



STAMPING

DIGITAL PLATFORM FOR STAMPING
KHYBER PAKHTUNKHWA

USER GUIDE



Table of Contents

Contents

1	Purpose	3
2	e-Stamping Home Page	3
3	Generate Challan 32-A.....	4
3.1.	Challan Details	5
3.2.	Seller and Purchaser Information	8
3.2.1	Seller Information.....	8
3.2.2	Purchaser Information	11
3.2.3.	Deed Details	14
3.2.4.	Calculate Valuation Rate.....	15
3.2.5.	Review and Save Challan Information	17
3.2.6.	Printing Challan Form 32-A	18
4.	Print Challan Form 32-A	20
4.1.	Search Challan	20
5.	Pay Stamp Duty Deficiency	21
5.1.	Search Stamp	22
6.	Valuation Calculation	23

1 Purpose

The purpose of this document is to guide the users stepwise in order to generate Challan 32-A.

2 e-Stamping Home Page

Anyone can access online e-Stamping site, hosted at www.estamp.kp.gov.pk .Following is the front page, which shows different functionalities available on this site:

- A. Challan Form 32-A
- B. Verify or Print Challan 32-A
- C. Pay Stamp Duty Deficiency
- D. Calculate Valuation Rate
- E. Verification Through Web

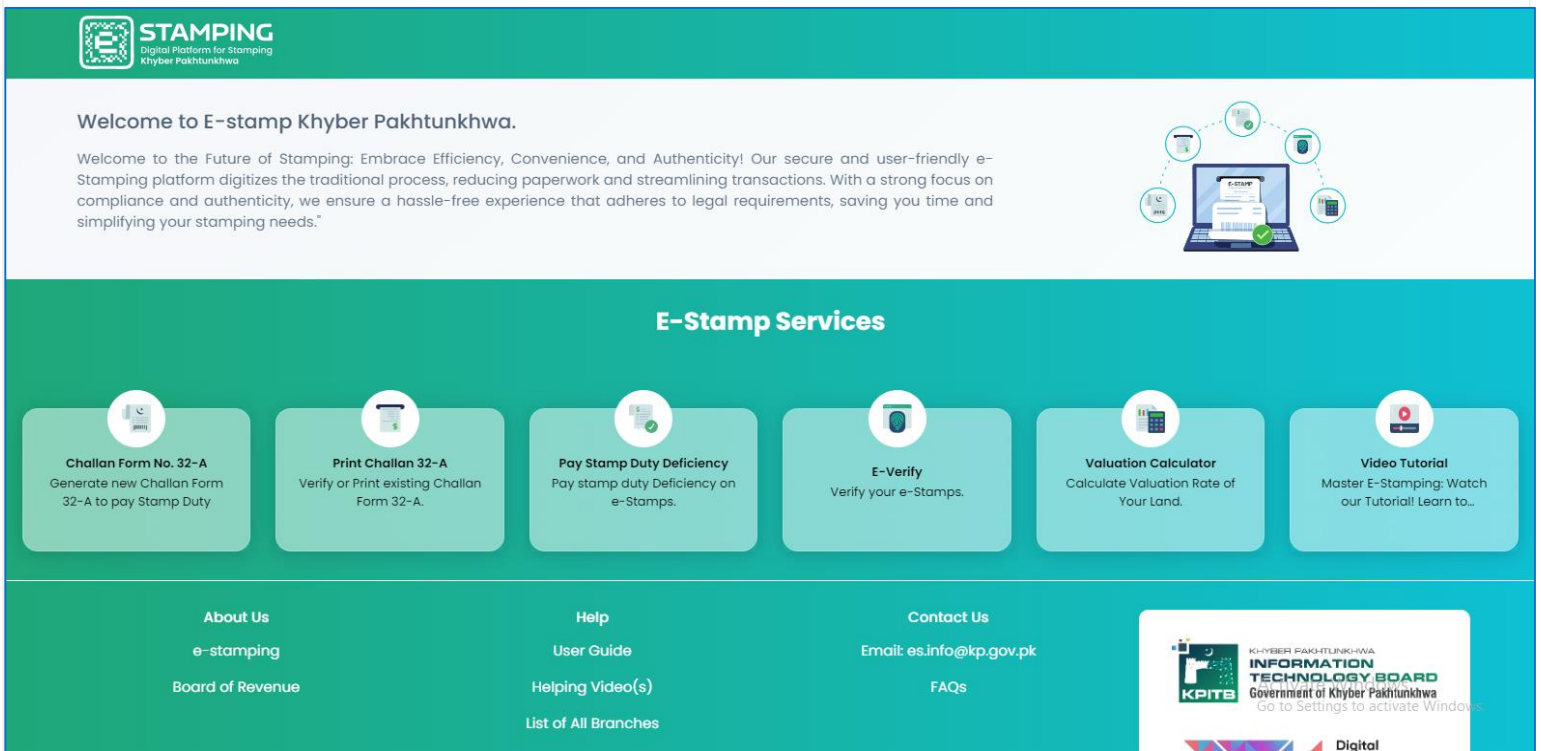


Figure 1 Home Page

3 Generate Challan 32-A

To generate online Challan Form 32-A, click on **Generate Challan 32-A** icon.

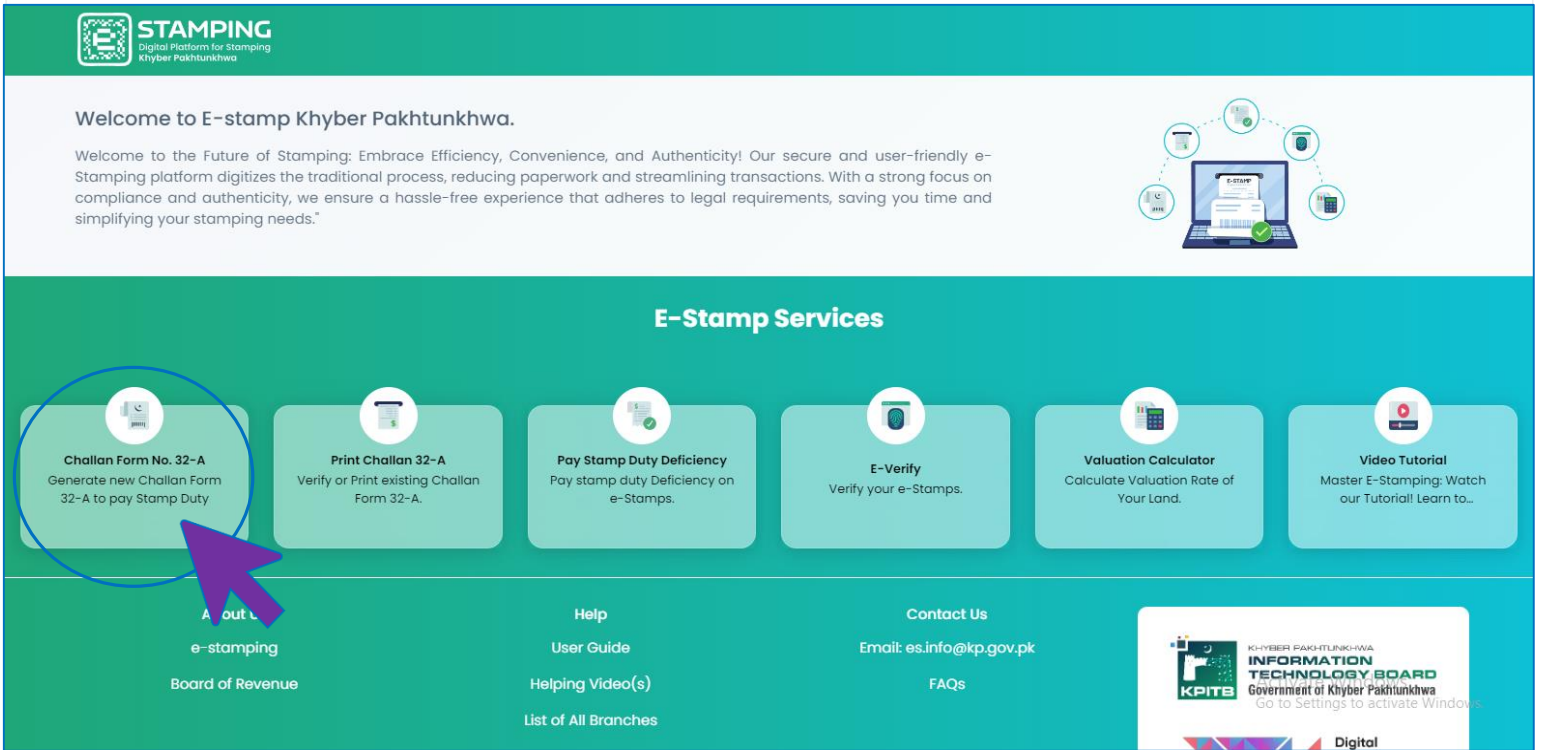


Figure 2 Selecting Challan form 32-A

The system presents a user-friendly form with multiple fields, allowing users to provide the necessary information accurately.

Disclaimer

DISTRICT *

a Peshawar

APPLICANT NAME *

b Kamran

APPLICANT CNIC *

c 17301-3927272-1

APPLICANT CONTACT *

d 0300-3876789

Figure 3: Applicant Information

- a) Enter Applicant's **District**.
- b) Enter Applicant's **Name**.
- c) Enter Applicant's **CNIC number**.
- d) Enter Applicant's **Contact number**.

Before proceeding, the system prompts users with a disclaimer, emphasizing the importance of providing correct and valid details. Upon acknowledging and accepting the disclaimer by selecting **AGREE** users gain access to the challan form.

Disclaimer

I hereby certify that the information being entered into the system is correct and valid as per the CNIC's. Any incorrect information and the consequences their on will have no obligations on any Government department or agency providing the e-Stamp certificate.

میں تصدیق کرتا / کرتی ہوں کہ فراہم کی جانے والی تمام معلومات میرے شناختی کارڈ میں دئے گئے کوائف کے عین مطابق ہوں گی۔ کسی بھی قسم کی فراہم کردہ معلومات اور ان کے نتائج کی ذمہ داری ای اسٹامپ پیپر / سرٹیفکیٹ جاری کرنے والے سرکاری ادارے اسجینسی پر عائد ہوگی۔

AGREE

DISAGREE

Figure 3 Disclaimer

3.1. Challan Details

In this section, Challan related information will be entered. Following generate Challan Information screen will appear which has been divided into different section which are as below;

- a) District Tehsil
- b) Stamp paper type
- c) Deed Type
- d) Challan amount paid by
- e) First party/Seller Information
- f) Second Party/Purchaser Information

Initiate Challan

Home

Challan Information

DISTRICT: Charsadda (a)

DISTRICT TEHSIL: Charsadda

STAMP PAPER TYPE: Non Judicial (b)

DEED TYPE: CONVEYANCE - 23(a) (c)

Challan Amount Paid By? (d)

Seller Purchaser

+ Add Seller (e)

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM	ACTION
+ Add Seller					

+ Add Purchaser (f)

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM	ACTION
+ Add Purchaser					

Activate Windows
Go to Settings to activate Windows.

Figure 4: Challan Details

- 2 Select **Stamp Paper type** i.e., Judicial or non-Judicial
- 3 Select required **Deed Name** from available deed names list e.g., Conveyance – 23(a).
- 4 Select the Party Name that will pay the Challan amount e.g., Purchaser or Seller.

Note: For sale deed. please use conveyance.



In order to guide users for selecting correct deed names, a popup help window will available on clicking sign, as shown below.

Initiate Challan

Home

Challan Information

DISTRICT: Charsadda

DISTRICT TEHSIL: Charsadda

STAMP PAPER TYPE: Non Judicial

DEED TYPE: CONVEYANCE - 23(a)

Challan Amount Paid By?

Seller Purchaser

+ Add Seller

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM	ACTION
+ Add Seller					

+ Add Purchaser

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM	ACTION
+ Add Purchaser					

Activate Windows
Go to Settings to activate Windows.

Figure 5 Deed guide

List of deeds will appear to help choose the correct Deed type.

×

Deeds

Deeds detail for reference

Show entries
Search:

ID	STAMP ACT ARTICLE	DEED NAME	DESCRIPTION	STAMP DUTY RULE
2	5(b)	AGREEMENT OR MEMBERADUM OF AN AGREEMENT - 5(b)	If relating to the sale of Government security	Two rupees for every 310,000 rupees or part thereof
3	5(c)	AGREEMENT OR MEMBERADUM OF AN AGREEMENT - 5(c)	If relating to the sale of a share in an incorporated company or other body corporate	Two rupees for every rupees 5000 or part thereof
4	5(ccc)	AGREEMENT OR MEMBERADUM OF AN AGREEMENT - 5(ccc)	for collection or recovery of tax on transfer of immovable property by a contractor with a Local Council	Fifty paisa for every rupees one hundred or part thereof
5	6(1)	AGREEMENT RELATING TO DEPOSIT OF TITLE-DEEDS, PAWN OR PLEDGE - 6(1)	the deposit of title-deeds or instruments constituting or being evidence of the title to any property whatever	0.2% Loan Amount subject to a maximum of 1lac.

Figure 6 List of Deeds

3.2. Seller and Purchaser Information

3.2.1 Seller Information

Click on the **+ Add Seller** to open the seller information window.

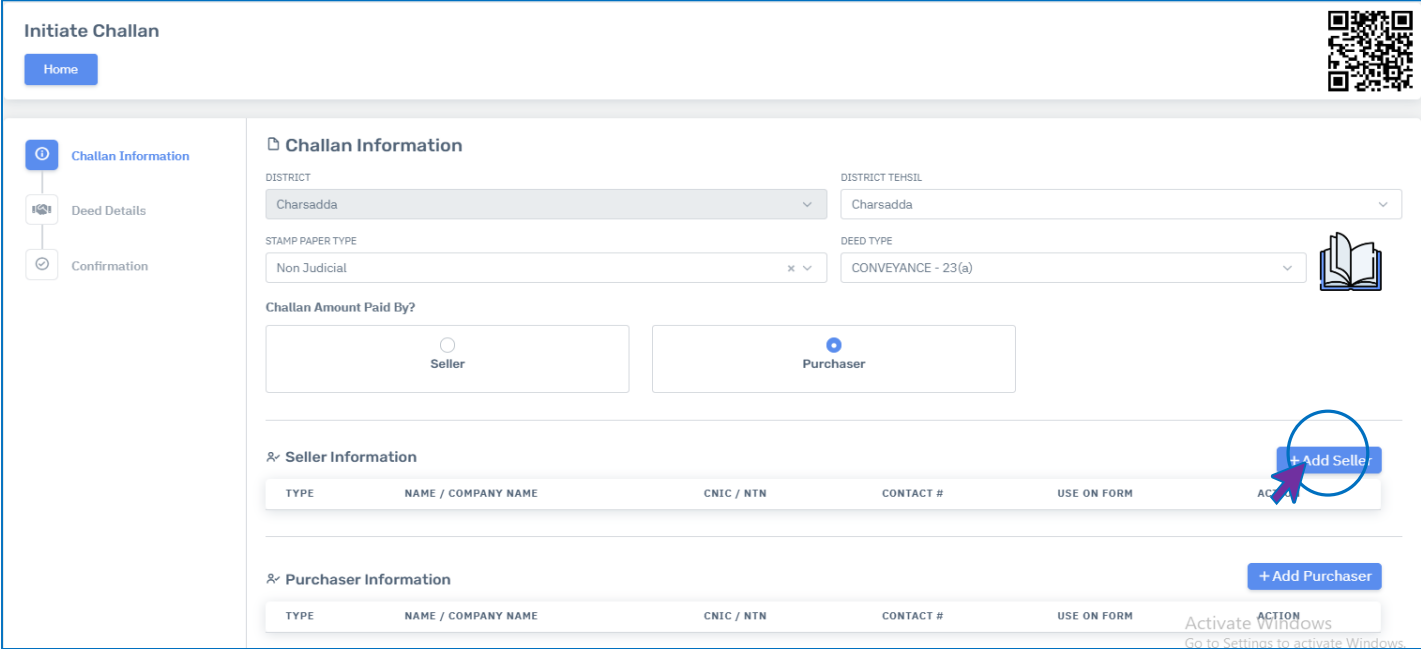


Figure 7 Seller Information

A pop-up window will open as shown in figure below;

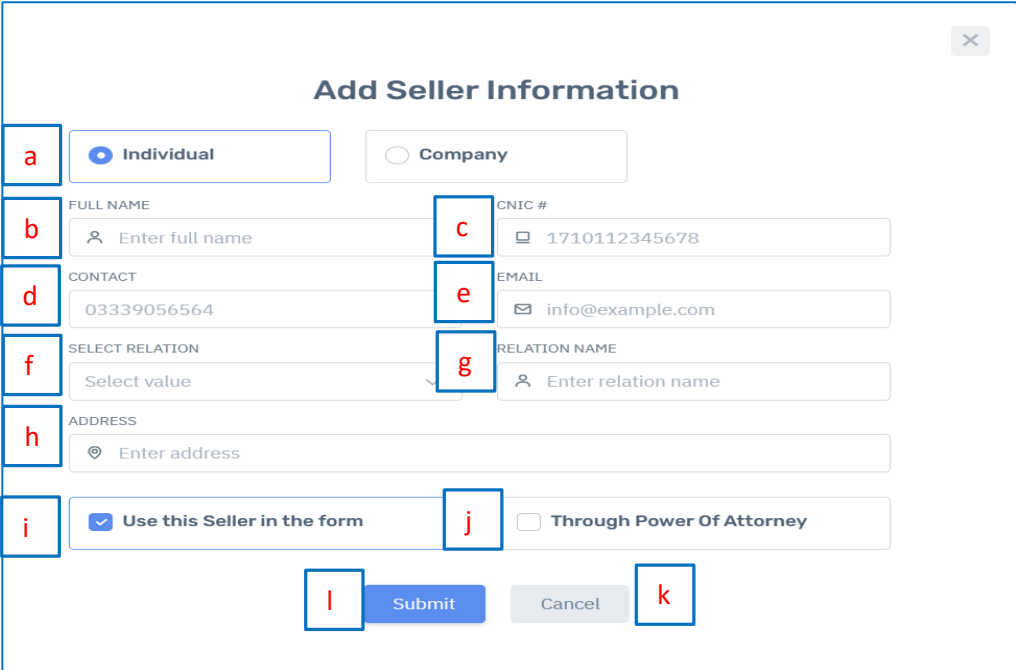


Figure 8 Individual Seller Information

- a) In case of Individual Information
- b) Enter Seller’s **Full Name**.
- c) Enter Seller’s **CNIC**.
- d) Enter Sellers **Contact Number**
- e) Enter Sellers **Email ID**
- f) Select Seller’s **Relation** e.g. Son of (S/O), Wife of (W/O) etc. as shown in figure 9: Relations List.
- g) Enter Seller’s **Relation Name**.
- h) Enter Seller’s **Address**.
- i) Tick the checkbox if this seller’s name is to be used in Challan Form 32-A.
 - i. In case of multiple sellers, only the checked party name will be displayed on Challan Form 32-A.
- j) Tick the checkbox if this seller have **Power of Attorney**.
- k) Click on **Cancel** button, if user does not want to add seller’s information. No record will be saved.
- l) Click on **Submit** button to add this seller’s information into the seller’s list.

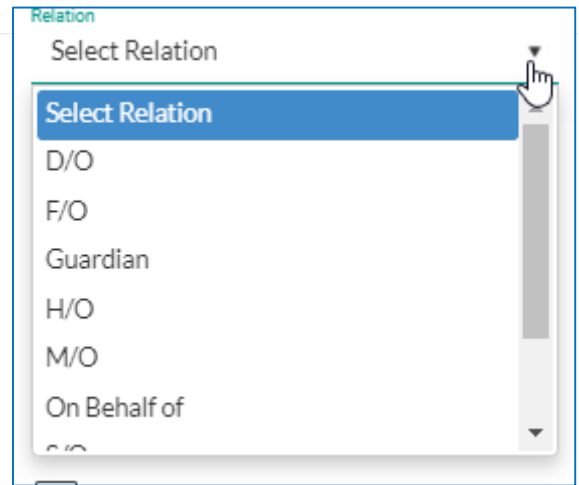


Figure 9 Drop Down

Figure 10 Seller Company Information

- a) In case of Company Information
- b) Enter Seller’s **Full Name**.
- c) Enter Seller’s **NTN Number**
- d) Enter Sellers **Address**
- e) Tick the checkbox if this seller’s name is to be used in Challan Form 32-A.
 - ii. In case of multiple sellers, only the checked party name will be displayed on Challan Form 32-A.
- f) Tick the checkbox if this seller has **Power of Attorney**.

- g) Click on **Cancel** button, if user does not want to add seller’s information. No record will be saved.
- h) Click on **Submit** button to add this seller’s information into the seller’s list.

After Adding seller’s information, a grid will be created as shown in figure below.

Figure 11 Information Grid Display

To add multiple seller’s information, click on Add Seller and repeat the above steps. Tick the name of the seller that needs to appear on Challan 32-A. Click **Next** to proceed further.

Note:

Delete Delete Sign is to delete any record from grid.

Edit Edit Sign is to edit/update the information in the relevant record.

3.2.2 Purchaser Information

Click on **Add Purchaser** to add purchaser information in Challan 32-A.

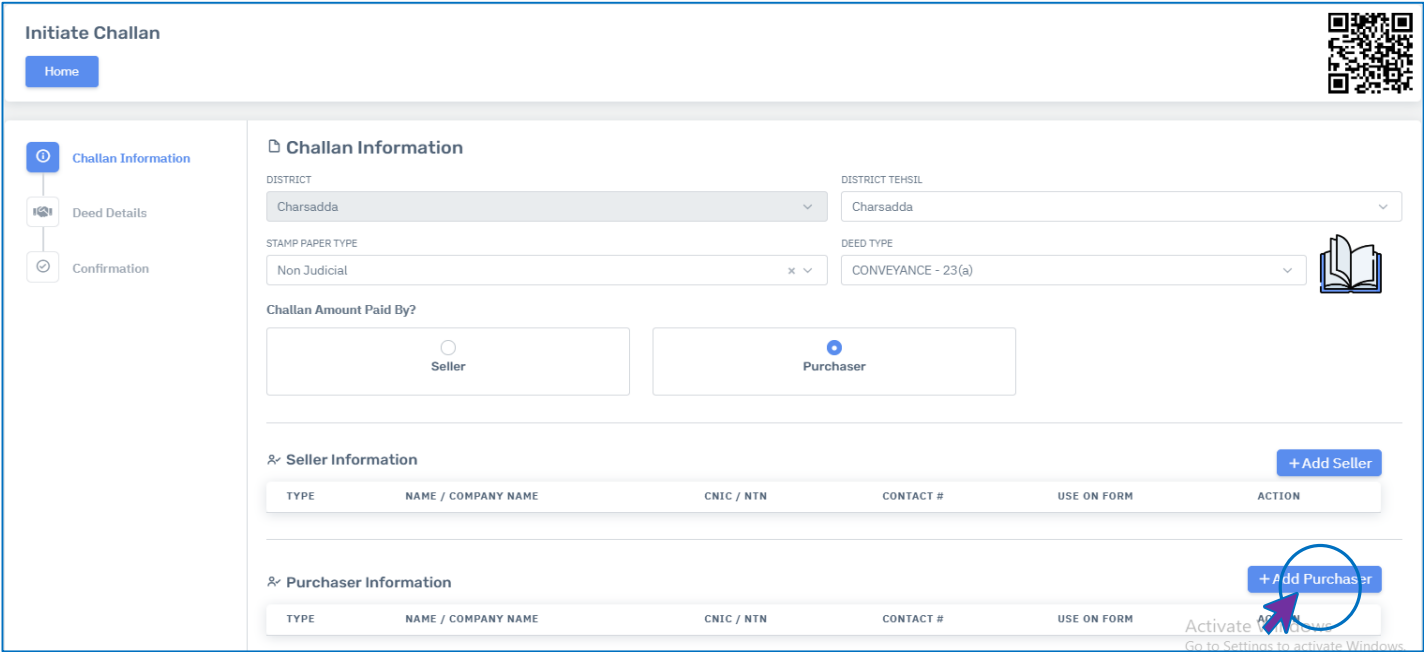


Figure 12 Add Purchaser

A pop-up window will open with relevant fields shown figure below

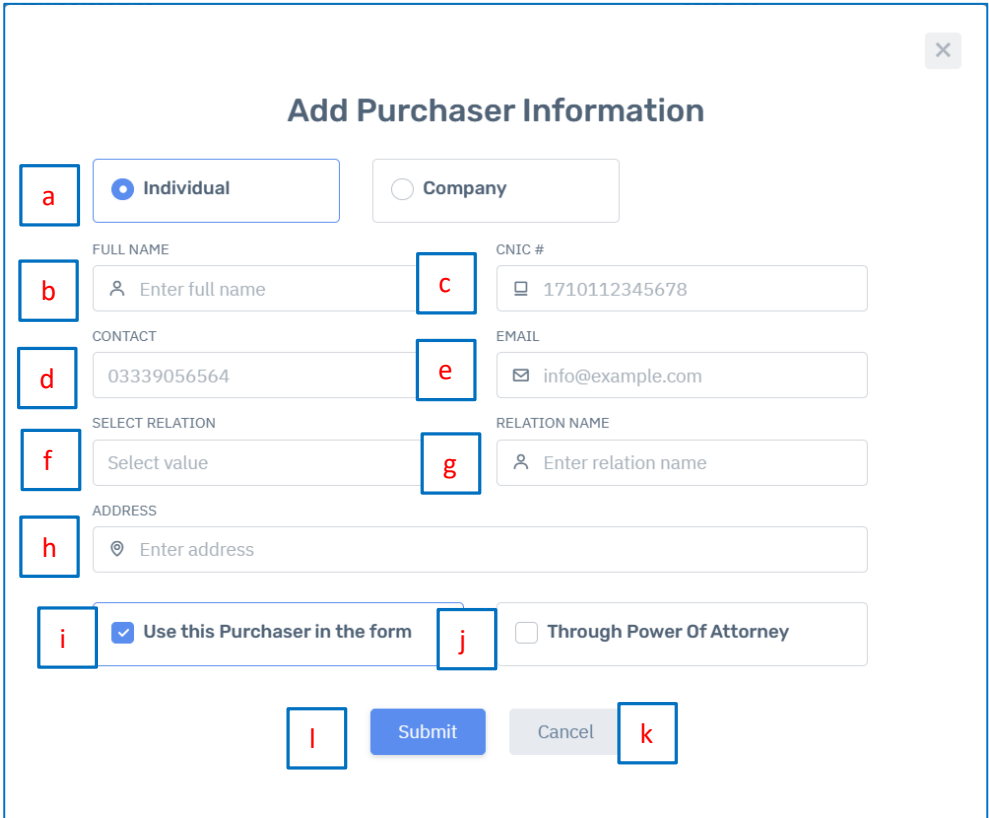


Figure 13 Purchaser Information

- a) In case of Individual Information
- b) Enter Seller’s **Full Name**.
- c) Enter Seller’s **CNIC**.
- d) Enter Sellers **Contact Number**
- e) Enter Sellers **Email ID** (Optional)
- f) Select Seller’s **Relation** e.g. Son of (S/O), Wife of (W/O) etc. as shown in figure 9: Relations List.

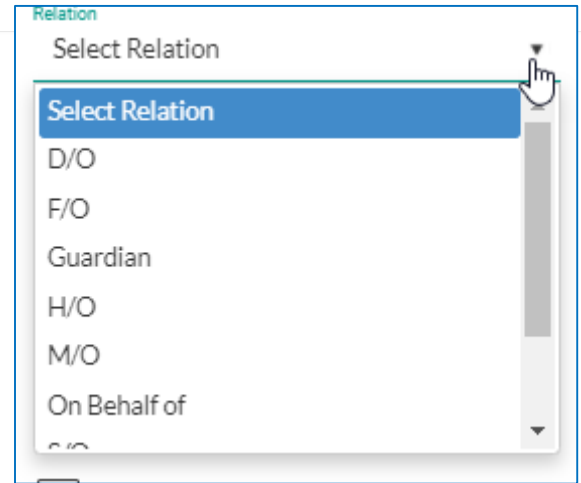


Figure 14 Dropdown List

- g) Enter Seller’s **Relation Name**.
- h) Enter Seller’s **Address**.
- i) Tick the checkbox if this seller’s name is to be used in Challan Form 32-A.
 - iii. In case of multiple sellers, only the checked party name will be displayed on Challan Form 32-A.
- j) Tick the checkbox if this seller have **Power of Attorney**.
- k) Click on **Cancel** button, if user does not want to add seller’s information. No record will be saved.
- l) Click on **Submit** button to add this seller’s information into the seller’s list.

×

Add Purchaser Information

Individual a Company

<input type="checkbox"/> FULL NAME b <input type="checkbox"/> Ali Mills Limited	<input type="checkbox"/> NTN # c <input type="checkbox"/> 7846
<input type="checkbox"/> ADDRESS d <input type="checkbox"/> Peshawar main city	
<input checked="" type="checkbox"/> e Use this Purchaser in the form f <input type="checkbox"/> Through Power Of Attorney	

h Submit
Cancel
g

Figure 15 Purchaser Information



- a) In case of Individual Information
- b) Enter Seller’s **Full Name**.
- c) Enter Seller’s **NTN Number**
- d) Enter Sellers **Address**
- e) Tick the checkbox if this seller’s name is to be used in Challan Form 32-A.
 - iv. In case of multiple sellers, only the checked party name will be displayed on Challan Form 32-A.
- f) Tick the checkbox if this seller has **Power of Attorney**.

- g) Click on **Cancel** button, if user does not want to add seller’s information. No record will be saved.
- h) Click on **Submit** button to add this seller’s information into the seller’s list.

After Adding purchaser’s information, a grid will be created as shown in figure below. To add multiple purchaser’s information, click on Add Purchaser and repeat the above steps. Tick the name of the purchaser that needs to appear on Challan 32-A. Click **Next** to proceed further.

Figure 16 Purchaser Information Grid

Note:

-  Delete Sign is to delete any record from grid.
-  Edit Sign is to edit/update the information in the relevant record.

3.2.3. Deed Details

After entering applicant, seller, purchaser information, basic information section is complete. Next will be the Deed Detail page as shown below.

The screenshot shows the 'Initiate Challan' interface. On the left is a sidebar with a 'Home' button and a menu with 'Challan Information', 'Deed Details', 'Valuation Rate', and 'Confirmation'. The main area is titled 'Deed Detail' and contains the following fields:

- a** PROPERTY ADDRESS: Sha Alam Pul Khazana
- b** LAND VALUE (RS.): 1000000
- c** CONSTRUCTED STRUCTURE VALUE (RS.): 0
- d** PROPERTY VALUE (RS.): 1000000 (Read Only)

At the bottom, there are two buttons: **e** '< Previous' and **f** 'Next >'. A QR code is visible in the top right corner.

Figure 17 Deed Details

In deed detail section,

- a)** Enter **Property Address** (which is going to be sale or purchase).
- b)** Enter **Land Value** (land rate of property, which is going to be sale or purchase).
- c)** Enter **Constructed Structure** Amount (value of construction on property, which is going to be sale or purchase).
- d)** System will automatically show **Property Value** (Read Only) which includes Land Value and Constructed Structure Value.
- e)** Click **Back** to go on previous screen.
- f)** Click **Next** to further proceed.

3.2.4. Calculate Valuation Rate

After completing basic information and deed details section, property Valuation section will appear as shown in figure below;

Figure 18 Valuation Rate

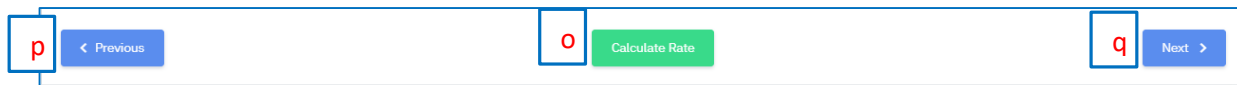
In order to calculate Valuation Rate,

- a) Select **Land Type** Urban or Rural.
- b) Select **District**.
- c) Select **Tehsil**.
- d) Select **Town/City** from available areas under particular Tehsil
- e) Select **Revenue Circle**.
- f) Select **Land Classification**.
- g) Select **Location** for built up.
- h) Enter **Land Area**.

- i) **Valuation Rate** per Marla will be displayed.
- j) **Structure Rate** (User Provided) will be displayed
- k) **Land Value** (Valuation Rate) will be calculated by system based on valuation rates already exist into the system.
- l) **Structure Rate** (Valuation Rate) will be displayed.
- m) **Land Value** (User Provided)
- n) **Structure Rate**(User Provided) will be displayed

i	VALUATION RATE	Rs 60,000 per Marla
j	STRUCTURE RATE	Rs 0 per Sq Ft
k	LAND VALUE (VALUATION RATE)	Rs 600,000
l	STRUCTURE RATE (VALUATION RATE)	Rs 0
m	LAND VALUE (USER PROVIDED).	Rs 1000000
n	STRUCTURE RATE (USER PROVIDED)	Rs 0

Figure 19 Valuation Details



- o) Click **Calculate Now** to calculate Land rate based on provided information.
- p) Click **Previous** button to go previous screen.
- q) Click **Next** to further proceed.


Note: In case no record found from valuation table, **Next** button will be disabled and user can't further proceed

- r) Valuation Rate confirmation message about property valuation difference provided by user and property value by system. (Add Screen short)
 - i. If user provided property valuation is less than DC property valuation, stamp duty would be calculated on the basis of Floating Rate.
- s) Click on **No** if user don't want to continue with Challan generation.
- t) Click on **Yes** to further continue

3.2.5. Review and Save Challan Information

Initiate Challan

[Home](#)



Challan Information

Deed Details

Valuation Rate

Confirmation

Challan Information

District	Charsadda	Tehsil	Charsadda
Property Address (From Deed)	Sha Alam Pul Khazana	Land Value (From Deed)	1,000,000
Contracted Structure Value (From Deed)	0	Property Value (From Deed)	1,000,000

Deed Detail

Stamp Paper Type	Non Judicial	Deed Type	CONVEYANCE - 23(a)
Amount For Duty(s) Calculation (Rs)	10,000,000	Challan Amount Paid By	Purchaser

Total Payable Amount

Stamp Duty Payable (Rs)	200,000	Total Payable Amount (Rs)	200,000
-------------------------	---------	---------------------------	---------

Valuation Rate

Land Type	urban	Tehsil	Charsadda
District	Charsadda	Revenue Circle / Muzaa	Charsadda
Town / City	Charsadda	Location	Off Road/ Irrigated Viatubewell/Dug Well
Classification	Agricultural (Chahi)	Covered Area	0
Land Area	10	Structure Rate	0
Valuation Rate	60,000	Structure Rate (Valuation Rate)	0
Land Value (Valuation Rate)	10,000,000	Structure Rate (User Provided)	0
Land Value (User Provided)	1,000,000		

First Party

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM
company	PKOLS	11223344		Yes

Second Party

TYPE	NAME / COMPANY NAME	CNIC / NTN	CONTACT #	USE ON FORM
company	Illusione	112233		Yes

[Previous](#)

[Submit](#)

© 2023 , Powered by KPITB

Figure 20 Reviewing Information

1. **Deed Details** section shows stamp paper type, deed name, amount for duty(s) calculation and challan amount paid by.
1. **Total Payable Amount** section shows stamp duty payable and total payable amount.
2. **Valuation Rate** section shows land type, district, tehsil, town/city, revenue circle, location, land classification, khasra number, land area, floor, basements, valuation rate, land value (valuation rate), land value (user provided) and structure value (user provided).
3. **Seller** section shows name, CNIC, NTN and contact of seller(s) in a tabular form.
4. **Purchaser** section shows name, CNIC, NTN and contact of purchaser(s) in a tabular form
5. Click **Previous** button to go on previous section. Or click on **Submit** button for saving information.

3.2.6. Printing Challan Form 32-A

After saving Challan information, system will generate a Challan number and Challan print option will be available. Here on progress bar, all sections including Basic Information, Deed Details, Property Valuation, Structure Value and Confirmation will be marked as completed.

×

Submit Form 32-A

CHALLAN NUMBER	32A102023BKEDFTW
STAMP PAPER TYPE	Non Judicial
DEED TYPE	CONVEYANCE - 23(a)
STAMP DUTY	8000000

NOTE: Please Note Down Your Challan Number

Print Challan

Cancel



Figure 21 Printing Challan

System generated 16-digit Challan number is unique and in hexadecimal format. This Challan number should be saved for any future correspondence.

Click **Print Challan** button to print Challan form 32-A.


Note: The 16-digit Challan number should be saved for any future correspondence.

A Challan form 32-A will be shown in the next figure having 2 sections. Among these two (2), one section/copy is for Bank record, second is for customer. It also includes applicant, seller, purchaser's information, deed name, and address of the property which is going to be sale or purchase, amount of stamp duty. QR code is available on every Challan copy in order to scan 16-digit Challan number. User can also save this Challan in pdf format.



CHALLAN FORM NO. 32-A

Treasury Copy
CHALLAN OF CASH/TRANSFER/CLEARING PAID INTO THE
Charsadda, Charsadda




32A112023FVKQTUN

To be filled by the Remitter				To be filled in by the Departmental Officer or the Treasury	
Applicant Information	Name, designation and address of the person on whose behalf money is paid	Full particulars of the remittance and the authority (if any)	Amount (In Rupees)	Head of Account	Order of the Bank
Name: rdyhcx CNIC: 23456-5434567-6 Contact: 2345-6787432 Signature: _____	Purchaser Name: Illusione CNIC/NTN: 112233 Address: Alnoor Colony Opposite Khazana Sugar Mills Charsadda Road	CONVEYANCE - 23(a) Total Amount: 2,000,000 Seller Name: PKOLS CNIC/NTN: 11223344 Address: Village Najeemabad Post Office Zareen Abad	2,000,000	B-02703 (J)	
Amount in Words: Twenty Lakhs Disclaimer: Created on the basis of information provided by applicant. Only one set of copies is acceptable for depositing the Challan. No photocopy or extra prints will be acceptable. Payments submitted against multiple copies will be responsibility of depositor and will have no liability on any Government Department or Bank under any circumstances.					

CHALLAN FORM NO. 32-A

Treasury Copy
CHALLAN OF CASH/TRANSFER/CLEARING PAID INTO THE
Charsadda, Charsadda



32A112023FVKQTUN

To be filled by the Remitter				To be filled in by the Departmental Officer or the Treasury	
Applicant Information	Name, designation and address of the person on whose behalf money is paid	Full particulars of the remittance and the authority (if any)	Amount (In Rupees)	Head of Account	Order of the Bank
Name: rdyhcx CNIC: 23456-5434567-6 Contact: 2345-6787432 Signature: _____	Purchaser Name: Illusione CNIC/NTN: 112233 Address: Alnoor Colony Opposite Khazana Sugar Mills Charsadda Road	CONVEYANCE - 23(a) Total Amount: 2,000,000 Seller Name: PKOLS CNIC/NTN: 11223344 Address: Village Najeemabad Post Office Zareen Abad	2,000,000	B-02703 (J)	
Amount in Words: Twenty Lakhs Disclaimer: Created on the basis of information provided by applicant. Only one set of copies is acceptable for depositing the Challan. No photocopy or extra prints will be acceptable. Payments submitted against multiple copies will be responsibility of depositor and will have no liability on any Government Department or Bank under any circumstances.					

Figure 22 Challan Form

4. Re-Print Challan Form 32-A

On main page user has option to re-print Challan 32-A as shown in figure below

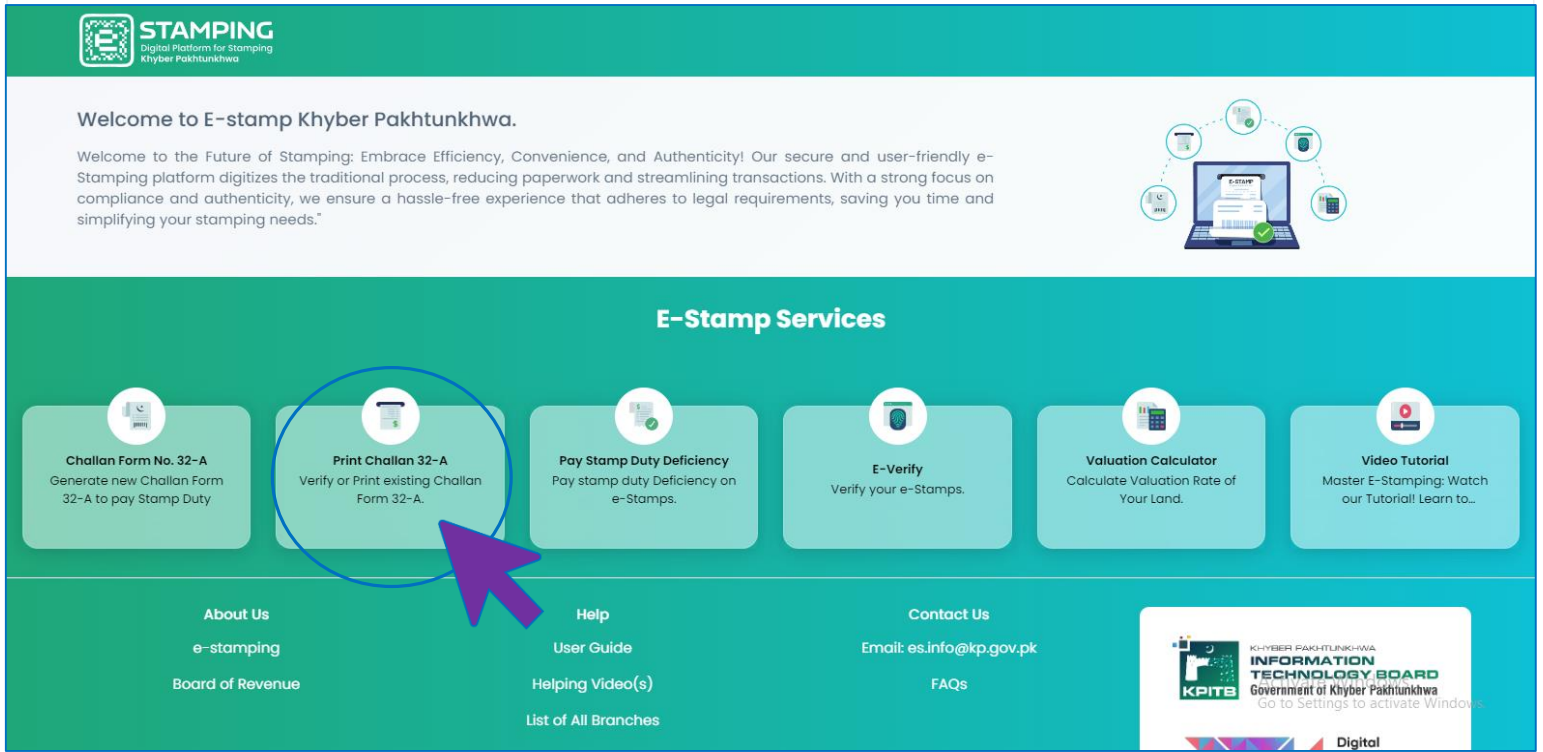


Figure 23 Reprinting Challan Form

User can search already generated Challan.

Verify or Print

CHALLAN NUMBER *

PRINT

CLOSE

Figure 24 Searching Challan Form

Enter already generated 16-digit hexadecimal Challan serial number to search

Note: User can search all Challans in re-print section, but only take print of unpaid Challans. Moreover, expired Challan would also be not available to re-print.

5. Pay Stamp Duty Deficiency

User can pay stamp duty deficiency against any Stamp Paper number issued. If required, user can access this option from home page as shown in figure below;

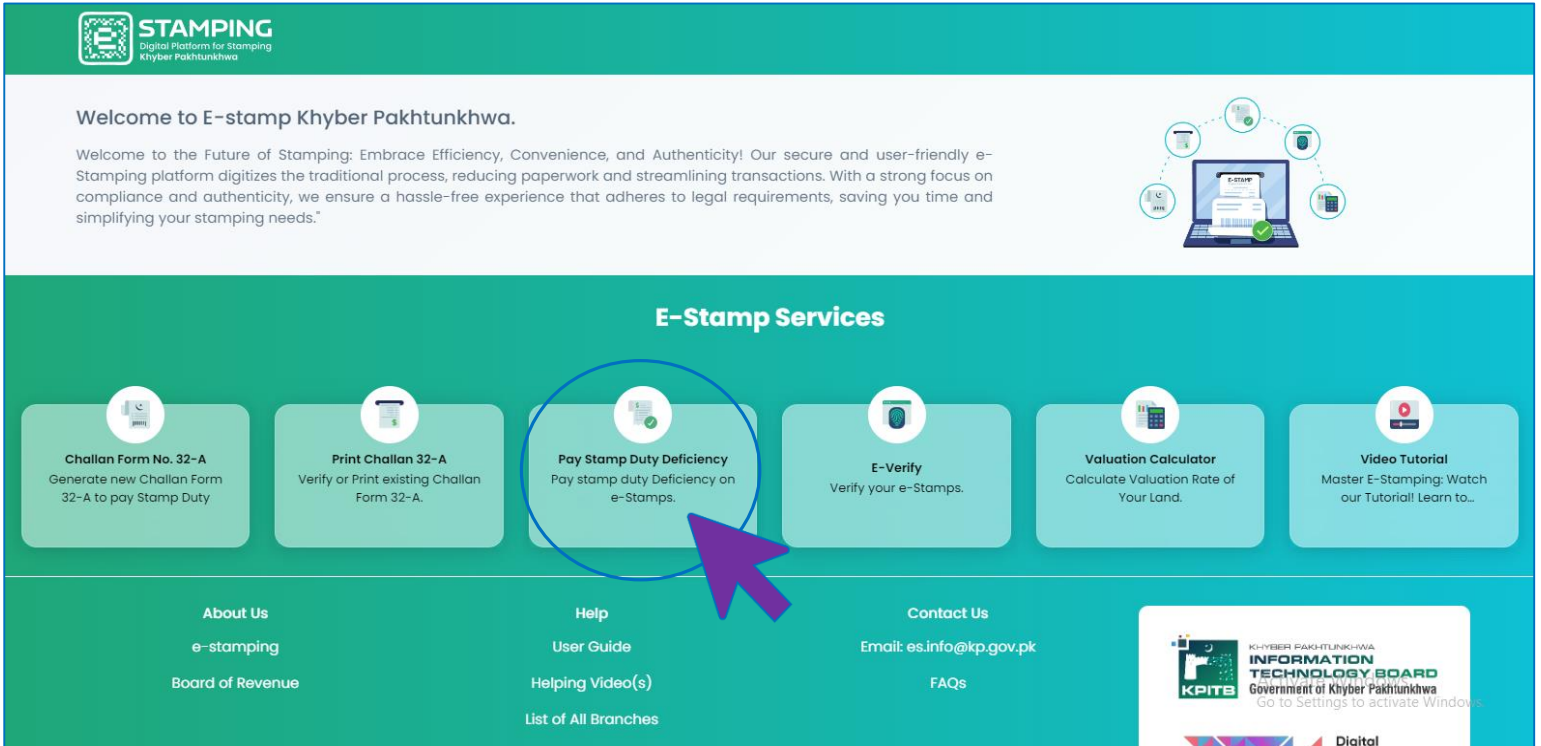


Figure 25 Stamp Duty Deficiency Payment

5.1. Search Stamp

A search stamp screen will appear.
Enter Stamp paper serial number and click on **Print button**.



Figure 26 Search Stamp

6. Valuation Calculation

One of the features available for user is to calculate valuation rate for any area. On main page user has the option to calculate valuation rate;

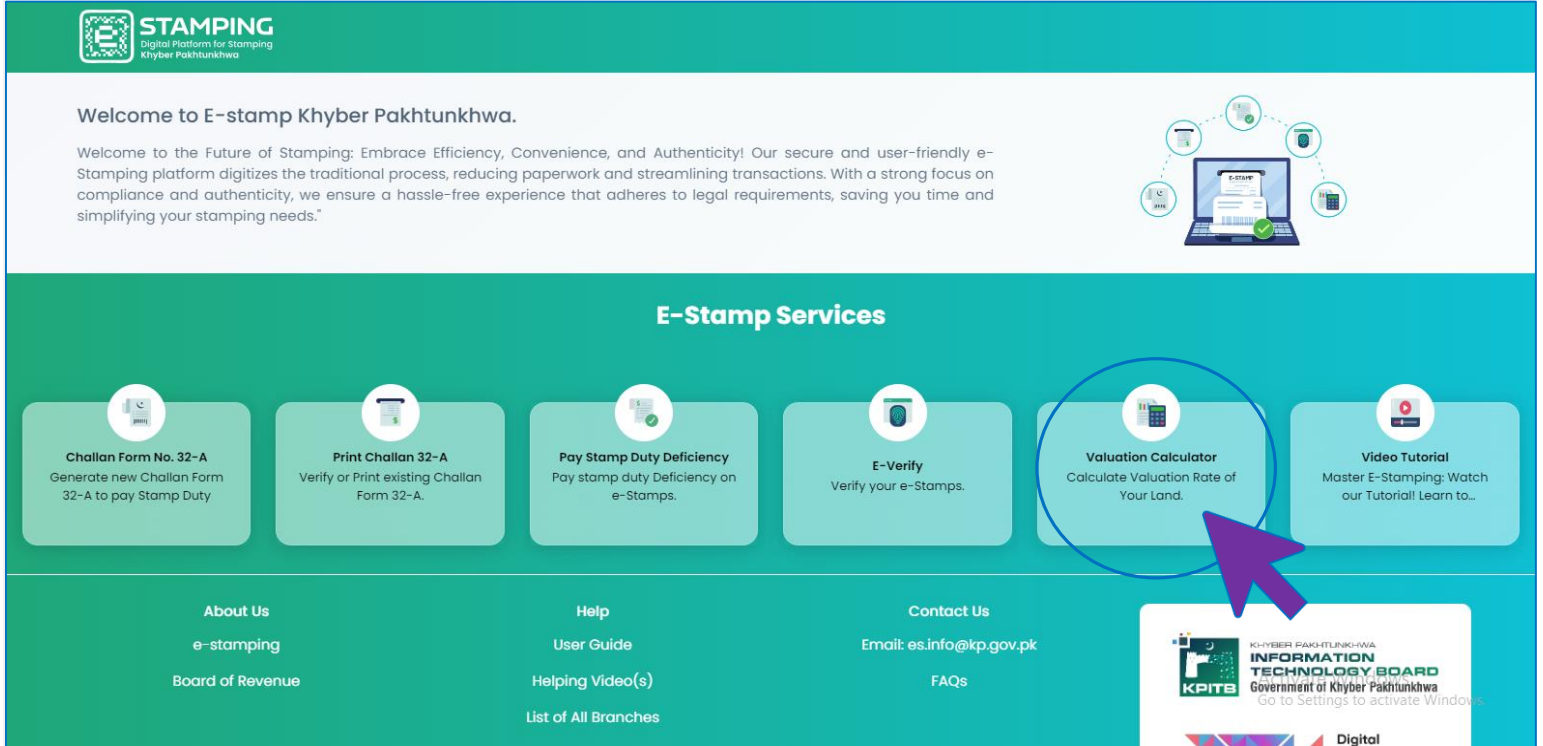


Figure 27 Valuation Calculation

User can calculate/find his/her urban land area and rate by selecting Land Type as mentioned in figure below;

In order to calculate Valuation Rate,

- a. Select **Land Type** Urban or Rural.
- b. Select **District**.
- c. Select **Tehsil**.
- d. Select **Town** in case of Urban land and **Qanoongoe** in case of Rural Land from available areas under particular Tehsil.
- e. Select **Revenue Circle** in case of Urban Land and **Muzaa** in case of Rural Land.
- f. Select **Land Classification**.
- g. Select **Location** for built up.
- h. Enter **Land Area**.

Figure 28 Valuation Details

- i) **Valuation Rate** per Sq. Yard will be displayed.
- j) **Structure Rate** will be displayed
- k) **Land Value** (Valuation Rate) will be calculated by system based on valuation rates already exist into the system.
- l) **Structure Rate** (Valuation Rate) will be displayed.
- m) Click **Calculate Now** to calculate Land rate based on provided information.
- n) Click **Close** button to close the window.

i	VALUATION RATE	Rs 148,500 per Marla
j	STRUCTURE RATE	Rs 0 per Sq Ft
k	LAND VALUE (VALUATION RATE)	Rs 2,970,000
l	STRUCTURE RATE (VALUATION RATE)	Rs 0

Figure 29 Valuation details

