

Circle Rate in Varanasi: How to Check It Yourself

A one-page guide to pulling the official government rate for your own lane, free, from the source.

Why this sheet has no rate figures in it. Circle rates change by government order, and they are published separately for each sub-registrar office. Any printed list goes stale, and a stale figure at the registry counter costs you real money. So this sheet teaches you to pull the current official list yourself. That list, not a website and not a broker's number, is what the registry office will apply.

What a circle rate actually is

The circle rate (सर्किल रेट, also called the DM circle rate) is the government's minimum notified value for property in a given area. **Stamp duty is charged on whichever is higher: your purchase price, or the circle-rate valuation.** There is no single city-wide figure for Varanasi. Rates differ lane by lane and are published SRO-wise.

Get the official list in 5 steps

1. Go to igrsup.gov.in, the official UP Stamp & Registration (IGRS) portal.
2. Open the **मूल्यांकन सूची** (valuation list) section.
3. Select **Varanasi** as the district.
4. Choose the **sub-registrar office (SRO)** that covers your area, and enter the captcha.
5. Download the **rate-list PDF** and find your mohalla or road.

Not sure which SRO covers a plot, or can't read the list? The sub-registrar (रजिस्ट्री) office can point you to the correct entry for that lane.

What changes the rate on the same street

Factor	Why it matters
Residential vs commercial	Commercial use is rated higher. Check which applies to your plot.
Plot vs built-up	Built-up property adds a construction component on top of the land rate.
Road width / frontage	The most common reason two plots a few metres apart are valued differently.
Exact mohalla or lane	Rates are listed lane-wise, not locality-wise. A locality average is not your rate.

Then work out what you'll actually pay

Stamp duty is calculated on the higher of your price and the circle-rate valuation, and the registration fee comes on top. Two things people forget to budget for:

- **Mutation (दाखिल-खारिज)** after registration. Registration alone does not update the land record.
- **TDS**, if the deal is above ₹50 lakh.

Put your own numbers in with the free calculator at brixon.in/tools/stamp-duty-calculator-varanasi/, which works out stamp duty, registration fee and total registry cost. Full explainer: brixon.in/blog/circle-rate-varanasi-guide/

Before you pay anything: the 4 record checks

1. **Khatauni / land class** on upbhulekh.gov.in. Land recorded as pond (talab/pokhra) or grazing land is government land and **cannot legally be sold to anyone**.
2. **VDA approval** for the layout or colony.
3. **Encumbrance**, meaning nothing is already charged or sold against the plot.
4. **Land use** under the master plan. Agricultural land sold as residential is a common trap.