



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

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Panaji-Goa – 403 001

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No: 60/179/SALE-DEEDS/2021-22/TS-I/RCS/ 1731

Dated: 31/07/2023

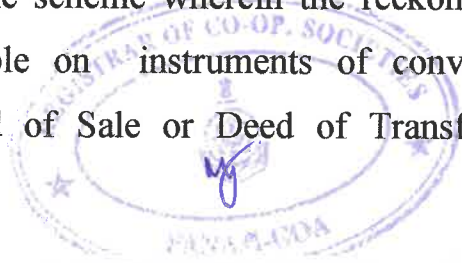
Sub: Concession for Co-operative Housing Societies towards processing fees.

**PRESS NOTE**

In pursuance of the Budget assurance to give relief to Co-operative Housing Sector by allowing Housing Societies to get the land transferred in their name by executing the required sale/conveyance deed, as a one time measure, it was proposed flat rate of fees for registration deeds, if these Societies come forward and register the deeds within the fixed deadline. Similarly it was assured that benefits would also be extended to individuals who have entered into agreement for sale of small plot of land and constructed their residential houses and are staying in the flats without executing sale deeds.

In this connection, the budget assurance given by the Hon'ble Chief Minister was fulfilled by issuing Notification No 8/90/2020-ID (Estt)/721 dated 26/04/2023 and Order No. 35/4/2016-RD/544 dated 26/04/2023 for giving special concession for stamp duty and registration fees, wherein the special rates provided are just 1% each of stamp duty and registration fees and these special concession in rate of stamp duty and registration fees was available only if the deed of sale/ conveyance is registered with the concerned Sub-registrar's office within period of three months commencing from 01/05/2023.

The Government has now, further extended the scheme by issuing Notification bearing No. 8/90/2020-I, D(Estt)/1311 dated 31/07/2023 issued by the Under Secretary Law (Estt), Law Department and Order bearing No. 35/4/2016-RD/919 dated 31/07/2023 issued by the Under Secretary (Revenue-I), further extending 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.

Copies of the Notification and Order are annexed herewith.

It is desired that the matter may be given wide publicity.



(Manuel Barreto)  
Registrar of Co-operative Societies  
Government of Goa.

To,

1. Director of Information & Publicity, Govt. of Goa, Panji with a request to release to press for wide publicity.
2. Station Director, Goa Doordarshan, Altinho, Panji, Goa with a request to give publicity.
3. Station Director, All India Radio, Altinho, Panji, Goa with a request to give publicity.

Copy submitted to :-

- 1) Under Secretary to Hon'ble Chief Minister, Secretariat, Porvorim, Goa.
- 2) Under Secretary to Hon'ble Minister for Cooperation, secretariat, Porvorim, Goa.
- 3) Under Secretary to Chief Secretary, secretariat, Porvorim, Goa.
- 4) P.A. to Secretary (Cooperation), Secretariat, Porvorim, Goa.

Copy to:-

1. Joint Secretary (revenue), Govt. of Goa, secretariat, Porvorim, Goa.
2. State Registrar cum Head Notary Services, Shram Shakti Bhavan, Patto, Panjim, Goa
3. Dy. Registrar of Co-operative Societies (Tech), patto, panjim – Goa, with a request to display the same on the H.O. notice Board till last day of concession period.
4. All Zonal Offices with a request to display the same on their respective Notice Board till last day of concession period and also to forward the same to the all Co-operative Housing Societies within their jurisdiction on or before 03/08/2023

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 Coop. Societies Panaji-Goa	
सहकारी माल्य निवहाकचे कार्यालय पणजी-गोवा	
Inward No.	4827
आक. क्र.:	
Date	31/7/2023
तारीख:	
Initials	
सय:	
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 1<sup>st</sup> 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 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 1<sup>st</sup> 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 1<sup>st</sup> 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, 7<sup>th</sup> floor, Shramashakti Bhawan, Pato, 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 52

Office of the Registrar of Co-op. Societies Panaji Goa	
सहकारी समाज सेवा विभाग कार्यालय पानजी गोवा	
Inward No.	4826
आवक क्र.:	
Date	31/7/2023
तारीख:	
Initials	A
सूचक:	
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,-

- (I) 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 1<sup>st</sup> 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 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 1<sup>st</sup> day of August, 2023;”.

**This Order shall come into force on the 1<sup>st</sup> 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.