

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 1st December, 2021.

NOTIFICATION
(Income Tax)

S.R.O. 1559(I)/2021.- In exercise of the powers conferred by sub-section (4) of section 68 of the Income Tax Ordinance, 2001 (XLIX of 2001) and in supersession of its Notification No. S.R.O. 839(I)/2019 dated the 23rd July, 2019, the Federal Board of Revenue is pleased to determine the following fair market value of immovable properties as specified in columns (5) and (6) of the Table below, in respect of areas or categories of Mardan as specified in column (2), (3) and (4) thereof, namely:-

MARDAN

S. No.	Name of Moza	Name of Locality	Name of Road	Value of Commercial property per marla (inRs.)	Value of Residential property per marla (inRs.)
(1)	(2)	(3)	(4)	(5)	(6)
TEHSIL MARDAN					
1	Mardan	Urban		5,796,816	734,263
		Rural		2,117,097	335,208
2	Chak Mardan	Urban		3,478,091	367,133
		Rural		1,323,188	268,166
3	Abadi Mardan	Urban		5,796,816	734,263
		Rural		-	-
4	Dagai	Urban		-	-
		Rural		529,274	335,208
5	Hoti	Urban		3,478,091	642,479
		Rural		1,587,824	335,208
6	Abadi Hoti	Urban		4,347,612	642,479
		Rural		-	-
7	Baghi Aram	Urban		1,159,364	550,698
		Rural		661,595	335,208
8	Abadi Baghi Aram	Urban		1,159,364	367,133
		Rural		-	-

9	Roria	Urban		869,523	367,133
		Rural		529,274	201,126
10	Koragh	Urban		-	-
		Rural		264,638	134,081
11	Alladad Khel	Urban		869,523	367,133
		Rural		396,957	201,126
12	Taus Banda	Urban		-	-
		Rural		317,564	167,607
13	Bughdada	Urban		1,159,364	440,557
		Rural		330,795	234,646
14	Chauni Mardan	Urban		5,796,816	2,569,923
		Rural		-	-
15	Rak Sarkar	Urban		-	-
		Rural		529,274	268,166
16	Chamtar	Urban		-	-
		Rural		396,957	134,081
17	Akbar Abad	Urban		-	-
		Rural		264,638	134,081
18	Gujar Garhi	Urban		-	-
		Rural		529,274	201,126
19	Bakhshali	Rural		238,175	167,607
20	Kaki	Rural		185,247	150,845
21	Babaini	Rural		158,784	117,321
22	Charbanda	Rural		158,784	117,321
23	Kodinaka	Rural		158,784	100,561
24	Juri Banda	Rural		158,784	100,561
25	Manga	Rural		317,564	150,845
26	Khazana Dheri	Rural		158,784	100,561
27	Sheikh Yousaf	Rural		185,247	150,845
28	Bakyana	Rural		185,247	117,321
29	Fathma	Rural		185,247	134,081
30	Sawaldher	Rural		158,784	117,321
31	Gadar	Rural		211,710	100,561
32	Hamza Khan	Rural		198,479	100,561
33	Qazi Abad	Rural		198,479	100,561
34	Maho Dheri	Rural		158,784	100,561
35	Khanjar	Rural		132,321	67,042
36	Bakri Banda	Rural		132,321	73,747
37	Khwaja Rashaka	Rural		132,321	67,042
38	Ghaladher	Rural		132,321	83,801
39	Chowki	Rural		132,321	83,801
40	Bago Banda	Rural		132,321	67,042

41	Panjtar	Rural		132,321	67,042
42	Khawo	Rural		132,321	67,042
43	Khat	Rural		132,321	67,042
44	Toru	Rural		185,247	134,081
45	Chak Toru	Rural		158,784	134,081
46	Shamat Pur	Rural		158,784	90,505
47	Mani Khela	Rural		145,551	83,801
48	Akbar Pura	Rural		132,321	67,042
49	Mohabat Abad	Rural		132,321	83,801
50	Surukh Dheri	Rural		132,321	80,448
51	Behram Khan Killi	Rural		132,321	80,448
52	Khora Banda	Rural		132,321	80,448
53	Amin Abad	Rural		132,321	80,448
54	Palato	Rural		132,321	80,448
55	Sheikh Maltoon Township	Rural		4,500,000	1,200,000
TEHSIL GARHI KAPOORA					
56	Garhi Dolatzai	Rural		246,996	92,622
57	Baghicha Dheri	Rural		246,996	92,622
58	Garhi Ismailzai	Rural		282,280	105,854
59	Kot Dolat Zai	Rural		282,280	105,854
60	Kot Ismailzai	Rural		282,280	105,854
61	Mayar	Rural		246,996	105,854
62	Shabaz Garhi	Rural		317,566	132,321
63	Bala Garhi	Rural		246,996	79,391
64	Chamdheri	Rural		211,712	52,928
65	Gumbat	Rural		176,428	52,928
66	Mehmood Abad	Rural		176,428	52,928
67	Kandar	Rural		176,428	52,928
68	Qasim	Rural		176,428	52,928
69	Sharif Abad	Rural		176,428	52,928
70	Chak Shabaz Garhi	Rural		211,712	79,391
71	Mohib Banda	Rural		211,712	79,391
72	Koz Band	Rural		176,428	52,928
TEHSIL RUSTAM					
73	Rustam	Rural		211,712	105,854
74	Nodeh	Rural		211,712	105,854
75	Bazar	Rural		176,428	70,570
76	Landay	Rural		141,138	70,570
77	Aman Kot	Rural		141,138	52,926
78	Surkhabi	Rural		141,138	52,926
79	Garro	Rural		141,138	52,926

80	Gujrat	Rural		264,638	158,784
81	Jungara	Rural		246,996	141,138
82	Garyala	Rural		246,996	105,854
83	Hosai	Rural		246,996	105,854
84	Bhai Khan	Rural		246,996	88,212
85	Beroch	Rural		105,854	42,342
86	Pirsai	Rural		141,138	52,926
87	Baringan	Rural		141,138	52,926
88	Petao Malandrai	Rural		105,854	42,342
89	Sori Malandrai	Rural		105,854	42,342
90	Palo Dheri	Rural		176,428	70,570
91	Hamza Kot	Rural		176,428	70,570
92	Kata Khat	Rural		176,428	84,682
93	Kutar Pan	Rural		176,428	84,682
94	Barikab	Rural		176,428	70,570
95	Cheena	Rural		176,428	70,570
96	Ali	Rural		141,138	63,514
97	Machi	Rural		141,138	63,514
98	Jalal Ismailzai	Rural		141,138	70,570
99	Jalal Dolatzai	Rural		141,138	70,570
100	Taja	Rural		141,138	70,570
101	Chak Taja	Rural		141,138	63,514
102	Chak Shewa	Rural		141,138	63,514
103	Chak Sangbhati	Rural		141,138	63,514
104	Oria	Rural		123,496	52,926
105	Surukh Dheri	Rural		123,496	52,926
106	Charguli	Rural		141,138	70,570
107	Chargul	Rural		141,138	70,570
108	Khair Abad	Rural		141,138	70,570
TEHSIL TAKHT BHAI					
109	Abadi Takht Bai	Urban		3,284,864	386,456
110	Kot Jungara	Urban		695,618	193,230
		Rural		246,996	123,496
111	Said Abad	Urban		0	0
112		Rural		176,428	88,212
113	Takar	Urban		772,908	231,874
		Rural		246,996	123,496
114	Fazli Abad	Urban		0	0
		Rural		211,712	88,212
115	Akbar Abad	Urban		0	0
		Rural		211,712	88,212

116	Narai	Urban		579,682	314,226
		Rural		282,280	176,426
117	Ahmad Abad	Urban		0	0
		Rural		282,280	160,388
118	Rehmat Abad	Urban		0	0
		Rural		282,280	105,854
119	Mian Killi	Urban		0	0
		Rural		264,638	158,784
120	Sari Behlool	Urban		772,908	173,906
		Rural		282,280	141,138
121	Abadi	Urban		772,908	173,906
	Sari Behlool	Rural		282,280	141,138
122	Arabi Banda	Urban		0	0
		Rural		246,996	88,212
123	Pir Abad	Urban		0	0
		Rural		246,996	70,570
124	Afzal Abad	Urban		0	0
		Rural		246,996	105,854
125	Mia Issa	Rural		176,428	70,570
126	Dagai	Rural		176,428	70,570
127	Miangano Killi	Rural		176,428	70,570
128	Dondia	Rural		123,496	52,926
129	Kalo	Rural		176,428	70,570
130	Zarin Abad	Rural		176,428	70,570
131	Parkho	Rural		176,428	70,570
132	Shabat Khel	Rural		158,784	52,926
133	Dewan Khel	Rural		158,784	52,926
134	Lund Khwar	Rural		211,712	105,854
135	Makori	Rural		211,712	105,854
136	Hathian	Rural		211,712	123,496
137	Abadi Hathian	Rural		211,712	123,496
138	Sher Garh	Rural		423,418	176,428
139	Cheel	Rural		105,854	70,570
140	Jahangir Abad	Rural		141,138	70,570
141	Jalala	Rural		194,068	88,212
142	Khan Killi	Rural		176,428	70,570
143	Pir Sado	Rural		158,784	70,570
144	Qutab Garh	Rural		158,784	70,570
145	Saro Shah	Rural		141,138	63,514
146	Feroz Pur	Rural		141,138	63,514
147	Fateh Abad	Rural		141,138	63,514
148	Jamra	Rural		176,428	63,514

149	Sha Baig	Rural		158,784	63,514
150	Naari	Rural		158,784	63,514
TEHSIL KATLANG					
151	Katlang	Rural		246,996	141,138
152	Kunj	Rural		246,996	105,854
153	Shakar Tangi	Rural		246,996	105,854
154	Alo	Rural		176,428	84,682
155	Pepal	Rural		176,428	70,570
156	Mian Khan	Rural		141,138	52,926
157	Sangao	Rural		141,138	52,926
158	Kharki	Rural		123,496	52,926
159	Babozai Barat Khel	Rural		105,854	49,400
160	Babozai Aba Khel	Rural		105,854	49,400
161	Bilandai	Rural		176,428	105,854
162	Qasmi	Rural		176,428	70,570
163	Tazagram	Rural		194,068	81,154
164	Sarobi	Rural		141,138	70,570
165	Ghazi Baba	Rural		105,854	52,926
166	Dheri	Rural		176,428	84,682
167	Likpani	Rural		158,784	70,570
168	Charchoor	Rural		158,784	70,570
169	Kotki	Rural		158,784	52,926
170	Jangi Dher	Rural		158,784	52,926
171	Shamozai	Rural		123,496	52,926
172	Mata Odigram	Rural		141,138	52,926
173	Kohi	Rural		176,428	52,926
174	Bermol	Rural		141,138	52,926
175	Kati Garhi	Rural		141,138	70,570
176	Shamsi	Rural		158,784	70,570
177	Shero	Rural		141,138	63,514
178	Jamal Garhi	Rural		194,068	70,570
MARDAN CITY					
179	Mardan	Urban	Pakistan Chowk to zamin Abad	7,969,500	
		Urban	Mal Mandi Road	3,984,750	
		Urban	Mir Afzal Khan Bazar	4,781,700	
		Urban	Eidgah Road	4,250,400	
		Urban	Gaju Khan Bazar	5,844,300	

		Urban	Baghdada Gujar Garhi Road	4,781,700	
		Urban	Katchery Road	7,969,500	
		Urban	PRC Chowk to Malakand Chowk	5,313,000	
		Urban	Police Line Road to Dosehra Chowk	4,516,050	
		Urban	New Adda Road	5,313,000	
		Urban	Bypass Road	5,313,000	
		Urban	Charsadda Road	2,656,500	
		Urban	Nisata Road	1,859,550	
		Urban	Bank Road	7,969,500	
		Urban	Shamsi Road	2,656,500	
180	Chak Mardan	Urban	Swabi road Mardan from Katlang Chowk to Hoti	3,453,450	
		Urban	Katlang Road	2,125,200	
		Urban	Swabi Road from Baghdada Bridge to Katlang Chowk	4,781,700	
181	Hoti	Urban	Hidayat CNG to Shadand Baba	2,125,200	
		Urban	Shahdand Baba to Nehar Chowk	2,656,500	
		Urban	Yaqoob Khan road towards East from the Nehar Chowk	2,125,200	
		Urban	Nehar Chowk towards West from the Nehar Chowk	2,656,500	
		Urban	Nehar Chowk to Kalpani Bridge	3,984,750	
		Urban	Garhi Kapoora	2,656,500	

		Urban	Kalpani Bridge to Shaidan Baba	4,781,700	
		Urban	Toru Chowk to Chato Chowk	3,187,800	
		Urban	Police Station Hoti Toru Mayar Road	796,950	
182	Baghi Aram	Urban	Shamsi Road	2,656,500	
		Urban	Karwan road	1,859,550	
		Urban	Canal Road towards AWKUM	2,125,200	
		Urban	College Chowk	2,656,500	
		Urban	Nowshera Road	2,656,500	
		Urban	Bijli Ghar Canal Road	2,125,200	
		Urban	Baghi Aram Road	2,390,850	
183	Roria	Urban	Mills Road	2,656,500	
		Urban	Koragh Road	1,062,600	
184	Alladad Kheil	Urban	Mills Bypass Road to Railway Phattak	876,646	
		Urban	Nowshera Road Sharif Abad to Mohabaat Abad Pathak	1,461,076	
		Urban	Swabi Road	1,593,900	
		Urban	Tawas banda Road Kanda	531,300	
		Urban	Bakhshali Tawas Road Nihar	531,300	
		Urban	Bakhshali Road	796,950	
		Urban	Sang-i-Marmar Nehar Road	398,476	
		Urban	Bypass Road both side	531,300	
		Urban	Sang-i-Marmar Road both side	531,300	
185	Baghdada	Urban	Gujar Garhi	1,328,250	
		Urban	Center Koroona Road	1,328,250	

		Urban	Malakand Road	5,313,000	
		Urban	Muqam Chowk	5,313,000	
		Urban	Bypass Road	2,656,500	
		Urban	Nihar Link Road	2,656,500	
		Urban	Mian Gulzar kalli	398,476	
		Urban	Sharif Abad	398,476	
186	Gujar garhi	Rural	Baghdada Road	796,950	
		Rural	Malakand Road Muqam Chowk	929,776	
		Rural	Malakand Road	929,776	
187	Kot Jungara	Urban	Kot Jungara	823,516	
188	Takar	Urban	Takar	796,950	
189	Fazli Abad	Rural	Fazli Abad	478,170	
190	Sari Bahlol	Urban	Sari Bahlol	823,516	
191	Hathian	Rural	Hathian	318,780	
192	Sher garh	Rural	Sher garh	796,950	
193	Cheel	Rural	Cheel	664,126	
194	Jalala	Rural	Jalala	664,126	
Built-up Property Commercial/Residential for District Mardan					
Basement Rs. 2500 /- Sq Ft					
Ground Floor Rs. 2200 /- Sq Ft					
First Floor & above Rs. 2000 /- Sq Ft					

[F. No. 1(121)R&S/2017]


 (Tariq Iqbal)
 Secretary (Rules & SROs)