LEGISLATIVE ASSEMBLY OF THE STATE OF GOA

The Indian Stamp (Goa Amendment) Bill, 2026

(Bill No. 52 of 2026)

(To be introduced in the Legislative Assembly of the State of Goa)

GOA LEGISLATURE SECRETARIAT
ASSEMBLY HALL, PORVORIM
AUGUST, 2026

The Indian Stamp (Goa Amendment) Bill, 2026

(Bill No. 52 of 2026)

A

BILL

further to amend the Indian Stamp Act, 1899 (Act 2 of 1899), as in force in the State of Goa.

BE it enacted by the Legislative Assembly of Goa in the Seventy-seventh Year of the Republic of India as follows:—

1. Short title and commencement.— (1) This Act may be called the Indian Stamp (Goa Amendment) Act, 2026.

(2) It shall come into force at once except clause (ii) of section 3 which shall be deemed to have come into force on the 30th day of March, 2026.

2. **Amendment of section 4.—** In the Indian Stamp Act, 1899 (Act 2 of 1899), as in force in the State of Goa (hereinafter referred to as the "principal Act"), in section 4,—

(i) in sub-section (1),—

(a) for the expression "sale, mortgage or settlement", the expression "development agreement, sale, lease, mortgage or settlement" shall be substituted;

(b) for the expression "conveyance, mortgage or settlement", the expression "conveyance, development agreement, lease, mortgage or settlement" shall be substituted;

(c) for the words "one rupee", the words "one thousand rupees" shall be substituted;

(ii) in sub-section (2), after the existing proviso, the following proviso shall be inserted, namely:—

"Provided further that if the parties fail to determine the principal instrument between themselves, then the officer before whom the instrument is produced for the purpose of registration may, for the purposes of this section, determine the principal instrument.".

3. **Amendment of Schedule I-A.—** In Schedule I-A of the principal Act,—

(i) in article 5,—

(a) after clause (b), the following clause shall be inserted, namely:—

"(b-a) (i) if relating to giving authority or power to a promoter or a developer, by whatever name called, for construction on, development of or, sale or transfer (in any manner whatsoever) of, any immovable property.	The same duty as is leviable on a conveyance under clause (a) or (b), as the case may be, of article 22, on the market value of the property: Provided that, if the proper stamp duty is paid under clause (g) of article 48 on a power of attorney executed between the same parties in respect of the same property then, the stamp duty under this article shall be one thousand rupees.
(ii) if relating to the purchase of one or more units in any scheme or project by a person from a developer: Provided that, on conveyance of property by the person, under an agreement under this sub-clause, to the subsequent purchaser, the duty chargeable for each unit under this sub-clause shall be adjusted against the duty chargeable under article 22 (conveyance) after keeping the balance of one thousand rupees. If	Same duty as is leviable on conveyance under clause (a) or (b), as the case may be, of article 22, on the market value of the unit.";

on adjustment, no duty is required to be paid, then the minimum duty for the conveyance shall be rupees one thousand. Explanation.— For the purposes of this sub-clause, the unit shall include a flat, apartment, tenement, block or any other unit by whatever name called, as approved by the Competent Authority in the building plan.	

(b) for clause (c), the following clause shall be substituted, namely:—

"(c) if relating to any other agreement for the sale of an immovable property.	The same duty as is leviable on conveyance under clause (a) or (b), as the case may be, of article 22, on the market value of the property.";

(ii) in article 22,—

(a) after clause (b), the following clause shall be inserted, namely:-

"

(c) **CONVEYANCE,** so far as it relates to reconstruction or amalgamation or merger/de-merger of companies by an order of the High Court under section 394 of the Companies Act, 1956 (Central Act 1 of 1956) or reconstruction or amalgamation or merger/de-merger of companies under sections 232 and 233 of the Companies Act, 2013 (Central Act 18 of 2013) by the Tribunal.	5 per cent subject to a maximum of Rs. 10.00 crore, on an amount of the market value of the property or on the amount of such consideration as set forth in the instrument or order.

"

(iii) for article 48, the following article shall be substituted, namely:—

"

48. POWER OF ATTORNEY not being a Proxy,—	
(a) when executed for the sole purpose of procuring the registration of one or more documents in relation to a single transaction or for admitting execution of one or more such documents	One thousand rupees.

(b) when required in suit or proceedings under the Presidency Small Cause Courts Act, 1882 (XV of 1882)	One thousand rupees.
(c) when authorising one person or more to act in a single transaction other than the case mentioned in clause (a)	One thousand rupees.
(d) when authorising one person to act in more than one transaction or generally	One thousand rupees.
(e) when authorising more than one person to act in single transaction or more than one transaction jointly or severally or generally	One thousand rupees.
(f) when authorizing to sell or transfer immoveable property,—	
(i) if given to the father, mother, brother, sister, wife, husband, daughter, son, grandson, grand-daughter, father-in-law, mother-in-law, brother-in-law or sister -in-law and	One thousand rupees.

(ii) in any other case.	The same duty as is leviable on a conveyance under clause (a) or (b), as the case may be, of article 22, on the market value of the property
(g) when given to a promoter or developer by whatever name called, for construction on, development of, or sale or transfer (in any manner whatsoever) of, any immoveable property.	The same duty as is leviable on a conveyance under clause (a) or (b), as the case may be, of article 22, on the market value of the property: Provided that, if proper stamp duty is paid under clause (b-a) of article 5 on an agreement, or memorandum of an agreement executed between the same parties and in respect of the same property, the duty chargeable under this clause shall be rupees one thousand.
(h) in any other case.	One thousand rupees for each person authorized.
Explanation I.— For the purpose of this article more persons than one when belonging to the same firm shall be deemed to be one person. Explanation II.— The term 'registration' includes every operation incidental to registration under the Registration Act, 1908	

(XVI of 1908), as in force in the State of Goa. Explanation III.— Where under clause (f), duty has been paid on the power of attorney, and the conveyance relating to that property is executed in pursuance of power of attorney between the executant of the power of attorney and the person in whose favour it is executed, the duty on conveyance shall be the duty calculated on the market value of the property reduced by duty paid on the power of attorney		”.

4. Repeal and saving.— (1) The Indian Stamp (Goa Amendment) Ordinance, 2026 (Ordinance No. 1 of 2026) is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the principal Act, as amended by the said Ordinance, shall be deemed to have been done or taken under the principal Act, as amended by this Act.

STATEMENT OF OBJECTS AND REASONS

The Bill seeks to amend the provisions of the Indian Stamp Act, 1899 (Act 2 of 1899), as in force in the State of Goa, (hereinafter referred to as the "said Act") so as to rationalise the levy of stamp duty, remove ambiguity in the treatment of instruments executed as part of a single transaction, avoiding multiple incidences of stamp duty on the same transaction, and facilitating ease of doing business while safeguarding the revenue of the State.

Clause 3 of the Bill further seeks to amend article 5 of Schedule I-A of the said Act to provide that where an agreement confers authority upon a promoter or developer for the construction, development, sale or transfer of immovable property, such agreement shall be chargeable with stamp duty as a conveyance. However, where a Power of Attorney in respect of the same property is executed between the same parties solely for the implementation of the same transaction and is chargeable under article 48, the agreement shall instead be chargeable with a fixed stamp duty of ₹1,000/-. This amendment seeks to ensure that stamp duty equivalent to a conveyance is levied only once in respect of the transaction.

The Bill also seeks to amend article 22 of Schedule I-A to rationalise the stamp duty payable on conveyances arising out of corporate restructuring through Schemes of Arrangement, including amalgamations, mergers, demergers and reconstructions approved by the High Court or the National Company Law Tribunal. The proposed amendment seeks to reduce the stamp duty payable on such transactions, including amalgamations of subsidiary companies with their parent companies, thereby providing fiscal relief to companies undertaking genuine corporate restructuring and promoting a more business-friendly regulatory environment.

The Bill also seeks to amend article 48 of Schedule I-A so that where a Power of Attorney relating to immovable property is executed in favour of a promoter or developer authorising construction, development, sale or transfer of such property, it shall ordinarily be chargeable with stamp duty as a conveyance. However, where stamp duty equivalent to a conveyance has already been paid on an agreement executed under Article 5 between the same parties in respect of the same transaction, any Power of Attorney executed in furtherance thereof shall be chargeable only with a fixed stamp duty of ₹1,000/-. This amendment is intended to avoid duplication of stamp duty while ensuring that the principal transaction remains adequately stamped.

The Bill also seeks to repeal the Indian Stamp (Goa Amendment) Ordinance, 2026 (Ordinance No. 1 of 2026) promulgated by the Hon'ble Governor of Goa on 30/03/2026.

The Bill seeks to achieve the above objects.

FINANCIAL MEMORANDUM

The proposed rationalization of stamp duty is likely to have an impact on the revenue of the State. However, it cannot be quantified at this stage.

MEMORANDUM REGARDING DELEGATED LEGISLATION

No delegated legislation is envisaged in this Bill.

Porvorim–Goa 31/08/2026.	**Atanasio Monserrate** Minister for Revenue

Assembly Hall, Porvorim-Goa 31/08/2026.	**(Namrata Ulman)** Secretary to the Legislative Assembly of Goa.

Governor's Recommendation under Article 207 of the Constitution of India

In pursuance of Article 207 of the Constitution of India, I, Shri Pusapati Ashok Gajapathi Raju, Governor of Goa, hereby recommend the introduction and consideration of the Indian Stamp (Goa Amendment) Bill, 2026 by the Legislative Assembly Goa.

LOK BHAVAN
Dona Paula, Goa.
DATE: August, 2026.

Pusapati Ashok Gajapathi Raju
Honourable Governor of Goa.

ANNEXURE

Extract of section 4 of the Indian Stamp Act, 1899 (2 of 1899), as in force in the State of Goa

---

4. Several instruments used in single transaction of sale, mortgage or settlement.- (1) Where, in the case of any sale, mortgage or settlement, several instruments are employed for completing the transaction, the principal instrument only shall be chargeable with the duty prescribed in Schedule 1 or in Schedule I-A, as the case may be, for the conveyance, mortgage or settlement, and each of the other instruments shall be chargeable with a duty of one rupee instead of the duty (if any) prescribed for it in Schedule 1 or in Schedule 1-A, as the case may be.

(2) The parties may determine for themselves which of the instrument so employed shall, for the purposes of sub-section (1), be deemed to be the principal instrument:

Provided that the duty chargeable on the instrument so determined shall be the highest duty which would be chargeable in respect of any of the said instruments employed.

Extract of article 5 in Schedule I-A of the Indian Stamp Act, 1899 (2 of 1899), as in force in the State of Goa

Sr. No.	Article	Clause	Existing Provision
1	***5.***	***AGREEMENT OR MEMORANDUM OF AN AGREEMENT —***	
		(a) if relating to the sale of a bill of exchange.	*One hundred rupees*
		(b) if relating to the sale of the purchase or sale of Government security or share in an incorporated company or other body corporate.	*Twenty paise for every rupees ten or part thereof of value of the security or share.*
		(c) if relating to an agreement for the sale of an immovable property.	*2.9 percent of the market value of the immovable property, subject to a minimum duty of rupees one hundred and rounded up to the nearest hundred in its multiples thereof.*
		(d) if not otherwise provided for ...	*One thousand rupees*
Exemptions			
Agreement or memorandum of agreement-			
(a) for or relating to the sale of goods or merchandise exclusively not being a NOTE or MEMORANDUM chargeable under No. 42;			
(b) made in the form of tenders to the Central Government for or relating to any loan;			
AGREEMENT TO LEASE. See LEASE (No. 34)			

Extract of article 22 in Schedule I-A of the Indian Stamp Act, 1899 (2 of 1899), as in force in the State of Goa

---

Sr. No.	Article	Clause	Existing Provision
1	*22*	*(a)* ***CONVEYANCE,*** *other than a conveyance specified in clause (b), not being a transfer charged or exempted under Article No. 62.*	--
		when the amount or value of the consideration for such conveyance as set forth therein does not exceed Rs. 50/-	*Three rupees.*
		where it exceeds Rs. 50/- but does not exceed Rs. 100/-	*Five rupees.*
		where it exceeds Rs. 100/- but does not exceed Rs. 200/-	*Ten rupees.*
		where it exceeds Rs. 200/- but does not exceed Rs. 300/-	*Fifteen rupees.*
		where it exceeds Rs. 300/- but does not exceed Rs. 400/-	*Twenty rupees.*
		where it exceeds Rs. 400/- but does not exceed Rs. 500/-	*Twenty five rupees.*
		where it exceeds Rs. 500/- but does not exceed Rs. 600/-	*Thirty rupees.*
		where it exceeds Rs. 600/- but does not exceed Rs. 700/-	*Thirty five rupees.*
		where it exceeds Rs. 700/- but does not exceed Rs. 800/-	*Forty rupees.*
		where it exceeds Rs. 800/- but does not exceed Rs. 900/-	*Forty five rupees.*
		where it exceeds Rs. 900/- but does not exceed Rs. 1,000/-	*Fifty rupees.*
		and for every Rs. 500/- or part thereof in excess of Rs. 1,000/-.	*Thirty five rupees.*

Exemptions *Assignment of copyright by entry made under the copyright Act, 1957.*			--
		(b) ***CONVEYANCE*** *(Not being a transfer charged or exempted under Article No. 62) so far as it relate to immovable property.*	--
		Where the amount or value of the consideration for such conveyance as set forth therein does not exceed Rs. 200/-	*Fifteen rupees.*
		Where it exceeds Rs. 200/- but does not exceed Rs. 300/-	*Twenty rupees.*
		Where it exceeds Rs. 300/- but does not exceed Rs. 400/-	*Thirty rupees.*
		Where it exceeds Rs. 400/- but does not exceed Rs. 500/-	*Forty rupees.*
		Where it exceeds Rs. 500/- but does not exceed Rs. 600/-	*Forty five rupees.*
		Where it exceeds Rs. 600/- but does not exceed Rs. 700/-	*Fifty rupees.*
		Where it exceeds Rs.700/- but does not exceed Rs. 800/-	*Sixty rupees.*
		Where it exceeds Rs. 800/- but does not exceed Rs. 900/-	*Sixty five rupees.*
		Where it exceeds Rs. 900/- but does not exceed Rs. 1,000/-	*Seventy five rupees.*
		and for every Rs. 500/- or part thereof in excess of Rs. 1,000/-	*Forty rupees.*

Extract of article 48 in Schedule I-A of the Indian Stamp Act, 1899 (2 of 1899), as in force in the State of Goa

---

Sr. No.	Article	Clause	Existing Provision
1	***48.***	***POWER OF ATTORNEY not being a Proxy:—***	
		(a) when executed for the sole purpose of procuring the registration of one or more documents in relation to a single transaction or for admitting execution of one or more such documents	*One hundred rupees*
		(b) when required in suits or proceedings under the Presidency Small Cause Courts Act, 1882 (15 of 1882)	*One hundred rupees*
		(c) when authorising one person or more to act in a single transaction other than the case mentioned in clause (a)	*One hundred rupees*
		(d) when authorising one person to act in more than one transaction or generally	*One hundred rupees*
		(e) when authorising more than one person to act in single transaction or more than one transaction jointly or severally or generally	*One hundred rupees*
		(f) when authorizing to sell or transfer immovable property,-	
		(i) if given to the father, mother, brother, sister, wife, husband, daughter, son, grandson, grand-daughter or such other close relative; and	*Five hundred rupees*
		(ii) in any other case	*The same duty as is leviable on a conveyance under clause (a) or (b), as the*

			case may be, of Article 22, on the market value of the property.
		(g) when given to a promoter or developer by whatever name called, for construction on, development of, or sale or transfer (in any manner whatsoever) of, any immovable property	*The same duty as is leviable on a conveyance under clause (a) or (b), as the case may be, of Article 22, on the market value of the property.*
		(h) in any other case	*One hundred rupees for each person authorised.*

Explanation 1.— For the purpose of this Article more persons than one when belonging to the same firm shall be deemed to be one person.

Explanation II.— The term 'registration' includes every operation incidental to registration under the Registration Act, 1908 (16 of 1908).

Explanation III.— Where under clause (f), duty has been paid on the power of attorney, and a conveyance relating to that property is executed in pursuance of power of attorney between the executant of the power of attorney and the person in whose favour it is executed, the duty on conveyance shall be the duty calculated on the market value of the property reduced by duty paid on the power of attorney.

PRINTED AT THE GOVERNMENT PRINTING PRESS, PANAJI-GOA–532/130–8/2026.