

A.F.R.



IN THE HIGH COURT OF ORISSA AT CUTTACK

(In these matters of applications under Articles 226 and 227 of the Constitution of India)

W.P.(C) No.1831 of 2025

Chinmaya Nanda Das *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.9398 of 2024

Jatia Nahak *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.14790 of 2024

Dr. Swadheena Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.14795 of 2024

Dr. Swadheena Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.27066 of 2024

Smt. Jayashree Tripathy *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.27246 of 2024

Tukuna Nahak *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.27264 of 2024

Smt. Budu Nahak *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.27270 of 2024

Shri Krushna Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*



W.P.(C) No.27300 of 2024

Mahesh Kumar Padhi *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27302 of 2024

Krushna Nahak *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27322 of 2024

Sunil Kumar Patra *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27494 of 2024

Samrendra Acharya *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27495 of 2024

Lalit Nahak *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27635 of 2024

Golapalli Amalu @ G. Amalu *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27732 of 2024

Mantu Sasmal *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27742 of 2024

K.Iswar Rao *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27746 of 2024

Ananta Charan Padhy *Petitioner*
-versus-
State of Odisha and others *Opposite Parties*

W.P.(C) No.27940 of 2024

Manoranjan Behera *Petitioner*
-versus-



<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.27958 of 2024</u>		
<i>Naka Ramudu@ N. Ramudu</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.27976 of 2024</u>		
<i>Bikash Panigrahi</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.27978 of 2024</u>		
<i>Priyadarsini Patra</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.27981 of 2024</u>		
<i>Murali Kumar Sahu</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.27987 of 2024</u>		
<i>Tukuna Choudhury</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28045 of 2024</u>		
<i>A.Uday Bhaskar Rao and another</i>	....	<i>Petitioners</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28098 of 2024</u>		
<i>Bijaya Chandra Mahankud and another</i>	....	<i>Petitioners</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28166 of 2024</u>		
<i>Jayashree Tripathy</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28173 of 2024</u>		
<i>I.Kuladeep Rao</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28311 of 2024</u>		
<i>Mithun Pradhan</i>	....	<i>Petitioner</i>
-versus-		



<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28317 of 2024</u>		
<i>Subhashree Padhy</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28323 of 2024</u>		
<i>Padma Nahak and others</i>	....	<i>Petitioners</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28346 of 2024</u>		
<i>Bidesi Pradhan</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28351 of 2024</u>		
<i>Ladu Das</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28399 of 2024</u>		
<i>Sisir Kumar Sahu</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28403 of 2024</u>		
<i>Rajeev Tripathy</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28440 of 2024</u>		
<i>Mantu Sasmal</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28571 of 2024</u>		
<i>Pratap Chandra Tripathy</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28599 of 2024</u>		
<i>B.Debaraj Patro</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>
<u>W.P.(C) No.28609 of 2024</u>		
<i>Ananta Charan Padhy</i>	....	<i>Petitioner</i>
-versus-		
<i>State of Odisha and others</i>	....	<i>Opposite Parties</i>



W.P.(C) No.1578 of 2025

Uma Sahu *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1580 of 2025

Rajashree Padhy *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1603 of 2025

Ananta Charan Padhy *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1666 of 2025

Subhashree Padhy *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1740 of 2025

K.Iswar Rao *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1746 of 2025

Subhashree Padhy *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1751 of 2025

V.Manoj Kumar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1753 of 2025

Bapini Kumar Sahu *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1793 of 2025

Udayanath Sahu *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1833 of 2025

Praveen Kumar Patra @ Praveen Patra *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*



W.P.(C) No.1845 of 2025

Jaya Kishore Sahu *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1849 of 2025

V.Manoj Kumar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1851 of 2025

N.Dhanurdhar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1877 of 2025

K.Ananda Patro and another *Petitioners*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1880 of 2025

A.Lakshman Patro and another *Petitioners*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1881 of 2025

D.Santosh Kumar Patra *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1883 of 2025

P.Jayadev Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1909 of 2025

Kumudini Sahu *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1923 of 2025

D.Basudeva Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1925 of 2025

Babaji Gouda *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*



W.P.(C) No.1931 of 2025

D.Gupteswar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1934 of 2025

D.Gupteswar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1943 of 2025

V. Manoj Kumar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1945 of 2025

D.Gupteswar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1948 of 2025

D. Santosh Kumar Patra *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1950 of 2025

D. Santosh Kumar Patra *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1951 of 2025

D.Rabindra Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1963 of 2025

Saibani Gouda *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1986 of 2025

D.Gangadhar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.1997 of 2025

Prasanna Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*



W.P.(C) No.2002 of 2025

D. Gangadhar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2005 of 2025

Saibani Gouda *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2016 of 2025

D. Gupteswar Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2023 of 2025

Lalit Mohan Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2030 of 2025

Lalit Mohan Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2175 of 2025

Balarama Patro *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

W.P.(C) No.2294 of 2025

D. Santosh Kumar Patra *Petitioner*

-versus-

State of Odisha and others *Opposite Parties*

Appeared in all the Writ Petitions:-

For all the Petitioners : *Mr. Bijaya Kumar Behera-1 Adv.*

For all the Opposite Parties : *Mr. Gyanalok Mohanty*
Standing Counsel
(for the State-Opp. Parties)



**CORAM:
JUSTICE A.C. BEHERA**

JUDGMENT

Date of hearing : 01.08.2025 / date of judgment : 22.08.2025

A.C. Behera, J. Since, the proceedings in the meeting of the District Level Valuation Committee (DLVC), Ganjam at Berhampur dated 27.01.2022 (Annexure-3) and the Sub-Divisional Valuation Committee (SDVC), dated 16.01.2024 (Annexure-4) concerning the fixation of Bench Mark Valuation for the year 2024-2026 are under challenge in all these seventy five writ petitions, then all the above writ petitions are taken up together analogously for their final disposal through this common Judgment.

2. The Petitioners have filed these writ petitions praying for quashing the Annexure-3 (District Level Valuation Committee) and Annexure-4 (Sub-Divisional Valuation Committee) on the ground that, the same are not in accordance with law.

3. I have already heard from the learned counsel for the Petitioners and the learned Standing Counsel for the Opposite Parties.



4. During the course of hearing, the learned counsel for the Petitioners submitted that, when the District Level Valuation Committee (DLVC), Ganjam as per its resolution dated 27.01.2022 vide Annexure-3 has enhanced the Bench Mark Valuation of the immovable properties in different areas of Ganjam District under different Sub-Divisions and Tahasils to the exorbitant percentages much more than 100 per cent without application of the minds of the members of the DLVC, and without following the due procedures of law, the same are liable to be quashed.

To which, the learned Standing Counsel objected contending that, Annexure-3 has been prepared by the members of the District Level Valuation Committee (DLVC), Ganjam as per law on the basis of the resolution of the Sub-Divisional Valuation Committee (SDVC) vide Annexure-4, for which, neither Annexure-3 nor Annexure-4 is liable to be quashed.

5. Rule 37 of The Odisha Stamp Rules, 1952 provides about the constitution of District Level Committee and Sub-District (Tahasil Level) Valuation Committee and also about its Chairman and Members.

As per the said Rule 37 of The Odisha Stamp Rules, 1952, the Chairman of the District Level Valuation Committee



(DLVC) is Collector. The Chairman-cum-Collector of the DLVC shall nominate two public persons, as the nominees and one of the nominees of the Chairman be preferably an expert valuer or an expert familiar with principles and practices of valuation of land, buildings and other immovable properties and the tenure of such nominated members shall be two years.

Rule 37-A of the said Rules provides that, the District Valuation Committee may utilize the services of professional life chartered values for assisting in revision of market value guideline.

Rules 38 and 39 of The Odisha Stamp Rules, 1952 provide about functions to be performed by the District Valuation Committee and Sub-District Valuation Committee.

Rule 40 of The Odisha Stamp Rules, 1952 provides that, the market value guidelines prepared under the chapter shall be issued as soon as they are prepared and shall thereafter be revised biennially from the 1st April. But, in case, the Committee fails to revise the valuation, the Collector as Chairman would enhance the value by ten per cent (10%) of the value so fixed.

Rule 41 of The Odisha Stamp Rules, 1952 provides about the procedure for preparation of set of market value. As per Rule 41, while working out the values of immovable properties, the respective Committee shall take into account the principle of valuation mentioned in clause (a) of Rule 39 and Appendix II and such other instructions issued by the Government and Inspector General of Registration from time to time.

Rule 41-A of The Odisha Stamp Rules, 1952 provides that, notwithstanding contained anything in these rules under this chapter, the State Government may engage reputed professional agency to examine the procedure for fixation of market value guideline regarding proper value of the properties in any particular area or areas under such terms and



conditions as considered proper for being taken into consideration by the Committee for such area/ areas.

Rule 42 of the Odisha Stamp Rules, 1952 provides that, the sale statistics of the property for urban area and rural area shall be prepared in from Nos.5 and 6 respectively and shall be submitted by the Registering Officer to the Sub-District Valuation Committee.

The engineering department shall prepare the sale statistics of the properties in form No.7 and submit the same to the District Committee as well as Sub-District Committee.

As per Rule 43 of the said Rules, set of market value of the property shall be made available to each Registering Officer by the convenor of the District Valuation Committee.

As per Rule 44 of the said Rules, notwithstanding anything contained in these rules, the Chairman of the District Committee may order for a special revision of (Set of market value of the properties) in any specified area under his jurisdiction in the following circumstances leading to sudden changes of property value for the following reasons:-

- (a) Setting up of an industry or group of industries or infrastructure projects;*
- (b) Development of large scale housing projects;*
- (c) Any other special circumstances having an impact on the values of immovable property in any specified area.*

Rule 45 of the Odisha Stamp Rules, 1952 provides that, the Committee after serving of the notices on the public, public officers, if they think fit to do so, record the statement of the persons and for the purpose of enquiry:

- (a) May call for any information or record from any public office or officers or Authority under the*



State/Central Government or any local authority or statutory authority.

(b) May record statement from any Member of the public office or authority as mentioned under Clause (a);

(c) May call the parties to be present on the date specified in the notice and on such other date as may be fixed by it.

Rule 46 of the said Rules provides that, if any representation is received from parties aggrieved by the rates shown in the (Set of market value of the properties) or if any officer of the department notices anomaly, the same shall be referred to the Committee by the Chairman for final decision.

Rule 47 of the said Rules provides that, it shall be within the competency of Inspector-General of Registration to issue such administrative instructions of general nature as may be required from time to time for the effective implementation of the rules under the said Chapter VI.

6. The provisions of law envisaged in Rules 40 and 41 of The Odisha Stamp Rules, 1952 provide that,

“The District Level Valuation Committee constituted according to Rule 37 shall fix the Bench Mark Valuation revising the same biennially before elapsing two years of the fixation of previous valuation. Because, the valuation fixed by the valuation committee shall ordinarily continue for two years, unless there is special revision of the same by the Chairman of District valuation committee i.e. Collector to enhance the same for any of the circumstances envisaged in Rule 44. But, if for any reason, the District Level Valuation Committee (DLVC) fails to revise the Bench Mark Valuation for next two years, the Collector-cum-Chairman of the DLVC can enhance ten per cent on the Bench Mark Valuation of previous two years fixed by the DLVC.”



7. Therefore, the provisions of law envisaged in the Rules 40 and 41 of The Odisha Stamp Rules, 1952 do not provide any power to the District Level Valuation Committee (DLVC) for enhancement of the Bench Mark Valuation by way of percentage like the Collector-cum-Chairman of the District Valuation Committee, because, the DLVC can only fix the Bench Mark Valuation through its revision as per law.

8. So, the provisions of law envisaged in Rule 40 and 41 provide for the revision of the Bench Mark Valuation by the DLVC for next two years by fixing the same, but, not through enhancement by way of percentage like the Collector.

9. Here, in these matters at hand, as per Annexure-3, the District Level Valuation Committee (DLVC) constituted by the Opposite Parties has enhanced the Bench Mark Valuation of the immovable properties of different Sub-Divisions and Tahasils of Ganjam District by way of percentage without fixing the specific valuation in area wise through revision for the next two years.

That apart, Annexure-3 of DLVC does not reveal about the compliance of the provisions of clause (x) and (a-i) of Rule



37 of The Odisha Stamp Rules, 1952 regarding the inclusion of the nominees into the committee of the DLVC by the Chairman-cum-Collector taking one an expert valuer or an expert familiar with the principle and practices of valuation of land and buildings and other immovable properties to the said DLVC.

10. On this aspect, the propositions of law has already been clarified in the ratio of the following decisions:-

(i) In a case between ***Guruprasad Mohanty and another Vrs. State of Odisha & Others*** reported in ***AIR 2009 (Orissa) 172 (D.B.) in Para 18*** that,

the DLVC while fixing market value guidelines shall take into consideration all the criteria as prescribed in Appendix-II of The Odisha Stamp Rules, 1952.

As it reveals the Bench Mark Valuation was fixed by the Committee in the year 2006, the Committee had not fixed another Bench Mark Valuation for the year 2008 and it was only enhanced, as prescribed under Rule 40(2) of The Odisha Stamp Rules, 1952, which is not inconformity with law. Because, As per Rule 40(2) of The Odisha Stamp Rules, 1952, if the District Valuation Committee fails to revise the Bench Mark Valuation after expiry of two years period, the Collector can enhance the value by 10 per cent on the value fixed earlier by the DLVC.

So, the District Valuation Committee has no power to enhance the value by way of percentage, but, only the Collector has power to enhance 10 per cent of the value on the value for the previous two years on failure of the



District Valuation Committee for fixing another Bench Mark Valuation for next two years.

Therefore, the enhancement of the Bench Mark Valuation by the Committee was not made in accordance with the statutory provisions. For which, the same is quashed and directed to appropriate authorities to take step for fixation of the valuation of the land taking into account to the Odisha Stamp Rules, 1952.

(ii) In a case between ***Capital Bar Association, Bhubaneswar Vrs. State of Orissa & two Others*** and ***Hrudananda Mangaraj and another Vrs. Commissioner-cum-Secretary, R & DM Department, Odisha and three others*** reported in ***2013 (I) OLR 344*** that,

Rule 37 of the Odisha Stamp Rules, 1952 provides that, two public persons are to be nominated by the Chairman to the District Valuation Committee and as per the note to the said rule, one of the nominees between the said two persons be preferably an expert valuer or an expert familiar with principles and practices of valuation of land, building and other immovable properties.

When, it is found that, Rule 37 of the Odisha Stamp Rules, 1952 has not been complied with for the Constitution of the District Valuation Committee, for which, the resolution passed by the District Valuation Committee without complying the provisions of rule 37 thereof cannot be sustainable under law. Therefore, the impugned notification dated 31.08.2012 is hereby quashed and the matter was remitted back to the District Level Valuation Committee (DLVC), Khordha for fresh consideration of the said matter in accordance with law and to complete the entire process of fixing revised Bench Mark Valuation as early as possible, preferably within a period of three months from the date of said judgment.



11. Here, in these matters at hand, when, the Annexure-3 and 4 (those are impugned in these writ petitions) do not reveal about the fixation of Bench Mark Valuation through revision for the year 2024-2026 revising the same by the DLVC as per rules through properly constituted committee of the DLVC in conformity with the Rule 37 of the Odisha Stamp Rules, 1952 and when instead of fixing Bench Mark Valuation in Annexure-3, there is enhancement on the earlier Bench Mark Valuation in area wise by way of percentage and when, provisions of law do not empower the DLVC for enhancement of the Bench Mark Valuation by way of percentage, but, only empower the DLVC for fixing the Bench Mark Valuation through revision for the next two years and when, only Collector-cum-Chairman of the DLVC is empowered under law to enhance 10 per cent on the previously fixed Bench Mark Valuation, in case of the failure of the DLVC to fix another Bench Mark Valuation through revision and when, the said 10 per cent enhancement made by the Collector-cum-Chairman of the DLVC shall remain in force till the fixation of another Bench Mark Valuation through revision by the DLVC and



when, Annexure-3 prepared by the DLVC does not reveal about the application of the minds of the members of the DLVC, as no proper reason has been assigned in that Annexure-3 regarding the cause of unanimous views of the Members of the DLVC for enhancement of the Bench Mark Valuation, then at this juncture, by applying the principles of law enunciated in the ratio of the aforesaid Division Bench decision of this Court to these matters at hand, it is held that, the enhancement of the Bench Mark Valuation as per Annexure-3 made by the DLVC, Ganjam on the basis of Annexure-4 of the SDVC are not in accordance with the provisions of law for the reasons assigned above.

12. It is the law that, where a statute provides for a particular procedure to be followed for doing a particular Act in a particular manner, the authority has to follow the same procedures and passing of anything beyond the statutory procedures is not permissible under law.

13. The law has already been settled that, a writ petition under Article 226 of the Constitution of India, 1950 is maintainable for enforcing statutory or legal right, when there



is complain by the Petitioner that, there is a breach of the statutory duty on the part of the public functionaries like these matters at hand, in that case, the writ jurisdiction can be resorted to compelling the public functionaries like the Opposite Parties for the performance of the statutory duties in accordance with law through a direction in the form of writ of Mandamus.

14. As per the discussions and observations made above, when it is held that, the impugned Annexure-3 and 4 concerning the enhancement of the Bench Mark Valuation in respect of the immovable properties of different villages/areas under different Sub-Divisions and Tahasils in the District of Ganjam has been made by the Opposite Parties without following the statutory provisions of law, then at this juncture, by applying the principles of law enunciated in the ratio of the decisions indicated in Para No.10 of this judgment, the Annexures 3 and 4 (prepared by the DLVC and SDVC respectively) are liable to be quashed.

15. Therefore, there are merits in these writ petitions filed by the Petitioners. The same must succeed.



16. In result, all the writ petitions filed by the Petitioners are allowed.

17. The impugned Annexures 3 and 4 prepared by the DLVC and SDVC respectively are quashed.

18. The Opposite Parties are directed to constitute the District Level Valuation Committee and other Committees in accordance with the provisions of law envisaged in Rule 37 of the Odisha Stamp Rules, 1952 for fixing the revised Bench Mark Valuation of the properties in different sub-Divisions and Tahasils of Ganjam District for the year 2024-2026 and to complete the entire process for fixation of the revised Bench Mark Valuation as early as possible preferably within a period of three months hence.

19. Due to quashing of the Annexures 3 and 4, the Collector, Ganjam is at liberty to exercise its power conferred under Rule 40 (2) of the Odisha Stamp Rules, 1952 for enhancement of the Bench Mark Valuation by ten per cent on the previously fixed Bench Mark Valuation for the year 2022-2024 within seven days hence for registration of the sale deeds between different



vendors and vendees in different Sub-Registrar's offices of Ganjam District, making it clear that, if, within seven days hence any letter concerning the enhancement of 10 per cent Bench Mark Valuation as per Rule 40 (2) of the Odisha Stamp Rules, 1952 as stated above will not reach before the District Sub-Registrar and Sub-Registrars of Ganjam District from Collector, Ganjam, they (District Registrar and Sub-Registrars) shall register the sale deeds on the basis of the previously fixed Bench Mark Valuation of the District Level Valuation Committee for the year 2022-2024 till the communication of the fresh/revised and approved Bench Mark Valuation of the DLVC.

20. As such, all these writ petitions are disposed of finally.

**(A.C. Behera),
Judge**

Orissa High Court, Cuttack
22nd Of August, 2025/ Binayak Sahoo//
Junior Stenographer

Signature Not Verified

Digitally Signed
Signed by: BINAYAK SAHOO
Reason: Authentication
Location: High Court of Orissa, Cuttack
Date: 25-Aug-2025 11:24:28

