22nd July 2026

Advisory

Registration under the Income-tax Act, 2025

Valuers are advised not to rely on or circulate unverified information regarding the registration process or the Valuer Examination under the Income-tax Act, 2025. Instead, they are advised to follow the guidance below:

1. Filing of Form No. 169 (attached herewith)

Applicants are required to complete Form No. 169 carefully, including **disclosure of the name of the Registered Valuer Organisation (RVO), if they are a member.** No separate recommendation from the RVO is required. Applicants may attach supporting documents relevant to the disclosures made in the application, wherever necessary, for verification.

The above requirement applies to **both existing Wealth-tax (Section 34AB) Registered Valuers and fresh applicants**, along with following provisions:

(a) Updation by Existing Wealth-tax Registered Valuers

Valuers holding a valid registration certificate under the Wealth-tax Act, 1957, as on **31 March 2026**, are required to update their registration **in person or by post to the Principal Chief Commissioner (CCIT) concerned. No fee** is payable for such updation.

If any valuer fails to file the updation on or before **30 September 2026**, the registration of such valuer shall be deemed to be cancelled with effect from **1 October 2026**.

(b) Fresh Registration under Rules 246 & 247

New applicants are required to apply for registration in the prescribed manner along with the prescribed fee of **₹10,000**.

2. Recognition of IOV Membership under Rule 189

Under **Rule 189 of the Income-tax Rules, 2026**, membership of the **Institution of Valuers (IOV)** has been recognised for the prescribed purposes under the Rules.

3. Form No. 85 (attached herewith)

IBBI-registered **Land & Building Valuers** are eligible to file the said form under **Sections 247(5) and 247(9)** relating to search and seizure proceedings, as the expression **"registered valuer"** for this purpose includes a valuer registered by or under any law for the time being in force.

4. Valuer Examination

The notification regarding the **Valuer Examination** under the **Income-tax Act, 2025** is still awaited. Accordingly, valuers are advised not to rely upon speculative information, unofficial announcements, or unverified communications.

Stay Informed. Stay Prepared. Stay Compliant.

FORM NO. 169
[*See* rule 246]

Application for registration as a valuer under section 514

To,
Principal Chief Commissioner,
Chief Commissioner,
Principal Director General,
Director General,

Sir,

I hereby apply for registration as a valuer under section 514 of the Income-tax Act, 2025 (30 of 2025). The following particulars are furnished herewith:

<table>
<tr><td colspan="4">Part A: Personal Information</td></tr>
<tr><td>1.</td><td>Name</td><td colspan="2">(Refer Note 1)</td></tr>
<tr><td>2.</td><td>Permanent Account Number</td><td colspan="2"></td></tr>
<tr><td>3.</td><td>Address</td><td colspan="2">(Refer Note 2)</td></tr>
<tr><td>4.</td><td>Date of birth</td><td colspan="2">dd/mm/yyyy</td></tr>
<tr><td rowspan="4">5.</td><td colspan="3">Contact details</td></tr>
<tr><td rowspan="2">Mobile Number</td><td>Country Code</td><td>Number</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Email ID</td><td colspan="2"></td></tr>
<tr><td colspan="4">Part B: Class of Asset</td></tr>
<tr><td>6.</td><td>Class of Asset for which registration as valuer is being sought
(select one)</td><td colspan="2">(Refer Note 3)
[Drop down]</td></tr>
</table>

<table>
<tr><td colspan="4">PART C: Details of qualifications for eligibility as Valuer (Refer Note 4)</td></tr>
<tr><td rowspan="4">7.</td><td>(i)</td><td>Educational qualification(s), if applicable</td><td>[Upload]</td></tr>
<tr><td>(ii)</td><td>Former employment, if applicable</td><td>[Upload]</td></tr>
<tr><td>(iii)</td><td>Practice details, if applicable</td><td>[Upload]</td></tr>
<tr><td>(iv)</td><td>Any other details
(For the purposes of eligibility as Valuer)</td><td>[Upload]</td></tr>
<tr><td>8</td><td colspan="2">Please enclose full details of your experience as a valuer including a list of assets valued or works executed during the last three years</td><td>[Upload]</td></tr>
<tr><td colspan="4">Part-D: Grounds of Disqualifications (Refer Note 5)</td></tr>
<tr><td rowspan="3">9.</td><td>(i)</td><td>Whether you are employed under Government or any other employer?
(Select one)</td><td>(i) Yes
(ii) No
(Refer note 6)</td></tr>
<tr><td>(ii)</td><td>Whether you have been dismissed or removed from Government service?
(Select one)</td><td>(i) Yes
(ii) No</td></tr>
<tr><td>(iii)</td><td>Whether you are valuer member of a valuers organisation registered under the Companies (Registered Valuers and Valuation) Rules, 2017?
(Select one)</td><td>(i) Yes
(ii) No</td></tr>
</table>

(iv)	If response to row 9(iii) is Yes, Name of the valuers organisation registered under the Companies (Registered Valuers and Valuation) Rules, 2017 of which you are a valuer member?	*(Free Text upto 100 words)*
(v)	Whether you have been convicted of an offence connected with any proceeding under this Act, or the Income-tax Act, 1961 (43 of 1961) (as it existed prior to its repeal), or the Wealth-tax Act, 1957 (27 of 1957), or the Gift-tax Act, 1958 (18 of 1958) (as it existed prior to its repeal), or a penalty has been imposed on you under section 271(1)(iii) or section 273(i) or section 270A of the Income-tax Act, 1961 (43 of 1961) (as it existed prior to its repeal), or under section 439 or section 463 of the Act, or under section 18(1)(iii) of the Wealth-tax Act, 1957 (27 of 1957) or section 17(1) of the Gift-tax Act, 1958 (18 of 1958) (as it existed prior to its repeal)? *(Select one)*	*(i) Yes* *(ii) No*
(vi)	Whether you are an undischarged insolvent? *(Select one)*	*(i) Yes* *(ii) No*
(vii)	Whether you have been convicted of any offence and sentenced to a term of imprisonment? *(Select one)*	*(i) Yes* *(ii) No*
(viii)	Whether you have been found guilty of misconduct in your professional capacity in a case where you are a member of any association or institution established in India having as its object the control, supervision, regulation or encouragement of the profession of engineering, architecture, accountancy, or company secretaries or such other profession as the Board specified in this behalf by notification in the Official Gazette, by such association or institution? *(Select one)*	*(i) Yes* *(ii) No*
(ix)	Are you a minor? *(Select one)*	*(i) Yes* *(ii) No*
(x)	Whether you have been declared to be of unsound mind at any time earlier? *(Select one)*	*(iii) Yes* *(iv) No*
(xi)	Whether you have been found unfit to be registered as a valuer at any time earlier, by the Principal Chief Commissioner or the Chief Commissioner of the Principal Director General or Director General? *(Select one)*	*(i) Yes* *(ii) No*
(xii)	Are you an undischarged bankrupt or have you applied to be adjudicated as bankrupt? *(Select one)*	*(i) Yes* *(ii) No*
(xiii)	Please state whether any liability towards income-tax is outstanding against you? *(Select one)*	*(i) Yes* *(ii) No*

Part-E: Verification and Declaration

Verification and Declaration

I, __________________________ having PAN ______________ , do hereby declare that to the best of my knowledge and belief, what is stated above is correct, complete and is truly stated.

I further declare that I shall,

(a) make an impartial and true valuation of any asset which I may be required to value;

(b) furnish the report of such valuation in the prescribed form;

(c) charge fees at a rate not exceeding the rate or rates prescribed by the Board in this behalf;

(d) not undertake any valuation of any asset in which I have a direct or indirect interest.

I am making the declaration in my capacity as _______________(Self/Authorised representative) and that I am competent to make this declaration and verify it. Verified today the ______________ day of ___________20____.

Place…………

Date ....

…………………………………………..

(Signature of Declarant)

Name: ……………………….

Designation (if applicable):………………..

Notes:

1. In case of individual, the first, middle and last name shall be provided in full without any abbreviations. In any other case also, the name shall be provided in full.
2. The address shall contain (i) Country/Region, (ii) Flat/Door/Building, (iii) Road/Street/Block/Sector, (iv) PIN/ZIP Code, (v) Post Office, (vi) Area/locality, (vii) District, and (viii) State.
3. For the purposes of registering as valuer of a class of asset, one of the following class of assets shall be selected:

S. No.	**Class of Assets**
1	Immovable property (other than agricultural lands, plantations, forests, mines and quarries)
2	Agricultural lands, other than coffee plantation, tea plantation, rubber plantation or cardamom plantation
3	Coffee plantation, tea plantation, rubber plantation or cardamom plantation
4	Forest
5	Mines and quarries
6	Stocks, shares, debentures, securities, shares in partnership firms and of business assets, including goodwill but excluding those mentioned at serial numbers 1 to 5 and 7 to 11
7	Machinery and plant
8	Jewellery
9	Works of art
10	Life interest, reversions and interest in expectancy
11	Any other asset

4. Details of qualifications for eligibility as valuer shall be selected as per rule 247.

5. Dis-qualifications for registering as valuer shall be as per rule 247.

6. No person shall qualify for registration as a valuer, other than as a valuer of works of art or virtual digital assets or other class of assets as may be specified by the Board in this behalf, if he is employed under Government or any other employer.

7. Separate form is required to be filled up for getting registration for different class of assets.

8. This form must be accompanied by a fee of Rs. 10,000.

9. Some of the Information in the form would be pre-filled to the extent possible.

FORM NO. 85
[*See* rule 149]

Application under section 247(5) or 247(9) of the Income-tax Act, 2025 (30 of 2025)

To,

*Principal Chief Commissioner,
Chief Commissioner,
Principal Director General,
Director General ________

Sir/Madam,

I hereby apply for service under section 247(5) or 247(9) of the Act. The following particulars are furnished herewith:

Part-A: Personal Information

1.	Name		*(Refer Note 1)*	
2.	Permanent Account Number (PAN)			
3.	Address		*(Refer Note 2)*	
4.	Contact Details			
	Mobile Number		Country Code	Number
	Email ID			
5.	Status		*(Refer Note 3)*	

Part-B1: Nature of Service

6.	Select service under section 247(5) or 247(9) of the Act ***(Select Relevant)***		(i) valuation of property; (ii) assistance in translation; (iii) assistance in digital data acquisition; (iv) assistance in forensic analysis or mining of digital data; (v) any other assistance which may be required for any of the purposes specified in section 247(1), (2) or (3) of the Act.
7.	A.	are you registered as a valuer of property by or under any law in force? ***(Select One)***	*(i) Yes* *(ii) No*
	B.	If answer to row 7(A) is yes, then provide the following:	
	(i)	the law by or under which you are registered.	
	(ii)	the registration number/other identification number as a proof of being registered as a valuer by or under the law mentioned in row 7(B)(i).	
	(iii)	date of the registration certificate/letter etc issued as a	*dd/mm/yyyy*

		proof of your registration as a valuer by or under the law mentioned in row 7(B)(i).	
	(iv)	attach copy of the registration certificate/letter etc issued as a proof of your registration as a valuer by or under the law mentioned in row 7(B)(i).	*(Refer Note 4)*
	(v)	date of commencement of practice as a valuer of property.	*dd/mm/yyyy*
Part-B2: Details for Registration			
8.	In case status of applicant being an individual, provide following:		
	(i)	highest educational qualification relevant to the services applied for in row 6.	
	(ii)	attach a copy of the certificate of highest qualification.	*(Refer Note 4)*
9.	In case status of applicant being 'other than individual', provide following:		
	(i)	total number of individuals who will provide the services applied for in row 6.	
	(ii)	highest educational qualifications of the individuals mentioned in row 9(i). ***(Select One)***	*(i)Graduation* *(ii)Masters* *(iii)Doctorate* *(iv)Others*
	(iii)	attach copies of the certificate(s) of highest and lowest qualification of the individuals mentioned in row 9(ii).	*(Refer Note 4)* *(Repeat, if required)*
10.	(i)	number of years of experience in providing services applied for in row 6.	
	(ii)	attach the documents in support of details filled in row 10(i).	*(Refer Note 4)* *(Repeat, if required)*
11.	Any other relevant details		*(Refer Note 4)*

Verification

I, ___________ *son/daughter/spouse of ___________ having Permanent Account Number_____________ do hereby verify that the information furnished above is true and correct to the best of my knowledge and belief.

I further declare that I am furnishing this form in my capacity as___________*[*self/proprietor/partner/ designated partner/director/any other designation*] of___________ [*name of entity*] and I am authorised to furnish and verify this form.

***Delete whichever is not applicable**

Place:……..

Date:………

Signature

(Name)
Designation

Notes:

1. The first, middle and last name shall be provided in full without any abbreviations.
2. The address shall contain (i) Country or Region, (ii) Flat or Door or Building, (iii) Road or Street or Block or Sector, (iv) PIN or ZIP Code, (v) Post Office, (vi) Area or locality, (vii) District and (viii) State.
3. Fill status as:
   (i) Individual
   (ii) Hindu undivided family
   (iii) Company
   (iv) Firm
   (v) Association of persons, whether incorporated or not
   (vi) Body of individuals, whether incorporated or not
   (vii) Local Authority
   (viii) Artificial Juridical Person
   (ix) Government
   (x) Trust
   (xi) Limited Liability Partnership

4. With respect to row 7, 8, 9, 10, 11, following documents shall be provided as annexures, namely:

Annexure	Particulars
A-1	copy of the registration certificate/letter etc issued as a proof of your registration as a valuer by or under the law mentioned in row 7(B)(iv).
A-2	copy of the certificate of highest qualification mentioned in row 8(ii).
A-3	copies of the certificate(s) of highest and lowest qualification of the individuals mentioned in row 9(iii).
A-4	copies of documents in support of number of years of experience in providing services in row 10(ii).
A-5	any other relevant details mentioned in row 11.

5. Some of the information in the form would be pre-filled to the extent possible.