

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

Date: Wed, Dec 17, 2025 at 4:03 PM

Subject: TLQC3395= Islamabad Properties upward valuation SRO 2392 suspended until 31.1.26

530+ Taxes & Levies Quick Commentary – TLQC 3395

1. This refers to the related Important TLQCs **in trail blue, italic and double Line** (a) 3394 of 15.12.25 about Immovable Properties Valuation of Islamabad Revised upward drastically - SRO 2392 (b) 2945 of 1.11.24 about 52 cities areas Immovable Properties Value Revised from 1.11.24

2. We also refer to several Other TLQC including (a) 2295 of 7.4.24 about Immovable Property Valuation Tables Updating Committees constituted (b) SRO 1180 of 27.7.22 Revision of Value of Immovable Properties of Islamabad consist of 44 pages. (c) 1986 dated 5.3.22 about which we sent our Commentary on Lahore, Karachi & Islamabad the then New Immovable Properties Rates. (d) 1738 dated 13.12.21 about the SROs 1534 to 1572 dated 1.1.21 held abeyance till 15.1.22 (e) 1734 dated 6.12.21 about Karachi, Islamabad & Lahore Immovable Properties Valuation (f) 1733 dated 6.12.21 about Immovable Properties' Valuation of 37 cities.

B. Updated Commentary

1. Further KQU 3704 of 16.12.25, **being an important matter**, we would inform you about Notification - No.2/15/2024/R&S dated 8.12.2025 Suspending operations of SRO 2392(I)/2025 till 31.01.2026 or issuance of a revised SRO (Attachment 3395.1).

2. Valuation tables were revised upward for the whole of Pakistan on 29.10.2024 except for District Islamabad, due to a pending FTO complaint. Subsequently, SRO 2392 of 8.12.25 (**TLQC 3394 of 15.12.25 in trial refers**) was notified for the fair market values of immovable properties of Islamabad.

3. However, the Real Estate Associations and others approached FBR to revisit the table as certain areas reflected values which were higher than the actual market values.

4. Some of the cases were examined and some of the objections raised by the Real Estate Associations were found to be correct.

5. Therefore, it has been decided by FBR to re-evaluate the Valuation table for District Islamabad.

6. Hence, SRO 2392 of 8.12.25 is hereby held in abeyance till 31.1.26 or issuance of a revised SRO notifying fair market values of immovable properties of Islamabad, whichever is earlier.

7. In the intervening period till 31.1.2026 or issuance of a new SRO for Islamabad whichever is earlier, SRO 1180 27.7.22 as amended by SRO 1610(I)2022 of 25.8.22 (Attachment 3395.2) will remain in the field.

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

Kasbati & Co (1400+ Tax, Levies, Companies, Economy, Inflation, HR, Banking, Finance, etc
Quick Commentary Service Provider and High Level 440+ Tax & Levies Laws Consultants)

Head of Tax & Professional Excellence Services (Symbols of High Quality Practical Tax, Levies & Corporate Training for Beginners to High Levels' Professionals)

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

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.

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

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

Date: Fri, Nov 1, 2024 at 5:03 PM

Subject: TLQC2945= 52 cities / areas Immovable Properties Value Revised from 1.11.24

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	<u>Khushab</u>	1720	49	<u>Talagang</u>	1714
24	<u>Kohat</u>	1698	50	<u>Toba Tek Singh</u>	1715
25	<u>Kotli Sattian Urban</u>	1699	51	<u>Vehari</u>	1676
26	<u>Lahore</u>	1722	52	<u>Wazirabad</u>	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)