and made known to the person appearing before the Objection Hearing Officer (6) The Objection Hearing Officer may confirm, reduce, enhance or annul the valuation of land or building and may direct fresh valuation to be made after such further enquiry as the Objection Hearing Officer may direct* (7) Clerical or arithmetical mistakes in order or patent errors and omissions therein may be corrected by the Objection Hearing Officer (8) The result of hearing objection petitions shall be noted In the Register of objection petitions. (9) The Objection Hearing Officer shall attest and mark with date any correction in the valuation list that may be necessary as a result of the decision of the Objection Hearing Officer.] 1[18A. Supply of certified copy of the order passed after hearing.— Any person who applies for objection to any valuation of any land or building under subsection (4) of Section 9A, may obtain from the Board or of the Corporation or of the municipality as the case may be, a certified copy of any order passed by the officer taken hearing on such application on payment of a fee chargeable for each Copy Of the order at the rate of twenty rupees per holding.) (Contd from the previous page J (7) The order on any application may be passed at the conclusion of the hearing on the same day or on some other date to be fixed by the President and made known to the person appearing before the Committee, (B) The Review Committee may confirm, reduce} enhance or annul the valuation of land or building and may direct fresh valuation to be made after such further enquiry as the Review Committee may direct. (9) Clerical or arithmetical mistakes In orders or patent errors or omissions therein may be corrected by the President. (IO) The result of the review shall be noted In 'the register of review applications, (11) The President shall attest and mark with date any correction in the assessment list that may be necessary as a result of the decision of the Review Committee.u. subs. by Notification, No. 59dtMA/O/C-4/3R*/2003\$ dated 27.11.2007E which was as follows : "18A. Any person who applies for review of any valuation of any land or building under subsection of section may obtain from the Corporation or the Municipality as the case may be' a certified copy of any order passed by the Review Committee on such application on payment of a fee chargeable for each copy of the order at the rate of six rupees for every one hundred words or part thereof". 26 W. B. Valuation Board (Valuation of Land and Buildings) Rules, 1984 CHAPTER Requirements 19. Statement referred to in section) The statement referred to in section 16 shall be in the Form as specified In Schedule III * and shall contain the particulars referred to therein 2[provided that the Board may specify any of the particulars to be filed in by its office instead of being furnished by the person filing the statement.] (2) The statement shall be filed within thirty days from the date of publication by the Board of a notice in this behalf. (3) The notice referred to in subrule (2) shall be published in two newspapers of which one shall be in vernacular

20. Production of accounts, registers or documents required to be produced under section 17 or any information relating thereto as may be considered necessary by the Board for the purposes of that Act and which may be required to be furnished shall be produced or finished within such time as the Board or the Officer referred to in that section may fix and such accounts registers or documents may be retained by the Board for a period not exceeding one month against proper receipt.2 i. Notice of Entry into any land or building for the purpose of inspection, conducting survey or taking measurement or for valuation shall be made only after giving the owner or occupier as the case may be

not less than twenty four hoursE written notice of the intention to make such entry. (2) The notice shall be sent by registered post with acknowledgment due or may be served personally by an officer or employee of the Board* If the notice is served personally a receipt shall ordinarily be obtained from the person on whom the notice is served, 22. Payment by the Corporations municipalities, etc., to the Board' under section When the amount payable to the Board under the provision of sub-section (1) of section 19 has been calculated under sub* 3[the Corporation or the section (2) thereof, the Board shall require, Municipality,] as the case may be, to pay the amount within a period of two months from the date of preferring the claim. (2) If the amount is not paid within the said period of two months, the Board shall refer the matter to the State Government for causing payment to the Board under sub-section (3) of section 19. 1. 2

0. Omitted the words "or Schedule IV, as {he case may be" by Notitn.No. 594/C-4/M3R.8f84, dated 3.9.1985. Ins. by ibid. Subs. by Notiin. No. 5391MA/O/C*4/1A-10/95r dated 26Ä2.jgg5i for the words nthe Calcutta Municipal Corporation, the Howrah Municipal Corporation, the Municipal Corporation of Chandernagore, •the Commissioners of a munjetpalfty or the local body of any area:t. W, B. Valuation Board (Valuation of Land and Buildings) Rules, 1984 I[SCHEDULE I (See Rule 5C) c- 27 Register for Entry of Objection to Valuation under Section 9A of the West Bengal Valuation Board Act* 197B Municipal Corporation/Municipality Ward No. Borough No. (Particulars as in columns 13 and 14 shall be entered by the Officer hearing the objection with reference to Schedule 11) Date of public notice given under sub-rule (1) of rule 4 Date of public notice given under rule 5 No. Ptemises 2 Names of lthe stfeet 3 Date of eieft of revised annual valuation Name of owner or sub, lessee or occupier submitting objection under rule 50 4 Annual Revised valuation valuation immedi* preced• revised valuation Date of filling stalemenl under section 16 By oymernessee/ sub•fessee/occupier Date or giving written notice under rule 5 To ownerillessee/ sub.lessee/occupiar 6 Dale of Feceiving objection under sub.rule (i) of rule 5B Annual valuation fixed on determi« nalion of äbiection 5 Dale of determinae lion 01 objection under rule Signature of Officer hearing and determin- ing Objection with d.ate Remarks Ins. by Notitn. No. 5941MA/O/C-4/3R-112003, dated 27.11.2007. cp 28 1. W, B. Valuation Board (Valuation öf Land and Buildings) Rules* 1984 i[SCHEDULE 11 (Rule 5D) 11 Order sheet for Hearing Objection Petitions In respect of valuations Municipality Objection Registered Sl. No Borough No Ward No Name of Street Premises No Quarter Objection 'to assessment with effect from Name and address of objector Status of objector Existing Valuation Revised Valuation Date of publica» Date of service of Date of receipt of tton of draft valuation list under section 9A Written notice under rule 5 To owner/lessee/ subvlegseg or occupier objection under 5B From owner/ lessee/eub4 lessee or occupier Notes of inspection or enquiry (if necessary) or IntermedFate order Signature of the person appearing for hearing the objection petition Details QI revised valuation* memorandum or •the substance ot evidence and final order. Signature of the Officer hearing the objection.] Ins. by Notifn. No, 594/MA/O/C*4/3R.T dated 2007. Sch#] W- B. Valuation Board (Valuation of Land and Buildings) Rulesj 1984 I[SCHEDULE III (See rule 19) c- 29 Order Sheet for hearing Assessment Objection Case From 2[Member-Secretaryj To: West Bengal Valuation Board, Camp Office Municipal Corporation/Municipality/Notified Area Authority] Statement regarding rent, areal description* etc; in respect of Subject : gtMunicipal under premises No. Corporation/MunicipalEty/Notified Area Authority] As required under section 16 of 4(the West Bengal Valuation Board Act, 1978] and the rules made thereunderl IMIS file the statement as per annexed proforma for your information and record. [IWe declare that the information furnished in the statement are true to the best of my/our knowledge and that I am/we are the present owner(s)"/ occupier(s) of the above premisesa Enclo : As stated Yours faithfully, (Signature) Address Dated, the Form of statement regarding land or building for determlnation of annual valuation (In filling up the form s.eeparate sheet may be used where necessary) A, General Information : L Identification of premises : 2. 3. 4 Borough No Ward No Name of street 2, 3. 4, subs. by Notifint No. 594/C-4/M3R.8/84r dt. 1985* tor existing Schedule III, Subs. by Notifne No. 511MAJOtC•4/3R-8/991 dt. •22, 1 for the words uThe Secretary, Centtal Valuation Board* West Bengal"e Subs. by Iblid for the word UCorporationn. Subs, by ibid for the words and numbers fthe West Bengal Central Valuation Board Act, 1978", W. B, Valuation Board (Valuation of Land and Buildings) Rules, 1984 Name and address of owner(s) [Sch. 5. 7. 8. 12. 14. 15. 16. 17. 18. 19* 20. 21. 22, Date of effect of the last valuation Amount of last valuation Description of land or building : Area of land in the premises Market value of land per cottah Number of storey in the building Estimated

present cost of erecting the building Years of construction of the building 1: • we • u Nature of use of the land or building or portion thereof—whether residential, or industrial commercial or 'Viz* warehouse, place of public worshipf offices godownt school, cinema houset etc Covered area and accommodation, viz* Number of bed room, toilet* drawing dining, kitchen, store, garage, in occupation of the owner(s) for own residence Name of tenant(s), sub-tenant(s) Ot tenants Of lower degrees with respective covered area and accommodationr viz, number of bed room, toilet, drawingc dining, kitchen, store, garage, servants quarters, etc, in occupation Rent particulars : Respective amount of rent realised or realisable in respect of each area in occupation of tenant(s)* sub-tenant(s) or tenants of lower degrees as at (15) above Respective amount of chaiges of space for car parking, servants' quarters) outhouse, etc,, in the premises, if realised or realisable. separately from the tenant(s), or tenants or lower degrees as at (15) above Respective amount of charges for services* furniture* fittings and fixturest if any (to be shown item-wise)w realised along with rent or otherwise from the tenant(s), or tenants, of lower degrees as at (15) above Respective amount incurred or to be incurred by, or realised or realisable with rent or otherwEse from the tena.nt(s), sub-tenant(s) or tenants of lower degrees as at (15) above towards cost of repairs a.nd maintenance of the land or building Changes since last valuation : Name of previous owner(s) in the oase of/ change in ownership since last valuation Particulars of change in tenancy* if any* since last valuation Particulars of change in respect of the nature of use of the premises or portion thereofr if anyt since last valuation Particulars of additions alterationt demolition or redevelopment of the premises or portion thereof, if anyr since East valuation Sche Ill J 24* 25. W. B. Valuation Board (Valuation 01 Land and Buildings) Ruies, 1984 c- 31 Name and address of the transferee and details of area, price, date of transferr etc. of the portion of the land or building if transferred since last valuation Date of new construction, if any! since last valuation B. Additional Information To be furnished in the case of multimstoreyed buildings/ coeoperative/apartment houses : (a) Total area of land (b) Plinth area (c) In case of open area under common use— (i) apportioned to owner(s) (i) apportioned to allottee(s) (iii) apportioned to tena.nt(s) sq. metres, sq. metres. sq. metres. sq. metres. sq. metres. (d) Vacant area other than the plinth area and/or area of the common sq, metres* open spaces (e) Covered area occupied .by the owner(sh including proportionate sq. metres. common area (f) Floor-wise respective covered area occupied by each allottee for own residence, including proportionate common area sq. metres. (g) respective covered area occupied by each tenant* including propofionate common area sq. metres. (h) Floor-wise covered area under each non-residential occupation* if sq. metres. any VI. To be furnished only when the premises or portion thereof is used as a public cinema house or theatre or other simiEa.r place of public resortT recreation or amusement Amount of grogs annual receipts including receipts froth' rent* advertisement and sale of admission tickets, but excEuding taxes on 'the sale of such tickets, for three consecutive accounting years, preceding the date of submission of the statemen't in respect of the land or building or part thereof in such use VII Lands under thika tenancy In the case of any land comprised in a thika•tenancy but not built upon, either in a bustee or otherwise, the name and address of the thika tenant and the annual rent of the tand payable to the State Government under the Calcutta Thika Tenancy (Acquisition and Regulation) Act, 1981 SCHEDULE [Omitted by Notification 594/64/M3R-B/84 dated 3.9.1985] The IIWest Bengal Valuation Board] (Registration of Valuer-Surveyor) Rules, 19932 [As amended by Notification No. 52/MA/O/04/3R-8/99 dated 120041 In exercise of the power conferred by section 28 of 3[the West Bengal Valuation Board Aoti 197B] (West Ben, Act LVII of 1978)1 the Governor is pleased hereby to make the following rules 1, Short title and These rules may be called the ilWest Bengal Valuation Board] (Registration of ValuerpSurveyor) Rulest 993. (2) They shall come into force on the day Of October* 1993* 2s Definitions—An these rulest unless the context otherwise requiresx— (a) "Act*" means \$[the West Bengal Valuation Board Act\$ 197B) (West Ben. Act LVII of 1978); (b) means the 4[West Bengal Valuation Board) established under section 4; (c) "section" means a section of the Act; "valuer-surveyort means a valuar-surveyor Grade I, or a valuer- surveyor Grade registered as such under section 8B,] 3. Maintenance of register of registered Board shall maintain a register of registered valuersurveyors in accordance with the provisions of the Act and these rules. 6[4« Perlod of validity of registration.—Thg registration of a valuer- surveyor shall be valid for one full financiai year beginning on the 1st day Of April and ending on the 31st day of the following unless the registration is revoked for reasons to be recorded in writing by the Board by a resolution passed in its meeting,) 2, 4 5, 6, Subs. by Notlln. No, dated 22.12004 for the words Bengal Central Valuation Board?tf As publishedby No, 471/C,,4/M3RØ93i dated Subs. by Notifn. No,

621MÅJOIC-4/äR-8199, dated 22-12006 (he words *ihe West Bengal Central Valuatton Baard Acti 197B\$ Subs. by ibid* for the words "Central Valuation Board* West Bengal". Subs. by Notifn. NO. dated Which Was as follows : 4(d) "valuexgurveyot* means a valuta•surveyor registered as such under section Subs. by Ibid which Vilas as follows : Renewsl ot registratEon.—Thä registrätfön Of a valuer»surveyor Es renewable annually before the expiry of the sc March of the financial year tor Which such registration made Provided that lthe Board mayE by a rasolution passed in its meeting and giving the reasons writing, extent the date or renewal beyond the 31st day• of March as aforesaid for a period not exceeding sixty days in the interest of public cw32 W

8. Valuation Board {RegistrQiot1 of Valuer-SuNdYöt) Rulesi 1993 1.33 ft5. Renewal of registration of a valuersurveyor Is renewable annually before the expiry of the period of validity on payment of such fee for renewal of registration as may be fixed by the Board. by a resolution in a meeting : Provided that the Board may, by a fesoEution in a meeting and giving reasons in writing, extend the date of renewal for a period not exceeding sixty days beyond the date of expiry of the period of validity of registration in the interest of public service andi for such temporary extension, no fee shall be leviable-I 216. Qualifications for registration—I) No person shall be eligible to register his name as a registered valuersurveyor Grade I unless he is--- (i) registered as a valuer-surveyor under the Central Board of Direct Taxes, Government of India, In respect of lands and buildings; or (j) a corporate member of the Royal Institute of Chartered Surveyors* London, or of the institution of Surveyors, India, in vafuation surveying of immovable properties; or (iii) a practising valuer,,surveyor Of repute with a proven record of experience as a valuerwsurveyff for at least ten years a,nd having the minimum qualification of graduation in Civil Engineering or in Architecture with valuation as one of the subjects or equivalent qualification from. any recognised university or institute, (2) No person shall be eligible to register his name as a registered valuer- surveyor Grade it unless he is a prac•tising valuer-surveyor of repute with a proven record of— 2. (t) a minimum experience of two years and having t.he minimum qualification of a degree in Civil Engineering or in Architecture with valuation as one of the subjects or equivalent qualification from a recognized University or institute; or (ii) a minimum experience of five years and having the minimum qualification of a diploma in Civil Engineering or in Architecture of equivalent qualification from any recognised polytechnichnstitute/ University«l Subs. by Noti{n. Noa 470/CA4/MTA2/93t dated 17, which v./as earlier as under : "5. Perlod of validity of reglstration.—The gegistration shall be valid' for one full financial year beginning on the 1st day of April and ending on the at\$t day or March, unless the registration ts revoked by lthe Board by resoEution passed in its mealing and recording the reasons in the resolution so Subs by ibid* which was as follows : "6. Qualifications for, and terms and conditions of service—No person Shaki be eligible to register his name .as a registered valueusutveyor unness he is— (i) registered as a.vaiuerwsurveyor under the Central Board of Direct Taxes Government Of India in respect Of: lands or building; Or (li) a corporate member of the Royal Institute of Chartered Surveyors, London, or the Institution of Surveyorst India, in valuation surveying of immovable properties; (iii) a practising valuer-surveyor•ot repute with proven record of an; experience of ten years and having the qualifications Of graduation in Civil Engineering or in Architecture with valuation as one of the subjects from any Indian or (oreign University.". W, B, Valuation Board (Regislration of Valuer-Surveyor) 1993 7. Disqualifications for registration—A person shall not be eligible for registration as a valuersurveyor if he has been convicted of any offence or a lunatic or an undischarged insolvent or black-listed by the Board on an earlier occasion for any reason whatsoever, Procedure of registration.—For registration as a a vatuer-surveyor shall apply to the Member-Secretary of the Board with requisite proof of his qualifications. The MemberwSecretaty of the Board shall} upon such enquiry and scrutiny of the application as thinks fit and after being satisfied as lo the eligibility of the applicant* place the matter for approval of the Board in its meetinga On receipt of the approval of the Baard* the Member-Secctetary shall send an intimation to the valueresurveyort 'YNhose application for registration has been approved by the Board, asking him to deposit the fee for registration l[as a valuer»surveyor Grade I or valuer surveyor Grade Ill fixed by the Board by a resolution in its meeting within 30 days from the date of such intimation, After the deposit of the amount, •the Member-Secretary of the Board shaff grant him a certificate of regi:stration. in the form provided in rufe 9

219. Form of certificate.—A certificate of registration under rule 8 shall be in form prescribed below— Certificate of Registered Valuer-Surveyor (See rules 8 and 9) Form I of 200 Registration No, 200 I hereby certify that Shri/Smt./Kumari son/wife/daughter of residing at has been registered by the 3[West Bengal

Valuation Board] as a registered valuersurveyor Grade I/registered valueresurveyor Grade 11, and is entitled to make the general valuation of lands and buildings in terms of the provisc to subsection (1) of section 9 of 4[the West Bengaf Valuation Boardj Actl 1978], as a registered valuefrsurveyor Grade I Grade 11 within the area of such Municipal Corporation or Municipality in West Bengal as may be assigned by the 5[West Bengal Valuation Board], from time to time for the purpose of detertnation, of valuation of lands and buEIdings in accordance with the provisions of any (aw for the time being in force. This registration shall remain valid up 'to the 31st day of March, 200 Given under try hand and seat this the day of 200 1, 2. 3. 4. 5



6. By order of the Board Member-Secretary, 6[West Bengal Valuation Bo.ard] Ins. by Notifn. No. dated 17*11.1995. Subs. by ibid, Subs. by daled 22.n2004, for {he words *West Bengal Central Valuation Board)2. Subs. by ibid for lthe words "the West Bengal CanWal Valuation Board Act* 1978'% Subs. by ibid for the words *Central Valuation West Bengal". Subs. by Notifn, No. dated 22.i.2Q04E for the words "West Bengal Central Valuation Board". Rra 942] W. B. Valuation Board (Registration of Valuer\$utveyør) Rulesf 1993 The •i[West Bengal Valuation Board] c- 35 Space for renewal : Certificate Renewal on Valid up to 2 Signature of Signature of Valuer-surveyor Member-Secretary 3 with officlaE seat 4 2110m Undertaking by valuersurveyor.—Evety valuer•surveyor whose application for registration as a registered va[uersurveyor Grade I or registered valuersurveyor Grade 11 has been approved by the Board and who has deposited the fee for, registrationt shall submit to the Member-Secretary of the Board an undertaking in the form of affidavit sworn before a Notary or a Judicial/Executive Magistrate in the format provided in rule 11 binding himself to abide by the code of conduct of registered [aid down in rule 12B] "11* Form of undertaking * * undertaking in the form of an affidavit sworn before a Notary or a Judicial/Executive Magistrate] shall be. in the following form : Shri/emt./Kumari son/wife/daughter of residing at do hereby swear and undertake to abide by the code of conduct of registered valuer-surveyor as set forth in the 5[West Bengal Valuation Board] (Registration of Valuer-Surveyor) Rules, 1993r to the best of my ability and conscience. Date (Signature) 12. Code of conduct—The following shali be code of conduct of valuer- surveyor registered under these rules— 1. 2. 3- 4. 5. (i) A registered valuer-surveyor must abide by the ethics and etiquettes of the profession; (ii) he Shalli in all his representations* oral or written, before the concerned authority never state anything which he does not believe to be true; Subs, by Notifn, No. 52/MA/O/C*4/3R-8/99i dated 22.1 *2004 for the words "Central Valuation Board, West Bengal". Subs, by Notifn, No. 470/C,,lfMIAz2/93r dated which was as follows : Undertaking by the certificate ot registration is granted the valuersurveyor whose name has been registered under these rules shall submit an undertaking on oath to the Member\$ecretary of the Board in the form provided in rule 11 that abide by the code of• conduct of registered valueræsutveyor

form in these rules, so long as his name remains in the register of valuer, surveyors and so long as. he is entitled to practise under these rules," Omitted the words "on oath" by ibid Subs. by ibid for the words "the undertaking on oath". Subs. by Notfn. No. dt. 21 for the words "West Bengal Central Valuation c-36 B, Valuation Board (Registration of Valuers Surveyor) Rules (lii) he shall never attempt to mislead the concerned authority of his client through falsehood or misrepresentation; (iv) he shall look after the interest of his client and shall not disclose anything which has been confidential to him by his client; (v) while looking after his client's interest* he shall never do anything which may cause a substantial loss or injury to the Municipal Corporation or other municipal authority or notified area authority or to the State; (vi) he shall assist the concerned authority as far as practicable, in arriving at a correct decision and supply any information relating to any case or any lands or buildings in question, as may be required of him by such authority for the purpose of any inquiry

13. Remuneration of a registered valuer-surveyor and the terms and conditions of payment thereof shall be fixed by the Board by a resolution to be taken in a meeting of the Board. The Form of register of registered valuer-surveyor—The register of registered valuer-surveyors shall be maintained in the following form— Register of Registered Valuers Surveyor Grade I / Grade II (See rules 3 and Name of the registered valuer-surveyor) Grade address 2 Date of birth 3 Father's/ husband's/ spouse's name 4 of registration 5 Registration Fee 6 Date of appointment to work 7 Date Signature of marks of the valuer-surveyor 8 Date of termination of registration 9 Termination of registration—The registration of a valuer-surveyor shall terminate— (1) unless it is renewed by the 31st day of March of the previous financial year or within the period extended under rule 5; (2) for violation of any provision of these rules; (a) for violation of the code of conduct set forth in these rules; (4) for failure to carry out the directions or instructions of the Board issued in accordance with the Act and these rules from time to time; (5) for misconduct : Provided that before termination of the registration, the concerned valuer-surveyor shall be given an opportunity of being heard by, the Board with a notice of not less than fifteen days Subs. by No. dated