

From: **Asif Siddiq Kasbati** <asif.s.kasbati@professional-excellence.com>

Date: Mon, Dec 15, 2025 at 6:51 PM

Subject: TLQC3394= Immovable Properties Valuation of Islamabad Revised upward drastically - SRO 2392

530+ Taxes & Levies Quick Commentary – TLQC 3394

1. This refers to the related Important TLQCs **in trail blue, italic and double Line** (a) 2945 of 1.11.24 about 52 cities / areas Immovable Properties Value Revised from 1.11.24 (b) 2295 of 7.4.24 about Immovable Property Valuation Tables Updating Committees constituted

2. We also refer to several Other TLQC including (a) [SRO 1180 of 27.7.22 Revision of Value of Immovable Properties of Islamabad](#) consist of 44 pages. (b) 1986 dated 5.3.22 about which we sent our Commentary on Lahore, Karachi & Islamabad the then New Immovable Properties Rates. (c) 1738 dated 13.12.21 about the SROs 1534 to 1572 dated 1.1.21 held abeyance till 15.1.22 (c) 1734 dated 6.12.21 about Karachi, Islamabad & Lahore Immovable Properties Valuation (d) 1733 dated 6.12.21 about Immovable Properties' Valuation of 37 cities.

B. Updated Commentary

1. Further KQU 3693 of 9.12.25, **being an important matter**, we would inform you about [SRO 2392 of 8.12.25 regarding Valuation of Immovable Property, Islamabad](#) (**Attachment 3394.1**) consists of 24 pages.

2. In exercise of the powers conferred by sub-section (4) of section 68 of the Income Tax Ordinance, 2001 and in supersession of its [Notification No SRO 1180 of 27.7.22](#) (**Attachment 3394.2**) the FBR has revised to determine the following fair market values of immovable properties as specified in columns (3), (4), (5) and (6) of the Table in **Attachment 3394.1** in respect of areas of Islamabad as specified in column (2) thereof, namely:

3. The value of residential and commercial superstructure shall be

- (a) Rs. 4000 per square foot if the superstructure is up to five years old (Earlier Rs 2,000); and
- (b) Rs. 3000 per square foot if the superstructure is more than five years old (Earlier Rs 1,000)

4. Valuation of Rural Areas of Islamabad Capital Territory shall be taken as notified vide No. 1 -69/I(182)DRA dated 1.7.25 by Additional Deputy Commissioner (Revenue)/ District Collector Islamabad.

5. In case of conflict in rates of a particular area the higher of the two values shall apply.

C. Further Details & Services

Should you require any clarification or explanations in respect of the above or otherwise, or require Income Tax, Federal & Provincial Sales Tax or Withholding Tax Statement, Advisory, Return Filing or Review services, please feel free to email Mr Amsal at amsal@kasbati.co with CC to info.kasbati@professional-excellence.com, asif.s.kasbati@professional-excellence.com.

Best regards for Here & Hereafter
Asif S Kasbati (FCA, FCMA & LLB)

Managing Partner

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A. Background

This refer to TLQCs (in trail, blue, italic and after double line) relating to the earlier Property Valuation SROs and related matters:

- (a) 2295 of 7.4.24 about Immovable Property Valuation Tables Updating Committees constituted
- (b) 1986 dated 5.3.22 about which we sent our Commentary on Lahore, Karachi & Islamabad the then New Immovable Properties Rates.
- (c) 1738, 1784 & 1802 dated 13.12.21, 22.1.22 & 3.2.22 about FBR held in abeyance till 28.2.22 the New Property Valuation Rates notified through SROs 1534 to 1572 dated 1.12.21 till 15.1.22, 31.1.22 & 28.2.22 respectively and informed that the New Valuation Tables of the Immovable Properties will re-notified on 1.3.22.

B. Updated Commentary

Being an Important matter, we would inform you Revision of value of Immovable Properties through 52 SROs of 29.10.24 (effective from 1.11.24) revising the Minimum Values of Immovable Properties.

The details in respect of 52 cities and other major areas are given table, which has been Alphabetically set for ready reference.

S No	Minimum Property Valuations Fixed by FBR (click on the Link below the area)	SRO No of 29.10.24	S No	Minimum Property Valuations Fixed by FBR (click on the Link below the area)	SRO No of 29.10.24
1	Abbottabad	1679	27	Larkana	1700
2	Attock	1680	28	Lasbela	1701
3	Bahawalnagar	1681	29	Lodhran	1702
4	Bannu	1682	30	Mandi Bahauddin	1703
5	Bhakkar	1683	31	Mansehra	1704
6	Chakwal	1684	32	Mardan	1705
7	Chiniot	1685	33	Mianwali	1719
8	D.I Khan	1686	34	Mirpurkhas	1716
9	D.G Khan	1687	35	Murree	1706
10	Faisalabad	1688	36	Nankana Sahib	1707
11	Ghora Gali	1689	37	Narowal	1708
12	Ghotki	1690	38	Nowshera	1709
13	Gujranwala	1691	39	Okara	1677
14	Gujrat	1692	40	Pakpattan	1678
15	Gwadar	1725	41	Peshawar	1710
16	Hafizabad	1693	42	Quetta	1723
17	Haripur	1694	43	Rahimyar Khan	1727

18	Hyderabad	1717	44	Sahiwal	1675
19	Jehlum	1695	45	Sargodha	1721
20	Jhang	1696	46	Sheikhupura	1711
21	Karachi	1724	47	Sialkot	1712
22	Kassur	1697	48	Sukkur	1713
23	Khushab	1720	49	Talagang	1714
24	Kohat	1698	50	Toba Tek Singh	1715
25	Kotli Sattian Urban	1699	51	Vehari	1676
26	Lahore	1722	52	Wazirabad	1718

C. Further Details & Services

Should you require any clarification or explanations in respect of the above or otherwise, or require IT, Federal & Provincial Sales Tax or Withholding Tax Advisory, Statement or **Return Filing or Review services**, or related accounting matters like the above, please feel free to email Mr Amsal at amsal@786tax.com with CC to info.kasbati@professional-excellence.com. **Your Goodself may continue to get other services from your current Tax & Legal Advisors.**

Best regards for Here & Hereafter
Asif S Kasbati (FCA, FCMA & LLB)

From: Asif Siddiq Kasbati <asif.s.kasbati@professional-excellence.com>

Date: Fri, Apr 7, 2023 at 11:52 AM

Subject: TLQC 2295= Immovable Property Valuation Tables Updation Committees constituted

Dear Learned Professional

You may have seen KQU 2155 dated 6.4.23 whereby we shared the links of the “Constitution of Committees for Updation of Valuation of Tables of Immovable Property Under Sub-Section (4) of the Income Tax Ordinance 2001.” along with several other updates and now covering in our **Commentary** being an **Important** matter as your good self may have missed out the same owing to likely busy schedule.

FBR Chief Commissioner vide Office order dated 5.4.23 (**Attachment 2295.1**) constituted Committees for Updation of Valuation of Tables of Immovable Property under sub-section (4) of the IT Ordinance. With reference to the FBR’s Letter C.No. 1(4) R&S/2023/49246-R dated 30.3.23 the following Committee under the Chairmanship of Chief Commissioner-IR Regional Tax Office- Karachi is re-constituted with immediate effect and until further orders:

S#	Name	Designation	Position in Committee
1	Mr Azhar Erum Memon	Commissioner Inland Revenue	Member
2	Mr Riaz Ali Shah	Commissioner Inland Revenue	Member
3	Mr Johar Iqbal	President Defcleria Kye	Member
4	Mr Noor Ahmed Abrejo	All Sindh Realtors Association	Member
5	Mr Syed Fahad Iftekhar Hussain Jafri	Pakistan Real State Club Karachi	Member
6	Mr Muhammad Arif	Additional Commissioner	Secretary

*The Terms of Reference (**TORs**) of the Committees shall be as under:*

- (a) Updation of Rates already notified in Valuation Tables of Immovable Property by the FBR*
- (b) Notification of Rates for areas cities in respect of which Fair Market Values have not been previously been determined by the FBR*

Mr. Azam Mughal ACIR, Zone-III, RTO-I Karachi is nominated as co-opt member for carrying out Survey / Field visit for the purposes mentioned in TORs above and also to coordinate with Focal Person / Coordinator, Secretary (Rules and SROs). Inland Revenue Policy Wing, FBR, Islamabad. The issues with the approval of the Chief Commissioner, RTO-I Karachi.

Should you require any clarification or explanations in respect of the above or otherwise, please feel free to email us.

*Best regards for Here & Hereafter
Asif S Kasbati (FCA, FCMA & LLB)*