



**OFFICE OF THE REGISTRAR OF COOPERATIVE SOCIETIES,
GOVERNMENT OF GOA,**

“Sahakar Sankul”, 4th Floor, EDC Complex, Patto,
Panaji-Goa – 403 001

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No: 60/179/SALE-DEEDS/2021-22/TS-I/RCS/ 1761 Dated: 31/07/2023

- Ref.:- 1) Order No. 35/4/2016-RD/919 dated 31/07/2023,
issued by Under Secretary (Revenue – I)
2) Notification No. 8/90/2020-I.D(Estt)/1311 dated 31/07/2023,
Issued by Under Secretary Law (Estt).

Sub.:- Concession in Stamp Duty and Registration Fees for execution of
Sale Deed/Conveyance by the Co-operative Housing Societies in
Goa for the period from 01/08/2023 to 31/10/2023.

CIRCULAR

The copies of Notification dated 31/07/2023 and Order dated 31/07/2023 referred to above are enclosed herewith.

The respective unit In-charge (ARCS or CO as the case may be) of every Co-operative Housing Society registered under all the six zonal offices of this department are hereby directed to give wide publicity to the above referred Notification and Order by which the stamp duty and registration fee for registering Deed of Sale/Conveyance are reduced to just one percent each.

The Government by issuing Notification and Order referred above, extended the scheme for period of 90 days commencing from 01/08/2023, by further simplifying the scheme wherein the reckoning of the registration fee / stamp duty chargeable on instruments of conveyance such as a Deed of Conveyance or Deed of Sale or Deed of Transfer shall be done, and such instruments shall be registered, by the sub-registrar on the basis of the Valuation Report of the property prepared by any Government approved valuer and such Agreement or Memorandum of Understanding without insisting for production



of such Agreement or Memorandum of Understanding registered before the sub-registrar.

The respective Unit In-charge should therefore send a Notice to every Co-operative Housing Society which has not submitted to the zonal office the copy of such Sale Deed/Conveyance of the land on which housing society is standing, calling upon them to avail benefit of this special concession by completing the transfer of Title to land in the name of the Housing Co-operative Society.

Each Unit In-charge shall ensure that a copy of this Circular is served to all Co-operative Housing Societies registered within their respective jurisdiction immediately, so that they can avail the benefit of this concession and avoid further coercive action of de-registration of the society followed by Liquidation and Winding up proceedings.



(Manuel Barreto)

Registrar of Co-operative Societies &
Ex-Officio Jt. Secretary (Co-operation)
Government of Goa, Panaji – Goa

To,

All ARCS & CO's of this Department posted at Head Office, Central Zone, North Zone, Bicholim Zone, Quepem Zone, South Zone, Ponda Zone.

Copy to :-

- 1) All Co-operative Housing Societies in the State of Goa through their respective Unit In-charge.
- 2) Dy. RCS (Tech), O/o RCS, Patto, Panaji – Goa.
- 3) Dy. RCS (Admn), O/o RCS, Patto, Panaji – Goa.

DEPARTMENT OF LAW & JUDICIARY
LAW (ESTABLISHMENT) DIVISION
Government of Goa

Secretariat, Porvorim-Goa, 40352

File No: 8/90/2020-LD(Estt) / 1311

Office of the
Registrar of Co-op. Societies
Goa

सहायक सहकारी संस्थांचे कार्यालय

Inward No.

4827

आगत क्र.:

Date

31/7/2023

तारीख:

Initials

संय:

Dated: 31/07/2023

NOTIFICATION

In exercise of the powers conferred by section 78 of the Registration Act, 1908 (16 of 1908), as in force in the State of Goa, read with section 21 of the General Clauses Act, 1897 (Central Act 10 of 1897), and all other powers enabling it in this behalf, the Government of Goa hereby further amends the Table of Fees as published in the Official Gazette (Supplement), Series I No. 31, dated 01-11-1965, as follows, namely:

In the Table of Fees, in article I,-

- (i) in item (3), in clause (a), for the existing note, the following note shall be substituted, namely:

Note: For a period of three months with effect from the 1st day of August, 2023, the registration fee at the rate of one percent of the present market value of the property shall be levied in case of an instrument such as a Deed of Conveyance or Deed of Sale or Deed of Transfer executed in pursuance of an Agreement or Memorandum of Understanding executed on or before 31-03-2014 in respect of,

- (i) a plot of land of an area not exceeding 600 square meters where the occupancy certificate also has been obtained after completion of construction on such plot of land on or before the said date; or
- (ii) a dwelling unit having built up area not exceeding 200 square meters.

Explanation: Reckoning of the registration fee chargeable on instruments of conveyance such as a Deed of Conveyance or Deed of Sale or Deed of Transfer referred above shall be done, and such instruments shall be registered, by the sub-registrar on the basis of the Valuation Report of the property prepared by any Government approved valuer and such Agreement or Memorandum of Understanding without insisting for production of such Agreement or Memorandum of Understanding registered before the sub-registrar;";



(ii) for Note 1, the following note shall be substituted, namely:

"*Note 1.* For a period of three months with effect from the 1st day of August, 2023, the registration fee at the rate of one percent of the present market value of the property shall be levied on conveyance executed by or on behalf of the co-operative housing society which has been registered under the Goa Co-operative Societies Act, 2001 (Goa Act 36 of 2001) on or before 31-03-2014."

This Notification shall come into force on the 1st day of August, 2023.

By Order and in the name of
the Governor of Goa



(Amir Y. Parab)
Under Secretary Law (Estt).
Law Department

To,

The Director, Printing and Stationery, Government Printing Press, Panaji, Goa with request to publish Notification in Official Gazette Extraordinary today i.e 31/07/2023. It is certified that the Notification is fit for publication. Two copies of the Official Gazette Extraordinary, containing the above Notification may be sent to this Department for record.

Copy to:-

1. The State Registrar-cum-Head of Notary Services, 7th floor, Shramashakti Bhawan, Patto, Panaji - Goa.
2. The Director, Directorate of Accounts, Panaji-Goa.
3. The Sr. Dy. Accountant General (Audit), Audit Bhavan, Green Valley, Alto Porvorim, Goa.
4. The Under Secretary, Revenue Department, Secretariat, Porvorim, Goa
5. The Under Secretary, Finance (Exp) Department, Secretariat, Porvorim, Goa.
6. Guard file.
7. O/c.



Government of Goa
Revenue Department
Secretariat, Porvorim-Goa. 403 521

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| Office of the Registrar of Societies | |
| सहकार संस्थांच्या नोंदी कार्यालय | |
| Inward No. | 4826 |
| आवक क्र.: | 4826 |
| Date | 31/07/2023 |
| तारीख: | 31/07/2023 |
| Initials | |
| पत्र | |
| Dated: 31/07/2023 | |

No: 35/4/2016-RD / 313

Read: (1) Government Order No. 35/4/2016-RD dated 30-03-2017, published in the Official Gazette, Extraordinary, Series I No. 52, dated 30-03-2017.

(2) Government Order No. 35/01/03/2018-RD/1029 dated 31-05-2018, published in the Official Gazette, Series I No. 10, dated 07-06-2018.

(3) Government Order No. 35/4/2016-RD/2587 dated 14-11-2019, published in the Official Gazette, Series I No. 35, dated 28-11-2019.

(4) Government Order No. 35/4/2016-RD dated 12-10-2022, published in the Official Gazette, Extraordinary No.6, Series I No. 27, dated 12-10-2022.

(5) Government Order No. 35/4/2016 -RD dated 26-04-2023, published in the Official Gazette, Series I No. 4 dated 27-04-2023.

ORDER

In exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (Act 2 of 1899), as in force in the State of Goa, read with section 21 of the General Clauses Act, 1897 (10 of 1897), the Government of Goa hereby further amends the Government Order No. 35/4/2016-RD dated 30-03-2017, published in the Official Gazette, Extraordinary, Series I No. 52, dated 30-03-2017 (hereinafter referred to as the "principal Order") as follows, namely:—

In the principal Order,-

(1) for clause (ia), the following clause shall be substituted, namely:-

“(ia) reduces the stamp duty chargeable on conveyance such as a Deed of Conveyance or Deed of Sale or Deed of Transfer executed in pursuance of an Agreement or Memorandum of Understanding executed on or before 31/03/2014 in respect of,-

(i) a plot of land of an area not exceeding 600 square meters where the occupancy certificate also has been obtained after completion of construction on such plot of land on or before the said date; or

(ii) a dwelling unit having built up area not exceeding 200 square meters,

(not being a transfer charged or exempted under article No. 62), which is presently specified in article 22(b) of Schedule I-A of the said Act, to the scale of one percent of the present market value of the property, for a period of three months with effect from the 1st day of August, 2023.

Explanation: Reckoning of the stamp duty chargeable on instruments of conveyance such as a Deed of Conveyance or Deed of Sale or Deed of Transfer referred above shall be done, and such instruments shall be registered, by the sub-registrar on the basis of the Valuation Report of the property prepared by any Government approved valuer and such Agreement or Memorandum of Understanding without insisting for production of such Agreement or Memorandum of Understanding registered before the sub-registrar;";

(II) for clause (ii), the following clause shall be substituted, namely:-

“(ii) reduces the stamp duty chargeable on conveyance (not being a transfer charged or exempted under article No. 62) so far as it relates to immovable property, which is presently specified in article 22(b) of Schedule I-A of the said Act, executed by or on behalf of the co-operative housing society registered under the Goa Co-operative Societies Act, 2001 (Goa Act 36 of 2001) on or before 31/03/2014, to the scale of one percent of the present market value of the property, for a period of three months with effect from the 1st day of August, 2023;”.

This Order shall come into force on the 1st day of August, 2023.



By Order and in the name of
the Governor of Goa

(Durga Kinlekar)
(Under Secretary (Revenue-I))

To,
The Director (Printing & Stationery), Government Printing Press, Panaji-Goa with a request to publish the above notification in next Government Gazette.

Copy to:

1. The Collector, North Goa District, Collectorate Building, Panaji-Goa
2. The Collector, South Goa District, Matanhy Saldanha Administrative Complex, Near KTC Bus Stand, Margao-Goa.
3. The Director, Directorate of Settlement and Land Records, Panaji-Goa.
4. The State Registrar & Notary Services, Panaji, Goa.
5. The Registrar of Co-operative Societies, Patto, Panaji, Goa.
6. The Accountant General, Audit Bhavan, Porvorim, Goa.
7. The Director, Directorate of Accounts, Panaji-Goa.
8. The O.S.D. to Hon'ble Chief Minister, Ministerial Block, Porvorim-Goa
9. The P.S to Hon'ble Revenue Minister, Ministerial Block, Porvorim-Goa.
10. Guard file
11. O/c.