

**GOVERNMENT OF RAJASTHAN
DEPARTMENT OF TOURISM, JAIPUR**

No. F-9(148)H/DT/2012/3041

Dated: 02.05.13

Scheme for Reduction in Stamp Duty for Heritage Hotels

For claiming reduction in stamp duty following terms & conditions must be fulfilled:-

1. Heritage property (Building) must be more than 100 years old.
2. Transfer of such heritage property must be by-way of sale deed or lease deed.
3. Transfer of such heritage property must be for development of Heritage Hotel.
4. Development of such property should be as per following scheme:-

Heritage property means a running Heritage Hotel or a building in palaces/castles/forts/havelies/hunting lodges/residence of any size. The facade, architectural features and general construction should have the distinctive qualities and ambience in keeping with the traditional way of life of the area. The architecture of the property to be considered for this category should not normally be interfered with. Any extension, improvement, renovation, change in the existing structures should be in keeping with the traditional architectural styles and constructional techniques harmonizing the new with the old. After expansion/renovation, the newly built up area added should not exceed 50% of the total built up (plinth) area including the old and new structures. For this purpose, facilities such as swimming pools, lawns etc. will be excluded.

5. The applicant shall be entitled to reduction in stamp duty as per notification No. F.12(20)FD/Tax/2005-219 dated 24.3.2005 issued by Finance Department, on the basis of entitlement certificate issued by the Commissioner, Tourism Department, Rajasthan, Jaipur to the effect that heritage property has been developed according to the provisions of the Scheme.

6. In cases where benefit of reduction in stamp duty has already been availed of by any person, he shall submit application before Commissioner, Tourism Department, Rajasthan, Jaipur within two months from the date of coming into effect of the Scheme. If he fails to do so he shall be liable to refund the entire amount of stamp duty with 18% interest per annum from the date of availing the benefit of.

Tourism Department while issuing entitlement certificate under this clause, clearly mention in the certificate that the heritage hotel has been develop as per the scheme and that other conditions of the scheme have also been complied with by the applicant.

7. The Heritage property (land and building both) shall not be used or converted for other than hotel purposes for a period of 30 years.

After 30 years if the applicant desires to change the land use, he may do so with permission of the competent authority but stamp duty on such conversion order shall be charged as on conveyance on the market value of the property.

8. No activity other than hotel purpose shall be conducted in the hotel premises.
9. For entitlement certificate the applicant shall submit application along with following documents to the Commissioner, Tourism Department, Rajasthan, Jaipur:-
 - (a) Land ownership papers of the property duly registered with authority concerned and photocopy of the same duly notarized.
 - (b) Existing building map of the property from the recognized consultant/architect.
 - (c) Proposed renovation building plan of the property from the recognized consultant/architect.
 - (d) Proof of age of the property issued by the Tehsildar and Archeological Department.
 - (e) Bank guarantee, or fixed deposit in any bank or company corporate guarantee equal to the amount of stamp duty reduction of which has been claimed, of two years six months in

case of less than 200 rooms and of three years and six months in case of more than 200 rooms.

(f) (i) An affidavit, in case of less than 200 rooms, stating that Heritage Hotel will be in operation within two years from the date of claiming of reduction in stamp duty and 50% of the total project of the renovation/construction work shall be completed in the one year and remaining work shall be completed in two year and that Bank guarantee/fixed deposit/company corporate guarantee shall be forfeited in case of violation of the condition of affidavit.

(ii) An affidavit, in case of more than 200 rooms, stating that Heritage Hotel will be in operation within three years from the date of claiming of reduction in stamp duty and 50% of the total project of the renovation/construction work shall be completed in the one year and six months and remaining work shall be completed in three year and that Bank guarantee/fixed deposit/ company corporate guarantee shall be forfeited in case of violation of the condition of affidavit.

Provided that State Government may extend the period of completion of the work if the applicant due to unavoidable reasons could not complete the work in the stipulated period.

10. Bank guarantee/fixed deposit/company corporate guarantee will be refunded/released only after completion of construction work and satisfactory inspection report of the Heritage Hotel, by the committee constituted of the following officers of the Department of Tourism:-

- a. Financial Adviser or his nominee.
- b. Officer incharge of concerned district TRC/TIB.
- c. Officer incharge of the hotel section.

11. The claimant shall submit an affidavit on stamp paper of Rs. 100/- stating that on violation of any terms & conditions of this scheme, the applicant shall be liable to pay entire amount of reduction in stamp duty with interest @18% per annum to the concerned authority.

12. This scheme shall come into force from the date of issue of scheme.

Sd.
Commissioner