

ANNEXURE-B

REVENUE DEPARTMENT - I

Brief write up on “Preparation of Economic Survey 2024-25”

Legislation

The Goa Escheats, Forfeiture and Bona Vacantia Act, 2024 was enacted and published on Official Gazette on 11/10/2024 to provide for taking over of charge, management, administration, supervision, custody and disposal of property vested in the State of Goa qua ultimaheres under Article 296 of the Constitution of India by escheat or lapse, or as bona vacantia and unclaimed property.

The Revenue Department issued Circular No. 1/1/2020-RD-1/765 dated 14/08/2024, under Section 18K of the Goa Agricultural Tenancy Act, 1964, regarding agricultural land purchased by tenants. The circular aimed to simplify the procedure, streamline the process, and address difficulties to ensure efficient implementation.

An amendment to the Goa Agricultural Tenancy (Special Rights and Privileges of Tenants) Rules, 1977, has been carried out to permit the transfer of land under Section 18K for community or public purposes by local authorities, such as Village Panchayats, Municipal Councils, or Municipal Corporations. This amendment facilitates the utilization of such land for developmental and welfare activities, thereby promoting public interest.

An amendment to the Goa Agricultural Tenancy (Discharge of Joint Responsibility of Tenants) Rules, 1964, has been made to empower Mamlatdars to take necessary action in cases of violations by the Managing Committee of the Tenant Association. This amendment ensures better oversight, accountability, and compliance within Tenant Associations, thereby strengthening the governance and effective implementation of tenancy laws.

The Indian Stamp (Goa Amendment) Act, 2024 (Goa Act 23 of 2024), was enacted and notified in the Official Gazette on 16/10/2024. Section 3A of the Act was amended, replacing the words "fifteen times" with "six times." for reducing the Stamp Duty rates in view of the State Government expecting to generate revenue through auction premiums and upfront payments under the Mineral Auction Rules, 2015.

Vide Notification dated 14/03/2024, Rule 9, 11, 15, Form 1 and Form 2 of the Goa e-Stamp Rules, 2022 have been amended for retaining percentages towards commission or discount & remission and for increasing stationery charges by the Authorized Collection Centers to Rs. 15/-.

The land rates in five talukas have been revised vide Orders dated 13/09/2024 and 30/10/2024 to align them with prevailing market rates. This revision aims to increase Stamp Duty as revenue for the State Government while ensuring fair valuation of land transactions, thereby enhancing transparency and reducing discrepancies in land

valuation.

Provisions are made in the Code of Comunidade, so that Comunidade obtains approval of the Government before it approaches the Administrative Tribunal for permission to institute, admit, compromise or withdraw civil suits.

In August 2024, key amendments were made to the Code of Comunidades for enhancing governance, transparency, and legal clarity & integrity. These include:

1. To strengthen electoral accountability amendment was made and Article 41A was introduced which debars members from contesting Comunidade elections after an adverse legal decision, even during the pendency of appeals.
2. Introduction of Article 181-A provides for appointing a Custodian to replace the Managing Committee for a Triennium, ensuring effective oversight under the same obligations as the Committee.
3. Chapter IVA (Articles 316A to 316I) has been introduced to ensure transparency in the decision-making process regarding the grant of land on licenses for commercial events.
4. Article 334-C is amended to provide legal status and strength to the grant of permanent lease by declaring it as emphyteusis.
5. Introduction of Article 334-D gives legal recognition to land grants held by religious entities for over 50 years.

These amendments mark a significant step toward modernizing the Comunidades and ensuring accountability, efficiency, and legal integrity in their functioning.

Further in October 2024, an Ordinance was introduced to empower the Administrator of Comunidade to initiate the reversion of any land granted or divested for a specific purpose or use that has been utilized for purposes other than those originally specified. The purpose of this amendment is to ensure that land granted for specific purposes is used in accordance with its original intent, thereby safeguarding the interests of the Comunidade and preventing misuse or diversion of land for unauthorized activities.