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LEGISLATIVE ASSEMBLY OF THE STATE OF
GOA

**The Goa Co-operative Societies
(Amendment) Bill, 2026.**

(Bill No. 60 of 2026)

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

GOA LEGISLATURE SECRETARIAT
ASSEMBLY HALL, PORVORIM
AUGUST, 2026

**The Goa Co-operative Societies
(Amendment) Bill, 2026.**

(Bill No. of 2026)

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BILL

further to amend the Goa Co-operative Societies Act, 2001 (Goa Act 36 of 2001).

5 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 Goa Co-operative Societies (Amendment) Act, 2026.

10 (2) It shall be deemed to have come into force on the 6th day of July, 2026.

2. Amendment of section 2.— In section 2 of the Goa Co-operative Societies Act, 2001 (Goa Act 36 of 2001) (hereinafter referred to as the “principal Act”), in clause (43), after the words “this Act”, the words “and includes multipurpose society or any other society as may be notified by the Government from time to time” shall be inserted.

3. Amendment of section 6.— In section 6 of the principal Act, after second proviso, the following proviso shall be inserted, namely:—

20 “Provided also that dwelling units constructed prior to coming into force of the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016), and having three or more dwelling units in such building who could not form any type of housing society as specified under this Act or rules framed thereunder, may appoint a person among themselves as chief promoter to file an application before Registrar of Co-operative Societies accompanied by Notarized
25 copies of Agreements, registered or unregistered instrument of sale or conveyance Deed executed by builder and/or land owner, in favour of such apartment or flat owners evidencing transfer of property, rights therein and payment of consideration. Such application shall be filed by Chief Promoter not later than the date as shall be notified by the

Government, alongwith such other documents as may be prescribed and the occupancy certificate, if any, issued by local authority.

4. Amendment of section 7.— In section 7 of the principal Act,—

(i) in sub-section (1), for the words “four copies”, the words “two copies” shall be substituted;

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(ii) in sub-section (2), in clause (b), for the existing proviso, the following proviso shall be substituted, namely:—

“Provided that in case where a co-operative housing society consists of more than five persons in accordance with the scheme of housing on the plot of land mentioned in the objects of the society, the application shall be signed by not less than such total number of members as may be prescribed”.

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5. Amendment of section 28.— In section 28 of the principal Act, in sub-section (9), after the proviso, the following Explanation shall be inserted, namely:—

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“Explanation.— For the purposes of this section, conducting meeting virtually shall be considered as valid. However, while election of board members vote shall be exercised personally.”

6. Amendment of section 28A.— In section 28A of the principal Act, the following proviso shall be inserted, namely:—

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“Provided that in case of a cooperative bank, restriction on holding of shares by a member thereof shall be as specified by the Reserve Bank of India from time to time”.

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7. Amendment of section 42.— In section 42 of the principal Act, in sub-section (2), after clause (f), the following clause shall be inserted, namely:—

“(g) Loan shall be sanctioned on such terms and conditions which are in consonance to the rules made under this Act.”.

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8. Amendment of section 58.— In section 58 of the principal Act, in sub-section (3), clause (d) shall be omitted.

9. Amendment of section 59.— In section 59 of the principal Act, —

(i) in sub-section (6), for the first proviso, the following proviso shall be substituted, namely: —

5 “Provided that, every member of the Board of Directors shall submit a self declaration cum undertaking within fifteen days from assuming the office, in such form as may be prescribed. Any member of the Board of Directors who fails to submit such declaration within specified period shall be deemed to have vacated
10 his office. Such member shall also file annual returns about their movable and immovable property, loan transactions and their dealings with the other societies/banks in the form specified by the Registrar from time to time depending upon the type of society.”;

15 (ii) in sub-section (11), after the words “continue on the board”, the words “of any society” shall be inserted.

10. Amendment of section 60.— In section 60 of the principal Act,—

(i) in sub-section (2), after clause (c), the following clause shall be inserted, namely:—

20 “(d) has not undergone one-week training on cooperative management within six months from the date of being chosen as a Director.”;

(ii) after sub-section (3), the following sub-sections shall be inserted, namely:—

25 “(4) In order to be eligible for being chosen as a Director on the board of any Apex or Federal society, he shall,—

(a) have been the elected member of the Board of the society he is representing for atleast five years;

30 (b) be representing a society having earned net profit for continuous period of three years;

(c) be representing a society which is functional and have posted continuous growth in turnover for three years preceding the election;

(d) be representing a society having complied with the statutory requirement specified under the Act.

(5) If member on the board of Apex society or Federal society is disqualified and/or penalized under the provision of the Act, such member shall forthwith cease to be a member on Board of Directors and deemed to have vacated his office as director on the Apex or Federal society:

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Provided that if remaining directors allow any of such disqualified director to continue on the board then entire board of directors of such Apex or Federal society shall be deemed to have been disqualified and all such directors shall cease to continue on the board.”.

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11. Substitution of section 61.— For section 61 of the principal Act, the following section shall be substituted, namely:—

“61. Disqualification of all directors of the board.— (1) Notwithstanding anything contained in the foregoing section, the Registrar, after affording reasonable opportunity of being heard to the Directors, disqualify all the directors of the board and such directors shall be ineligible to continue as directors of any society for a period of six years, if during their term as directors of the society,—

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(a) annual general meeting is not conducted within three months of closure of the society’s accounting year;

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(b) a requisitioned general meeting is not conducted within the specified time;

(c) audited accounts for the preceding co-operative year is not placed before the Annual General Body Meeting;

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(d) they allow any of disqualified directors to continue on the board;

(e) they did not file returns under section 81 of the Act, in any electronic mode or in the module provided, within thirty days from the date of Annual General Body Meeting;

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(f) they are held responsible for not providing the information as required under section 32 of the Act;

(g) they have failed to start business of society as per the main objects specified under the bye-laws;

5 (h) they have failed to take any coercive action on recovery of overdue loan account which are classified as Non-Performing Assets, by following due procedure.

(2) If it is proved that the aforesaid omission or commission was with the consent or connivance of or is attributed to any gross negligence on the part of any Auditor, Director, Chief Executive, Managing Director or any other officer of the society, such Auditor,
10 Director, Chief Executive, Managing Director or any other officer of the society shall be guilty and shall be liable for penalty which shall not be less than rupees one hundred but not exceed rupees twenty-five thousand.”.

15 **12. Amendment of section 62.**— In section 62 of the principal Act, in sub-section (1), in clause (f),—

(i) sub-clause (ii) shall be omitted;

(ii) sub-clauses (iii), (iv), (v) and (vi) shall be re-numbered as sub-clauses (vii), (viii), (ix) and (x) respectively and before sub-clause (vii) as so renumbered, the following clauses shall be
20 inserted, namely:—

“(ii) to recruit new staff, holding the certificate of co-operative training for minimum six months duration from recognized co-operative training institute;

25 (iii) to organize training for the existing employees through a recognized institution and periodic skill upgradation;

(iv) to fix staff strength based on the guidelines issued by the Registrar;

30 (v) to recruit new staff as per the recommendation of the staff assessment and selection committee constituted as per the guidelines of the Registrar of Co-operative societies;

(vi) to frame service rules for internal promotion, transfer and all other service conditions.”.

13. Amendment of section 67A.— In section 67A of the principal Act,—

(i) in sub-section (3), for the words, “The Board of Directors or administrator”, the word “Administrator” shall be substituted;

(ii) after sub-section (3), the following sub-section shall be inserted, namely:— 5

“(3a) The term of the appointed board of directors or director, as the case may be, shall be co-terminous with the term of the elected board of directors or director.”.

14. Substitution of section 70.— For section 70 of the principal Act, the following section shall be substituted, namely:— 10

“70. Qualifications of Chief Executive Officer or any other officer.— The qualifications for the appointment of the chief executive officer or any other officer of society shall be such as may be notified by the Government.”. 15

15. Amendment of section 71.— In section 71 of the principal Act, in sub-section (1), in clause (e), the first and third proviso shall be omitted.

16. Amendment of section 72.— In section 72 of the principal Act, in sub-section (2), for the words “six months,” the words “three months” shall be substituted. 20

17. Amendment of section 73.— In section 73 of the principal Act, for sub-section (4), the following sub-section shall be substituted, namely:—

“(4) Every society, shall prepare the Receipt and Payment statements/Trial Balance/Trading/Manufacturing Accounts, Profit and Loss Account/Income and Expenditure Account and Balance Sheet in the manner as specified in the rules framed under the Act and submit it to the Registrar and the auditor latest by 30th April of every year.”. 25

18. Amendment of section 74. — In section 74 of the principal Act,

(i) for sub-sections (3) and (4), the following sub-sections shall be respectively substituted, namely:-

5 “(3) Every society shall cause it’s accounts to be audited by an auditor referred to in sub-section (2) appointed by the Registrar:

Provided that in case of cooperative bank, the prior approval of the Reserve Bank of India shall be obtained:

Provided further that same auditor shall not be appointed consecutively for more than two years.

10 (4) The accounts of every society for the financial year ending 31st March shall be audited within three months of the close of the financial year to which such accounts relate.

15 Provided that the Registrar may in any particular case, extend the aforesaid period by such period as he may consider necessary where he is satisfied that such extension shall be in the interest of the society:

Provided further that in the event of pendency of audit, the Registrar shall appoint an auditor from the panel of auditors constituted under sub-section (2) and cause the audit.

20 (ii) for sub-section (9), the following sub-section shall be substituted, namely:—

25 “(9) Notwithstanding anything contained in this section and section 75, in case of co-operative housing society, self-help groups and panivatap societies, the chief executive officer of such society shall prepare the statements of accounts and audit report and submit to the Board. The Board shall discuss in its meeting the statements of accounts and the audit report so submitted by the chief executive officer and record its approval and place such statements of accounts and the audit report before the general body by 30th June for its consideration. The chief executive officer while preparing the
30 statements of accounts and audit report shall exercise all due diligence and exercise the powers and duties of the auditor as specified under section 75 of the Act:

Provided that in all such cases where the annual statement of accounts and audit report is prepared by the Chief executive officer, such audit report and statement of accounts, after due approval by the General Body, shall be submitted to the Assistant Registrar for scrutiny:

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Provided further that any discrepancies or shortcoming pointed out by the Assistant Registrar on such statement of accounts or audit report those shall be made good by the board of directors of such society. Any audit compliance in such statement of accounts or audit report shall be placed before the General Body and a copy of the action taken on such audit compliances shall be submitted to the Assistant Registrar:

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Provided also that in case the chief executive officer is not capable of preparing such statement of accounts and audit report as required under this section then, the board of directors may adopt a resolution to appoint an auditor from panel of auditors constituted under this section and obtain audit report from such auditor and submit it to Assistant Registrar for scrutiny.”.

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19. Amendment of section 75.— In section 75 of the principal Act,—

(i) for sub-section (8), the following sub-section shall be substituted, namely:—

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“(8) In the event of mismanagement, misappropriation of society’s fund, the auditor shall file special report to the Registrar, failing which, he shall be held responsible for willful omission or failure to report to the Registrar which shall constitute an offence under the Act and he be removed from the Panel of Auditors.”;

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(ii) after sub-section (8), the following sub-section shall be inserted, namely”;

“(9) In the event of criminal breach of trust, an officer not below the rank of Co-operative Officer, after obtaining the approval from the Registrar, shall require the chief executive officer or Managing Director or any other officer to file first information report (FIR) to the concerned police station”.

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20. Amendment of section 76B.— In section 76B of the principal Act,—

(i) for the existing title, the following title shall be substituted, namely:—

5 **“Inspection and Scrutiny of Co-operative Credit Society and Other Co-operative Societies.”**

(ii) for sub-section (1), the following sub-section shall be substituted, namely:—

10 (1) Notwithstanding anything to contrary contained in section 76A of the Act, the Registrar shall, atleast once in a financial year, cause an inspection of books of accounts of co-operative credit society or other co-operative societies engaged in credit business, by an official not below the rank of Audit Assistant. Such official shall provide to the society, a copy of its report on such inspection.”;

15 (iii) for sub-section (2), the following sub-section shall be substituted, namely:—

20 “(2) Notwithstanding anything to the contrary contained in any other law for the time being in force and without prejudice to the provisions of sub-section (1), the Registrar may, at any time, cause a scrutiny to be made by an official not below the rank of Junior Auditor/Inspector, on the affairs of any co-operative credit society or other society and its books of accounts. A copy of the report of the scrutiny shall be furnished to the co-operative credit society or other society, if such society makes a request for the same or if any adverse action is
25 contemplated against such society on the basis of the scrutiny.”.

21. Substitution of section 81.— For section 81 of the principal Act, the following section shall be substituted, namely:—

30 **“81. Filing of returns.**— Every co-operative society shall file returns, alongwith the filing fees as prescribed and the following documents, within thirty days from the date of holding of annual general body meeting, in any electronic mode or module provided by the Registrar.

(a) annual report of society’s activities;

(b) audited statement of accounts of society;

- (c) audit rectification report of society, if any;
 - (d) plan for surplus disposal as approved by the general body of the co-operative society;
 - (e) list of amendments to the bye-laws of the co-operative society, if any; 5
 - (f) declaration regarding date of holding of it's general body meeting alongwith notice, proceedings and number of members who attended such meetings;
 - (g) declaration regarding date of conduct of elections, when due;
 - (h) names and addresses of the directors and their term of office; 10
 - (i) Director's Annual Returns showing their personal movable and immovable property, loan transactions and their dealings with the other societies/banks;
 - (j) any other information required by the Registrar in pursuance of any of the provisions of this Act". 15
- 22. Amendment of section 82.**— In section 82 of the principal Act, in sub-section (6), for the expression “Indian Penal Code, 1860 (45 of 1860)”, the expression “Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023)” shall be substituted.
- 23. Amendment of section 102.**— In section 102 of the principal Act, 20
- (i) in clause (i), the following words shall be inserted at the end, namely:— “situated within its area of operation”.
 - (ii) after clause (n), the following clauses shall be inserted, 25
- “(na) ‘Redevelopment’ means reconstruction, renovation, re-building, or development of a building or premises owned, leased or managed by a co-operative housing society, whether by self-development or through a developer, and includes any arrangement for providing alternative accommodation, additional area, or monetary compensation to the members of the society in 30 connection to such redevelopment;

(nb) “SAHARA” means Society’s Advisory, Harmony And Redressal Authority appointed under section 113A of the Act”.

5 **24. Substitution of section 104A and 104B.— For section 104A and 104B of the principal Act, the following sections shall be substituted, namely.—**

“104A. Redevelopment of Co-operative Housing Societies.— (1) Any co-operative housing society shall be entitled to undertake redevelopment, reconstruction of their building or premises by following the rules as may be prescribed.

10 (2) Any dispute relating to redevelopment, including execution or enforcement of the development agreement, shall be referred to the Civil Court.

104B. Promoter/Office bearers to convey title, etc., and execute documents, according to agreement.— (1) The Chairman or any office bearer of the co-operative housing society which are registered and/or which shall be registered on coming into force of this section shall take all necessary steps to complete transfer of title of land from the land owner or builder or developer, as the case may be, and convey it in the name of the society, within a period of three months from its registration.

20 (2) It shall be the duty of the Chairman or any office bearer of the society to file with the Registrar a copy of the conveyance immediately after registration of conveyance.

25 (3) The Registrar, by a notification in the Official Gazette, shall appoint an officer, not below the rank of Senior Auditor/Inspector/ /Special Recovery Officer/Assistant Co-operative Officer, to be the Designated Officer.

30 (4) If the Chairman or any office bearer is unable to execute the conveyance in favour of the society, as provided under sub-section (1), any member of such Co-operative housing society, shall make an application latest by the date as shall be notified by the Government, in writing, to the concerned Designated Officer accompanied with the true copies of the registered agreements for sale, executed with the land owner or builder or developer by each individual member of the society, who have purchased the apartment/unit and all other relevant

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documents including the occupancy certificate, if any, for issuing a report to the Cooperative Officer that such society is entitled to have a unilateral deemed conveyance executed in their favour and to have it registered.

(5) The Designated Officer, appointed under sub-section (3), on receiving such application, within reasonable time and in any case not later than ninety days, shall submit a report to the Cooperative Officer authorised by the Government by notification in the Official Gazette. The Designated Officer after making such enquiry as deemed necessary and after verifying the authenticity of the documents submitted and after giving a reasonable opportunity of being heard to all the parties concerned, on being satisfied that it is a fit case for inferring that the land owner or builder or developer has not facilitated to transfer the title over the land and apartment/unit to the concerned co-operative society without any substantial cause and valid reason and that he is convinced that the title need to be transferred by way of conveyance deed make report thereof to the Cooperative Officer.

(6) Upon receipt of the report, the Cooperative Officer shall issue summons to the landowner or builder or developer, as the case may be, to show cause why a unilateral instrument should not be registered as deemed conveyance and after giving the landowner or builder or developer, as the case may be, a reasonable opportunity of being heard, may, on being satisfied upon summary inquiry that it is a fit case for unilateral conveyance, irrespective of any dispute pending between the landowner and builder/developer, as the case may be, and without disturbing their *inter se* title or ownership, cause to be registered an instrument as deemed conveyance, after following the procedure as required under the Registration Act, 1908 (16 of 1908).

(7) In all such cases, the Cooperative Officer shall act as authorised officer to perform the role and functions of land owner or builder or developer, as the case may be, to enable registration of sale/conveyance in favour of the Co-operative Housing Society before the Sub-Registrar appointed under the Registration Act, 1908 (16 of 1908).

(8) The fees, duties and any other charges required to be paid for drafting, presenting and registering of sale deed shall be borne by the members of the co-operative housing society.

(9) No court or Tribunal shall hear any complaint or petition against the society and/or Competent Authority and/or Authorised officer with regard to duties performed under this section.

5 (10) Any person, including the promoter, who willfully obstructs the conveyance process or fails to comply with the decision under this section shall be liable to a penalty of upto Rs. 10,00,000/- for each instance of non-compliance and additional penalty of Rs. 5,000/- per day for continuing default.

10 (11) In any case, the registration of deemed conveyance shall be completed within a period of one year from application for deemed conveyance.

(12) The provisions of this section shall have effect and operation, notwithstanding anything contained in any law for the time being in force.

15 **25. Amendment of section 107.**— In section 107 of the principal Act, in sub-section (1), for the words “non occupancy fees”, the words “maintenance fees” shall be substituted.

26. Amendment of section 108.— In section 108 of the principal Act, clause (d) shall be omitted.

20 **27. Substitution of section 113A.**— For section 113A of the principal Act, the following section shall be substituted, namely,

25 **“113A SAHARA.**— (1) The Registrar shall constitute an authority namely Society’s Advisory, Harmony And Redressal Authority (SAHARA) for rendering advise for maintaining harmony in any co-operative housing society and for redressal of grievances of the members of said societies.

30 (2) The Registrar, with prior approval of the Government, shall appoint an officer not below the rank of Assistant Registrar of Co-operative Societies or an advocate having practice as a lawyer for ten years, or a Chartered Accountant within the meaning of the Chartered Accountants Act, 1949 (Central Act 38 of 1949) and a member of the Institute of Chartered Accountants of India or retired State Government Servant not below the rank of Group B Gazetted officer at the time of

retirement, having office within the State of Goa, to decide disputes mentioned in sub-section (2) of section 83 of the Act and other complaints and grievances in respect of co-operative housing society for such areas as assigned to such officer/person.

(3) All disputes specified under sub-section (2) of section 83 of the Act shall be referred to the SAHARA. 5

(4) The provisions of section 85 and 87 of this Act and rules 115 to 126A of the Goa Co-operative Societies Rules, 2003 shall apply *mutatis mutandis* for hearing and deciding the disputes under foregoing sub-section. 10

(5) A Co-operative housing society or member of such society or any person affected by such society or managing committee shall approach SAHARA for any grievances and no other authority.

(6) Any person aggrieved by the decision or award, as the case may be, of the SAHARA may prefer an appeal to the Co-operative Tribunal within sixty days from the date of such award. 15

(7) The remuneration of the persons, other than officer of Government, appointed in SAHARA shall be such as may be notified by the Registrar with prior approval of the Government. 20

28. Amendment of section 120.— In section 120 of the principal Act, in sub-section (2), for the expression “Code of Criminal Procedure, 1973 (Act 2 of 1974), the expression “Bharatiya Nagarik Suraksha Sanhita, 2023 (Act 46 of 2023) shall be substituted.

29. Amendment of section 121.— In section 121 of the principal Act, in sub-section (3), for the expression “Code of Criminal Procedure, 1973 (Act 2 of 1974), wherever it occurs, the expression “Bharatiya Nagarik Suraksha Sanhita, 2023 (Act 46 of 2023)” shall be substituted. 25

30. Amendment of section 124.— In section 124 of the principal Act, for the expression “Indian Penal Code, 1860 (46 of 1860), the expression “Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023)” shall be substituted. 30

31. Repeal and Savings.— (1) The Goa Co-operative Societies (Amendment) Ordinance, 2026 (Ordinance No. 6 of 2026) is hereby repealed.

5 (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 section 2 of the Goa Co-operative Societies Act, 2001 (Goa Act 36 of 2001) (hereinafter referred to as the “said Act”), as the Central Government has come out with various schemes for the Primary Agricultural Credit Society (PACS)/ Multipurpose Primary Agricultural Credit Society (MPACS). It has also been mandated that the Primary Agricultural Credit Society (PACS)/ Multipurpose Primary Agricultural Credit Society (MPACS) desiring to avail the benefits under any scheme shall adopt model bye-laws prescribed by the Central Government. Therefore, in order to facilitate the existing Primary Agricultural Credit Society as well as the new societies which are going to be registered, to avail the benefits under those schemes this amendment has been initiated.

The Bill also seeks to insert proviso to section 6 of the said Act, to facilitate building complexes to register the co-operative society under the provisions of the said Act.

The Bill also seeks to amend section 7 of the said Act as the registration process has been simplified by making it online and no purpose is being served by accepting four number of copies of bye-laws. Therefore, by present amendment it is mandated to submit only two copies of bye-laws instead of four copies. The Bill also seeks to substitute proviso to sub-section (2) of said section, as housing societies are classified under various categories and the requirement of membership in each category varies. In order to meet the membership requirement, it is felt necessary to prescribe requirement of members in the rules and therefore this section has been suitably amended by omitting the percentage of members required for registration.

The Bill also seeks to insert explanation in section 28 of the said Act, to give members liberty to attend the meetings by virtual mode.

The Bill also seeks to insert proviso to section 28A of the said Act, to comply with the directions of the Reserve Bank of India (RBI).

The Bill also seeks to amend sub-section (2) to section 42 of the said Act, in order to streamline the loaning procedure and safeguard the funds of the members.

The Bill also seeks to substitute proviso to sub-section (6) of section 59 of the said Act, to fix the responsibilities on the elected Board of Directors.

The Bill also seeks to amend sub-section (2) of section 60 of the said Act, in order to strengthen the administration of the co-operative societies. As the society attains the status of the Apex or federal body only when more than five societies are the members of such apex or federal body, the members representing the society on the apex body to possess good experience and work knowledge for managing the affairs of the society.

The disqualification of the Board of Directors is generally done when it is observed that the directors have acted in a manner detrimental to the interest of the society. Such Directors shall not be eligible to be on the board of society. Therefore, in order to prevent such director from being on the board of any other society and commit the same act of omission and commission again, the amendment is proposed to section 61 of the said Act.

The Bill also seeks to amend section 62 of the said Act, in order to recruit trained Staff in co-operative sector.

The Bill also seeks to amend section 67A of the said Act, in order to make tenure of the appointed board of directors co-terminous with the elected directors.

The Bill also seeks to amend section 70 of the said Act, so as to enable to lay down qualifications for Chief Executive Officer.

The Bill also seeks to amend section 71 of the said Act, in order to bring uniformity in administration of the society.

The Bill also seeks to amend section 72 of the said Act, in order to lay down shorter period, for conducting annual general body meeting after close of the co-operative year.

The Bill also seeks to amend section 73 of the said Act, so as to lay down a period till April of every year for submitting unaudited statements of accounts.

The Bill also seeks to amend section 74 of the said Act, so as to conduct true and fair audit and to maintain transparency in appointment of statutory auditor.

The Bill also seeks to amend section 75 of the said Act, so as to make provisions for filing First Information Report in Police Station in case of breach of trust.

The Bill also seeks to amend section 76B of the said Act, so as to enable the Registering authority to cause inspection of all societies.

The Bill also seeks to amend section 81 of the said Act, to facilitate the societies to file returns by online mode. The directors are also required to file annual returns about their personal movable and immovable properties, loan transactions and their dealing with other societies/banks.

The Bill also seeks to amend section 82 of the said Act, to replace the title of “Indian Penal Code, 1860 (46 of 1860)” with Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023).

The Bill also seeks to amend section 102 of the said Act, so as to facilitate redevelopment of building/premises.

The Bill also seeks to substitute section 104A of the said Act, to facilitate housing societies to undertake redevelopment, reconstructions of their building or premises.

The Bill also seeks to substitute section 104B of the said Act, to facilitate execution of unilateral deemed conveyance in favour of co-operative housing society.

The Bill also seeks to amend section 107 of the said Act, for making provision for payment of maintenance fee.

The Bill also seeks to amend section 108 of the said Act, to do away with seeking prior permission or NOC from the co-operative housing society for transfer of shares.

The Bill also seeks to amend section 113A of the said Act, so as to provide for constitution of SAHARA i.e. Society’s Advisory, Harmony And Redressal Authority to hear complaints, grievances and disputes pertaining to the co-operative housing societies and its members.

The Bill also seeks to amend section 120 of the said Act, to replace the title of the Code of Criminal Procedure, 1973 (Act 2 of 1974) with Bharatiya Nagarik Suraksha Sanhita, 2023 (Act 46 of 2023).

The Bill also seeks to amend section 121 of the said Act, to replace the title of the Code of Criminal Procedure, 1973 (Act 2 of 1974) with Bharatiya Nagarik Suraksha Sanhita, 2023 (Act 46 of 2023).

The Bill also seeks to amend section 124 of the said Act, to replace title of the Indian Penal Code, 1860 (46 of 1860) with Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023).

The Bill also seeks to repeal the Goa Co-operative Societies (Amendment) Ordinance, 2026 (Ordinance No. 6 of 2026) promulgated by the Governor of Goa on 06/07/2026.

This Bill seeks to achieve the above objects.

FINANCIAL MEMORANDUM

No financial implications are involved in this Bill.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause (4) of the Bill empowers the Government to frame rules for specifying total number of members who shall sign the application for registration of society.

Clause 9 of the Bill empowers the Government to frame rules for specifying a form for submitting the self declaration by the Board of Directors.

Clause 24 of the Bill empowers the Government to frame rules specifying manner in which redevelopment or reconstruction of buildings or premises owned by Co-operative Housing Societies may be undertaken.

These delegations are of normal character.

Porvorim-Goa
26th August, 2026.

Shri Subhash A. Shirodkar
Minister for Cooperation

Assembly Hall,
Porvorim-Goa
26th August, 2026.

Smt. Namrata Ulman
Secretary to the Legislative
Assembly of Goa.

Annexure “A”

Name of the Bill: The Goa Co-operative Societies (Amendment) Bill, 2026

Sr. No.	Section	Existing Provision	Amendment proposed	Justification for amendment
1.	2(43)	“society” means a co-operative society registered or deemed to be registered under this Act.	“society” means a co-operative society registered or deemed to be registered under this Act “and includes multipurpose society or any other society as may be notified by the Government from time to time”	The Ministry of Cooperation is coming out with various schemes for the PACS. It has also been mandated that the PACS desiring to avail the benefits under this scheme shall adopt model Bye-laws prescribed by the Central Ministry. Therefore in order to facilitate the existing PACS as well as the new societies which are going to be registered, to avail the benefits under the scheme these new insertion has been initiated.
2.	6(1)	---	“Provided also that dwelling unit constructed prior to coming into force of the Real Estate (Regulation and Development) Act, 2016 (Central Act 16	To facilitate building complexes to register the co-operative society under the provisions of the Act, which could not form any

			of 2016), and having three or more dwelling units in such building who could not form any type of housing society as specified under this Act or rules framed thereunder, may appoint a person among themselves as chief promoter to file an application before Registrar of Co-operative Societies accompanied by Notarized copies of Agreements, registered or unregistered instrument of sale or conveyance Deed executed by builder and/or land owner, in favour of such apartment or flat owners evidencing transfer of property, rights therein and payment of consideration. Such application shall be filed by Chief Promoter not later than 19 th day of December, 2026, alongwith such other documents as may be prescribed and the	society so far due to various difficulties.
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			occupancy certificate, if any, issued by local authority.	
3.	7(1)	For the purposes of registration; an application shall be made to the Registrar in the form prescribed and shall be accompanied by four copies of the proposed bye-laws of the society and such registration fee as may be determined by the Registrar. Different registration fees may be determined for different classes of societies, regard being had to the service involved in processing an application for registration.	For the purposes of registration; an application shall be made to the Registrar in the form prescribed and shall be accompanied by two copies of the proposed bye-laws of the society and such registration fee as may be determined by the Registrar. Different registration fees may be determined for different classes of societies, regard being had to the service involved in processing an application for registration.	The registration process has been simplified by making it online and no purpose is being served by accepting four copies of bye-laws. Therefore by present amendment it is mandated to submit two copies of bye-laws instead of four copies.

	7(2)(b)	Provided that in case where a co-operative housing society consists of more than five persons in accordance with the scheme of housing on the plot of land mentioned in the objects of the society, the application shall be signed by at least fifty one per cent. of the total number of the expected members;	Provided that in case where a co-operative housing society consists of more than five persons in accordance with the scheme of housing on the plot of land mentioned in the objects of the society, the application shall be signed by not less than such total number of members as may be prescribed.	Housing societies are classified under various categories and the requirement of membership in each class of category varies. In order to meet the membership requirement it is felt necessary to prescribe requirement of members in the Rule and therefore this section has been suitably amended by omitting the percentage of members required for registration.
4.	28	-----	Explanation. - For the purposes of this section, conducting meeting virtually shall be considered as valid. However, while election of board members vote shall be exercised personally .	To give members liberty to attend the meetings by virtual mode.
5.	28A	-----	Provided that in case of a cooperative bank, restriction on holding of shares by a member thereof shall be as specified	To comply with the directions of the RBI

			by the Reserve Bank of India from time to time.	
6.	42(2)	-----	2(g) Loan shall be sanctioned on such terms and conditions which are in consonance to the rules made under this Act.	In order to streamline the loaning procedure and safeguard the funds of the members.
7.	58(3)(d)	appointment and removal of statutory auditors	Omitted.	By virtue of this amendment, the power of the general body to appoint a statutory auditor has been taken away since it is proposed to amend section 74 whereby the Registrar shall appoint the auditors to cause audit of the society
8.	59(6)	Provided that, member of the board shall file the return about their loan transactions and their dealings with the society in the form specified by the Registrar from time to time depending upon the type of society	Provided that, every member of the Board of Directors shall submit a self declaration cum undertaking within fifteen days from assuming the office, in such form as may be prescribed. Any member of the Board of Directors who fails to submit such declaration within specified period shall be deemed to have vacated his office. Such member shall also file annual	By substituting this provision, it is made mandatory for every members of the board to submit self declaration cum undertaking, failing which he shall vacate his/her office. It is also proposed to debar the director who have been disqualified on the grounds of misappropriation, mis-utilization etc. from entering the office of any society

			returns about their movable and immovable property, loan transactions and their dealings with the other societies/banks in the form specified by the Registrar from time to time depending upon the type of society:	
	59(11)	If the Auditor, Enquiry Officer or Inspecting Officer during the course of audit or enquiry or inspection has found certain discrepancies in the working of the society which are irregular, illegal in nature and detrimental to the interest of the society, the Registrar may take the cognizance of such irregularities or illegalities and after giving due	If the Auditor, Enquiry Officer or Inspecting Officer during the course of audit or enquiry or inspection has found certain discrepancies in the working of the society which are irregular, illegal in nature and detrimental to the interest of the society, the Registrar may take the cognizance of such irregularities or illegalities and after giving due opportunity to the Directors concerned of being heard, may disqualify him to continue on the board of any society .	The amendment in sub-section (2) and (4) has been carried out in order to strengthen the administration of the Co-operative societies, it is necessary that the Board of Primary and Apex should be suitably qualified and equipped with legal provisions, for effective functioning of the society

		opportunity to the Directors concerned of being heard, may disqualify him to continue on the board.		
9.	60(2)	-----	(d) has not undergone one-week training on cooperative management within six months from the date of being chosen as a Director.	By inserting the said clause additional criteria has been prescribed for disqualification of directors for not complying with the statutory requirements of the Act, by maintaining the original clauses
			4. In order to be eligible for being chosen as a director on the board of any Apex or Federal society, he shall,- ; (e) have been the elected member of the Board of the society he is representing for atleast five years; (f) be representing a society having earned net profit for continuous	A society attains the status of the Apex or federal body only when more than five societies are the members of such apex or federal body. Therefore the members representing the society on the apex body shall possess good integrity experience and work knowledge for managing the affairs of the society.

			period of three years; (g) be representing a society which is functional and have posted continuous growth in turnover for three years preceding the election; (h) be representing a society having complied with the statutory requirement specified under the Act.	
			(5) If member on the board of Apex society or Federal society is disqualified and/or penalized under the provision of the Act, such member shall forthwith cease to be a member on Board of Directors and deemed to have vacated his office as director on the Apex or Federal society: Provided that if remaining directors allow any of such disqualified director to continue on the board then entire	

			board of directors of such Apex or Federal society shall be deemed to have been disqualified and all such directors shall cease to continue on the board.	
10.	61	Disqualification of all directors of the board. — Notwithstanding anything contained in the foregoing section, all the Directors of the Board shall incur disqualification not exceeding six years as may be decided by the Registrar after giving an opportunity of being heard, if during their term as Directors of	Disqualification of all directors of the board. — Notwithstanding anything contained in the foregoing section, the Registrar, after affording reasonable opportunity of being heard to the Directors, disqualify all the directors of the board and such directors shall be ineligible to continue as directors of any society for a period of six years, if during their term as directors of the society, — (a) annual general meeting is not	The disqualification of the Board of Directors if generally done when it is observed that these Directors have acted in a manner detrimental to the interest of the society. Such Directors shall not be eligible to be on the board of society. Therefore in order to prevent such director from being on the board of any other society and commit the same act of omission and commission, the amendment is proposed. To remove inefficient directors from the board of the society.

		the Society, — (a) they did not conduct the annual general meeting within six months of closure of the society's accounting year; (b) they did not conduct a requisitioned general meeting within the specified time; (c) they did not place the audited accounts for the preceding co-operative year before the	conducted within three months of closure of the society's accounting year; (b) a requisitioned general meeting is not conducted within the specified time; (c) audited accounts for the preceding co-operative year is not placed before the Annual General Body Meeting; (d) they allow any of disqualified directors to continue on the board; (e) they did not file returns under section 81 of the Act, in any electronic mode or in the module provided, within thirty days from the	
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		general body at its annual general meeting; (d) they willfully allow any of the disqualified directors to continue on the board; (e) they did not file the returns within stipulated time as provided under section 81; (f) they are held responsible for not providing the information as required under	date of Annual General Body Meeting; (f) they are held responsible for not providing the information as required under section 32 of the Act; (g) they have failed to start business of society as per the main objects specified under the bye-laws; (h) they have failed to take any coercive action on recovery of overdue loan account which are classified as Non-Performing Assets, by following due procedure. (2) If it is proved that the aforesaid	
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		section 32 of the Act: Provided that if it is proved that the aforesaid omission or commission was with the consent or connivance of or is attributed to any gross negligence on the part of any Auditor, Director, Chief Executive, Managing Director or any other officer of the society, such Auditor, Director, Chief Executive, Managing Director or any other officer of the society shall be guilty and shall be liable for disqualification or misconduct, as the case may be and for penalty which	omission or commission was with the consent or connivance of or is attributed to any gross negligence on the part of any Auditor, Director, Chief Executive, Managing Director or any other officer of the society, such Auditor, Director, Chief Executive, Managing Director or any other officer of the society shall be guilty and shall be liable for penalty which shall not be less than rupees one hundred but not exceed rupees twenty-five thousand.”.	
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		shall not be less than rupees one hundred but not exceeding rupees twenty-five thousand.		
11.	62(1)f(ii))	recruitment and service conditions of the staff;	Omitted	

	62(1)(f)	(i) business of the society ; (ii) recruitment and service conditions of the staff; (iii) mobilisation, utilisation and investment of various funds; (iv) maintenance of accounting systems; (v) management information systems; (vi) such other subjects and matters necessary for the effective performance of the society;	(i) business of the society; (ii) to recruit new staff, holding the certificate of co-operative training for minimum six months duration from recognized co-operative training institute; (iii) to organize training for the existing employees through a recognized institution and periodic skill upgradation; (iv) to fix staff strength based on the guidelines issued by the Registrar; (v) to recruit new staff as per the recommendation of the staff assessment and selection committee constituted as per the guidelines of the Registrar of Co-operative	In order to recruit train staff in cooperative sector.
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			societies; (vi) to frame service rules for internal promotion, transfer and all other service conditions; (vii) mobilisation, utilisation and investment of various funds; (viii) maintenance of accounting systems; (ix) management information systems; (x) such other subjects and matters necessary for the effective performance of the society.	
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12.	67A (3)	The Board of Directors or administrator so appointed shall make necessary arrangements to constitute a new Board of Directors for enabling the new Board of Directors to enter upon office or to fill the vacancy/vacancies of the Directors, as the case may be, within such period or extended period as the Registrar may specify.	The administrator so appointed shall make necessary arrangements to constitute a new Board of Directors for enabling the new Board of Directors to enter upon office or to fill the vacancy/vacancies of the Directors, as the case may be, within such period or extended period as the Registrar may specify.	
	67A(3)(a)	-----	The term of the appointed board of directors or director, as the case may be, shall be co-terminous with the term of the elected board of directors or director.	In the event of failure to elect any director on the board of society, the Registrar by exercising powers under section 67A appoints director on such society. However, the

				provision necessitates the appointed directors to take steps for constitution of new elected board within specified period which defeats the very purpose of appointing directors on the board by the Registrar. Further, to mandate the tenure of the appointed board of directors co-terminous with the elected directors, the amendment is proposed;
13.	70	Qualifications of Chief Executive Officers or any other officers.—The qualifications for the appointment of the chief executive officer of society shall be such as may be notified by the Government.	Qualifications of Chief Executive Officer or any other officer.—The qualifications for the appointment of the chief executive officer of society shall be such as may be notified by the Government.	By this amendment the Registrar is empowered to prescribe the qualification for appointment of Chief Executive Officer or any other officer of the co-op. societies

		other officers of a society shall be such as may be specified in the bye-laws.		
14.	71(1)(e)	Provided further that the board of any such society shall not be superseded or kept under suspension where there is no Government shareholding or loan or financial assistance or any guarantee by the Government: Provided further that in case of a co-operative society carrying on the business of banking, the provisions of the Banking Regulation Act, 1949 (Central Act	Provided further that in case of a co-operative society carrying on the business of banking, the provisions of the Banking Regulation Act, 1949 (Central Act 10 of 1949) shall also apply:	By omitting first and third proviso of clause (e) in subsection (1) of the said section, the Registrar is empowered to supersede the board of any class of society irrespective of whether the Government is holding the shares of the society or otherwise;

		10 of 1949) shall also apply: Provided also that in case of a co-operative society, other than a multi-State Co-operative society, carrying on the business of banking, the provisions of this section shall have the effect as if for the words —six months, the words —one year had been substituted.		
15.	72(2)	Every society shall hold the annual general body meeting of its members within six months from the close of the co-operative year. At every annual	Every society shall hold the annual general body meeting of its members within three months from the close of the co-operative year. At every annual general meeting of a society, the board shall lay before the society an audited balance sheet and profit and loss account for the	By amending section 72, the timeframe for holding the annual general body meeting is curtailed and brought down to 30th June every year from 30th September

		general meeting of a society, the board shall lay before the society an audited balance sheet and profit and loss account for the year in the manner specified by the Registrar by general or special order in this behalf.	year in the manner specified by the Registrar by general or special order in this behalf.	
16.	73(4)	Every society within forty-five days of the close of the financial year, shall prepare the Receipt and Payment statements/Trial Balance, Trading/Manufacturing Accounts, Profit and Loss Account/Income and Expenditure Account and Balance Sheet and within	Every society, shall prepare the Receipt and Payment statements/Trial Balance/Trading/Manufacturing Accounts, Profit and Loss Account/Income and Expenditure Account and Balance Sheet in the manner as specified in the rules framed under the Act and submit it to the Registrar and the auditor latest by 30 th April of every year.	By this amendment the time frame for preparing and submitting the statements of accounts is prescribed as 30 th April of every year;

		fifteen days from such preparation submit a copy thereof to the Registrar and the auditor		
17.	74(3)	Every society shall cause to be audited by an auditor referred in sub-section (2), appointed by the general body of the society: Provided that, no society shall appoint same auditor consecutively for more than two years.	Every society shall cause its accounts to be audited by an auditor referred to in sub-section (2) appointed by the Registrar: Provided that in case of cooperative bank, the prior approval of the Reserve Bank of India shall be obtained: Provided further that same auditor shall not be appointed consecutively for more than two years.	By substituting these sub-sections, it is mandated that the audit of the society for the financial year ending 31 st March shall be audited within three months of the close of the financial year to which such account relates from the auditor appointed by the Registrar;
	74(4)	The accounts of every society shall be audited within six months of the close of the financial year to which such	The accounts of every society for the financial year ending 31 st March shall be audited within three months of the close of the financial year to which such accounts relate.	

		accounts relate. Provided that the Registrar may in any particular case, extend the aforesaid period by such period as he may consider necessary where he is satisfied that such extension shall be in the interest of the society; Provided further that in the event of pendency of audit, the Registrar shall appoint an auditor from the panel of auditors constituted under sub-section (2) and cause the audit.	Provided that the Registrar may in any particular case, extend the aforesaid period by such period as he may consider necessary where he is satisfied that such extension shall be in the interest of the society: Provided further that in the event of pendency of audit, the Registrar shall appoint an auditor from the panel of auditors constituted under sub section (2) and cause the audit.	
	74(9)	Notwithstanding anything	Notwithstanding anything contained	

		contained in this section and section 75 in case of housing co-operative society and self help group having membership not exceeding two hundred members and panivatap society, primary dairy co-operative society and service resource society having working capital less than Rupees fifty lakh, the Chief Executive of such society shall prepare the statement of accounts or audit report and submit to the Board. The Board shall discuss in its meeting the statement of accounts	in this section and section 75, in case of co-operative housing society, self-help groups and panivatap societies, the chief executive officer of such society shall prepare the statements of accounts and audit report and submit to the Board. The Board shall discuss in its meeting the statements of accounts and the audit report so submitted by the chief executive officer and record its approval and place such statements of accounts and the audit report before the general body by 30th June for its consideration. The chief executive officer while preparing the statements of accounts and audit report shall exercise all due diligence and exercise the powers and duties of the auditor as specified under section 75 of the Act.	
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		and the audit report so submitted by the Chief executive and record its approval and within six months from the close of the co-operative year place such statement of accounts and the audit report before the general body for its approval. The Chief executive while preparing the statement of accounts and audit report shall exercise all due diligence and exercise the powers and duties of the auditors as specified under section 75 of the Act:	Provided that in all such cases where the annual statement of accounts and audit report is prepared by the Chief executive officer, such audit report and statement of accounts, after due approval by the General Body, shall be submitted to the Assistant Registrar for scrutiny: Provided further that any discrepancies or shortcoming pointed out by the Assistant Registrar on such statement of accounts or audit report those shall be made good by the board of directors of such society. Any audit compliance in such statement of accounts or audit report shall be placed before the General Body and a copy of the action taken on such audit compliances shall be submitted to the Assistant Registrar:	
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		Provided that in all such cases where the annual statement of accounts and audit report is prepared by the Chief executive, after due approval of the General Body, a copy of such audit report or the statement of accounts shall be submitted to the Assistant Registrar for scrutiny: Provided further that any discrepancies or shortcomings pointed out by the Assistant Registrar on such statements of accounts or audit report shall be made good by the	Provided also that in case the chief executive officer is not capable of preparing such statement of accounts and audit report as required under this section then, the board of directors may adopt a resolution to appoint an auditor from panel of auditors constituted under this section and obtain audit report from such auditor and submit it to Assistant Registrar for scrutiny.”.	
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		Board of Directors of such society. Any audit compliance in such statements of accounts or audit report shall be placed before the General Body and a copy of the action taken on such audit compliances shall be submitted to the Assistant Registrar. Provided also that in case of the above societies, if there is no paid employee or if the employee/s available and/or the Chief Executive is, in the opinion of the board of directors not capable of preparing		
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		such statements of accounts and audit report as required under sub-section (9) of this section, then, the board of directors may adopt a resolution to appoint an Auditor from the panel of auditors prepared under this section and obtain audit report instead of statements of accounts by the chief executive and may comply with the provisions of sub-section (9) by using such audit report in place of statements of account by chief executive.		
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18.	75(8)	In the event of mismanagement, misappropriation of society's funds, the auditor shall file special report to the Registrar, failing which, he shall be held responsible for willful omission or failure to report to the Registrar which shall constitute an offence under section 118 of this Act	In the event of mismanagement, misappropriation of society's fund, the auditor shall file special report to the Registrar, failing which, he shall be held responsible for willful omission or failure to report to the Registrar which shall constitute an offence under the Act and he be removed from the Panel of Auditors.	By this substituting sub-section (8) the auditor is made responsible to file special report to the Registrar or to face consequences. Moreover, by substituting sub-section (9), the Chief Executive/Managing Director/ any other officer is also made responsible to file First Information Report with the Police in the event of criminal breach of trust;
	75(9)	-----	In the event of criminal breach of trust, an officer not below the rank of Co-operative Officer, after obtaining the approval from the Registrar, shall require the chief executive officer or Managing Director or any other officer to file first information report (FIR) to the	

			concerned police station.	
19.	76B	Inspection and scrutiny of co-operative credit society and other co-operative societies engaged in credit business.— (1) Notwithstanding anything to contrary contained in section 76A of the Act, the Registrar shall at least once in a financial year, cause an inspection of books of accounts of co-operative credit society or other co-operative societies engaged in credit business, by an officer not below the rank of Co-	Inspection and Scrutiny of Co-operative Credit Society and Other Co-operative Societies.- (1) Notwithstanding anything to contrary contained in section 76A of the Act, the Registrar shall, atleast once in a financial year, cause an inspection of books of accounts of co-operative credit society or other co-operative societies engaged in credit business, by an official not below the rank of Audit Assistant. Such official shall provide to the society, a copy of its report on such inspection. (2) Notwithstanding anything to the contrary contained in any other law for the time being in force and without prejudice to the provisions of subsection (1), the Registrar may, at any time, cause a scrutiny to be made by an official not below the rank of Junior Auditor/Inspector, on the affairs of any	By substituting subsection (1) an officer not below the rank of Audit Assistant empowered to undertake inspection of co-operative credit societies dealing with credit business

		operative Officer with the assistance of one or more Senior/Junior Auditors if required. Such officer shall provide to the society, a copy of its report on such inspection. (2) Notwithstanding anything to the contrary contained in any other State law for the time being in force and without prejudice to the provisions of sub-section (1), the Registrar may at any time, cause a scrutiny to be made by an officer not below the rank of Co-operative Officer and if required with the assistance of one or more Senior/Junior Auditors, of the affairs of	co-operative credit society or other society and its books of accounts. A copy of the report of the scrutiny shall be furnished to the co-operative credit society or other society, if such society makes a request for the same or if any adverse action is contemplated against such society on the basis of the scrutiny.”.	
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		any co-operative credit society or other society and its books of accounts. A copy of the report of the scrutiny shall be furnished to the co-operative credit society or other society, if such society makes a request for the same or if any adverse action is contemplated against such society on the basis of the scrutiny.		
	76B(2)	Notwithstanding anything to the contrary contained in any other State law for the time being in force and without prejudice to the provisions of sub-section (1), the Registrar may at any time,	Notwithstanding anything to the contrary contained in any other law for the time being in force and without prejudice to the provisions of sub-section (1), the Registrar may, at any time, cause a scrutiny to be made by an official not below the rank of Junior Auditor/Inspector, on the affairs of any co-operative credit	

		cause a scrutiny to be made by an officer not below the rank of Co-operative Officer and if required with the assistance of one or more Senior/Junior Auditors, of the affairs of any co-operative credit society or other society and its books of accounts. A copy of the report of the scrutiny shall be furnished to the co-operative credit society or other society, if such society makes a request for the same or if any adverse action is contemplated against such society on the	society or other society and its books of accounts. A copy of the report of the scrutiny shall be furnished to the co-operative credit society or other society, if such society makes a request for the same or if any adverse action is contemplated against such society on the basis of the scrutiny”.	
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		basis of the scrutiny.		
20.	81	Filing of returns.— Every co-operative society shall file returns, within six months of the close of every co-operative year, to the Registrar, alongwith the filing fees as prescribed including the following matters, namely:— (a) annual report of it's activities; (b) it's audited statement of accounts; (c) it's audit rectification report, if any; (d) plan for surplus disposal as approved by the general body of the	Filing of returns.— Every co-operative society shall file returns, alongwith the filing fees as prescribed and the following documents, within thirty days from the date of holding of annual general body meeting, in any electronic mode or module provided by the Registrar. (a) annual report of society's activities; (b) audited statement of accounts of society; (c) audit rectification report of society, if any; (d) plan for surplus disposal as approved by the general body of the co-operative society; (e) list of amendments to the bye-laws of the co-operative society, if any; (f) declaration regarding date of holding of it's general body	By this amendment the time for filing returns has been prescribed as thirty days from the date of holding of Annual General Body Meeting. Such returns shall be filed in any electronic mode of module provided by the Registrar;

		co-operative society; (e) list of amendments to the bye-laws of the co-operative society, if any; (f) declaration regarding date of holding of it's general body meeting alongwith notice, proceedings and number of members who attended such meetings; (g) declaration regarding date of conduct of elections when due; (h) names and addresses of the directors and their term of office;	meeting alongwith notice, proceedings and number of members who attended such meetings; (g) declaration regarding date of conduct of elections, when due; (h) names and addresses of the directors and their term of office; (i) Director's Annual Returns showing their personal movable and immovable property, loan transactions and their dealings with the other societies/banks; (j) any other information required by the Registrar in pursuance of any of the provisions of this Act.”.	
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		(i) any other information required by the Registrar in pursuance of any of the provisions of this Act.		
21.	82(6)	Where a person is held liable by the Registrar for misappropriation, fraud, breach of trust, cheating or any other act involving moral turpitude, resulting in a loss to the society, he shall be punishable under the relevant provisions of the Indian Penal Code, 1860 (45 of 1860).	Where a person is held liable by the Registrar for misappropriation, fraud, breach of trust, cheating or any other act involving moral turpitude, resulting in a loss to the society, he shall be punishable under the relevant provisions of the Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023).	The said amendments are carried out so as to be in consistence with the Bharatiya Nyaya Sanhita, 2023 (Act 45 of 2023) which is brought in place of India Penal Code, 1860 (45 of 1860), the amendment is proposed;
22.	102(i)	co-operative housing maintenance society” means a society formed by the	co-operative housing maintenance society” means a society formed by the owners of dwelling units or commercial units in	Amended provision proposes to specify the extent of operation of maintenance

		owners of dwelling units or commercial units in a building for the purpose of maintenance of the building and provision of common amenities;	a building for the purpose of maintenance of the building and provision of common amenities situated within its area of operation;	society. By this amendment the concept of “Redevelopment” and “SAHARA i.e. Society’s Advisory Harmony and Redressal Authority”, is defined;
	102	-----	(na) ‘Redevelopment’ means reconstruction, renovation, re-building, or development of a building or premises owned, leased or managed by a co-operative housing society, whether by self-development or through a developer, and includes any arrangement for providing alternative accommodation, additional area, or monetary compensation to the members of the society in connection to such redevelopment;	

			(nb) “SAHARA” means Society’s Advisory, Harmony and Redressal Authority appointed under section 113A of the Act.”	
23.	104A	Conversion of Co-partnership Cooperative Housing Society.— (1) All the existing co-partnership Co-operative Housing Societies shall be converted as co-ownership co-operative housing societies and shall be governed accordingly. (2) All such co-partnership co-operative housing societies being converted to co-ownership co-operative housing	Redevelopment of Co-operative Housing Societies.— (1) Any co-operative housing society shall be entitled to undertake redevelopment, reconstruction of their building or premises by following the rules as may be prescribed. (2) Any dispute relating to redevelopment, including execution or enforcement of the development agreement, shall be referred to the Civil Court.	By substitution of section 104A, the concept of Redevelopment is getting introduced and the housing co-operative societies are provided with the authority to undertake redevelopment, reconstruction of their building or premises by following the rules as may be prescribed. It further stipulates that any dispute relating to redevelopment, including execution or enforcement of development agreement, shall be

		society in view of sub-section (1) above, shall adopt the relevant byelaws of the co-ownership co-operative housing society, within a period of 30 days from the date of coming into force of the Goa Co-operative Societies (Amendment) Act, 2021: Provided that, until such co-operative housing society adopts the bye laws of co-ownership co-operative housing society, such co-operative society shall be governed by existing bye laws.		referred to the civil court.
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		(3) After conversion under sub-section (1) the rights of the co-partnership co-operative housing societies shall stands transferred, along with encumbrances and liabilities, to the members of the co-ownership co-operative housing society according to their proportionate shares.		
24.	104B	Enforcement of transfer of title.— (1) Any existing member of such co-operative housing society converted under sub-section (1) of	Promoter/Office bearers to convey title, etc., and execute documents, according to agreement.—(1) The Chairman or any office bearer of the co-operative housing society which are registered and/or which shall be registered on coming	This provision is the Mhajo Flat Scheme. The Chief Promoter or office bearers of co-operative housing societies or as the case may be, is authorized to take all necessary steps to convey the title of land from the land owner or builder or developer in the

		section 104A, may produce the agreement for sale executed with the promoter or the builder alongwith the document of subsequent sale, if any, or a share certificate issued by such co-operative housing society for authentication by the Registrar. (1) The Registrar, on receiving such application, within reasonable time and in any case not later than 6 months after making such enquiry	into force of this section shall take all necessary steps to complete transfer of title of land from the land owner or builder or developer, as the case may be, and convey it in the name of the society, within a period of three months from its registration. (2) It shall be the duty of the Chairman or any office bearer of the society to file with the Registrar a copy of the conveyance immediately after registration of conveyance. (3) The Registrar, by a notification in the Official Gazette, shall appoint an officer, not below the rank of Senior Auditor/Inspector/Special Recovery Officer/Assistant Co-operative Officer, to be the Designated Officer. (4) If the Chairman or any office bearer	name of the society within a period of three months from its registration. Upon failure of the Chief Promoter or the office bearers to convey the land or building in the name of the society, a member of society is provided with a liberty to make an application in writing alongwith all the required documents, to the concerned competent authority appointed by the Registrar. After following due procedure as laid down and being satisfied that it is fit case for unilateral conveyance, the designated Cooperative Officer shall register the instrument as deemed conveyance upon following due procedure as required under the Registration Act 1908 (16 of 1908) the competent authority. In any case, the registration
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		as deemed necessary, may authenticate either the sale agreement or share certificate and send a copy of such authentication certificate online to the registration officer appointed under the Registration Act, 1908. <i>Explanation 1:</i> The Registrar shall do a limited inquiry to confirm the authenticity of the sale	is unable to execute the conveyance in favour of the society, as provided under sub-section (1), any member of such Co-operative housing society, shall make an application latest by the date as shall be notified by the Government, in writing, to the concerned Designated Officer accompanied with the true copies of the registered agreements for sale, executed with the land owner or builder or developer by each individual member of the society, who have purchased the apartment/unit and all other relevant documents including the occupancy certificate, if any, for issuing a report to the Co-operative Officer that such society is entitled to have a unilateral deemed conveyance executed in their	of deemed conveyance has to be completed within a period of one year from application for deemed conveyance. This will facilitate the individuals who do not have title over their flat/apartment even after payment of full amount towards purchase of the flat/apartment.
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		agreement or share certificate and in case of registered sale agreement only the fact of registration to be confirmed. <i>Explanation 2:</i> Any dispute relating to title shall be dealt by the competent civil court. (2) After the authentication by the Registrar, the document to be any member of such co-operative society shall present the document before the registration officer appointed under the Registration Act, 1908, for registration as	favour and to have it registered. (5) The Designated Officer, appointed under sub-section (3), on receiving such application, within reasonable time and in any case not later than ninety days, shall submit a report to the Cooperative Officer authorised by the Government by notification in the Official Gazette. The Designated Officer after making such enquiry as deemed necessary and after verifying the authenticity of the documents submitted and after giving a reasonable opportunity of being heard to all the parties concerned, on being satisfied that it is a fit case for inferring that the land owner or builder or developer has not facilitated to transfer the title over the land and apartment/unit to the concerned co-	
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		a document under the relevant provision of the Registration Act, 1908.	operative society without any substantial cause and valid reason and that he is convinced that the title need to be transferred by way of conveyance deed make report thereof to the Co-operative Officer. (6) Upon receipt of the report, the Cooperative Officer shall issue summons to the landowner or builder or developer, as the case may be, to show cause why a unilateral instrument should not be registered as deemed conveyance and after giving the landowner or builder or developer, as the case may be, a reasonable opportunity of being heard, may, on being satisfied upon summary inquiry that it is a fit case for unilateral conveyance, irrespective of any dispute pending between the landowner and	
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			builder/developer, as the case may be, and without disturbing their <i>inter se</i> title or ownership, cause to be registered an instrument as deemed conveyance, after following the procedure as required under the Registration Act, 1908 (16 of 1908). (7) In all such cases, the Cooperative Officer shall act as authorised officer to perform the role and functions of land owner or builder or developer, as the case may be, to enable registration of sale/conveyance in favour of the Co-operative Housing Society before the Sub-Registrar appointed under the Registration Act, 1908 (16 of 1908). (8) The fees, duties and any other charges required to be paid for drafting, presenting and registering of sale deed shall be borne	
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			by the members of the co-operative housing society. (9) No court or Tribunal shall hear any complaint or petition against the society and/or Competent Authority and/or Authorised officer with regard to duties performed under this section. (10) Any person, including the promoter, who willfully obstructs the conveyance process or fails to comply with the decision under this section shall be liable to a penalty of upto Rs. 10,00,000/- for each instance of non-compliance and additional penalty of Rs. 5,000/- per day for continuing default. (11) In any case, the registration of deemed conveyance shall be completed within a period of one year from	
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			application for deemed conveyance. (12) The provisions of this section shall have effect and operation, notwithstanding anything contained in any law for the time being in force.	
25.	107(1)	Notwithstanding anything contained in any other law for the time being in force, no member of a co-operative housing society who has been allotted a plot of land or dwelling unit in a building over a period of three months shall part with the possession of such plot or dwelling unit, as the case may be, without the written consent of the board of directors of the society.	Notwithstanding anything contained in any other law for the time being in force, no member of a co-operative housing society who has been allotted a plot of land or dwelling unit in a building over a period of three months shall part with the possession of such plot or dwelling unit, as the case may be, without the written consent of the board of directors of the society. On an application made in this behalf by the member concerned, the board of directors may, subject to payment of prescribed maintenance fees to the society, give its	By this amendment the words “non occupancy fees”, have been replaced with words “maintenance fees”.

		On an application made in this behalf by the member concerned, the board of directors may, subject to payment of prescribed non-occupancy fees to the society, give its consent or refuse such consent for reasons to be recorded in writing and communicate its decision to the member within thirty days from the date of receipt of his application.	consent] or refuse such consent for reasons to be recorded in writing and communicate its decision to the member within thirty days from the date of receipt of his application.	
26.	108(d)	the previous permission of the society has been obtained in this behalf in writing and the transferee has been admitted as member.	Omitted.	By omission of clause (d) of the said section, procedure of seeking of previous permission of the society for transferring the share or interest of member, has been done away with;

27.	113A	Constitution of Panel of Reconciliators.— (1) The Registrar shall with prior approval of the Government, constitute a panel of Reconciliators from amongst the persons having experience in the field of law, banking, management, finance, accounts, audit, human resource or specialization in any other field relating to the objects and activities undertaken by the Co-operative Societies, and having their office address within the State of Goa. (2) Every Co-operative	SAHARA.— (1) The Registrar shall constitute an authority namely Society's Advisory, Harmony and Redressal Authority (SAHARA) for rendering advise for maintaining harmony in any cooperative housing society and for redressal of grievances of the members of said societies. (2) The Registrar, with prior approval of the Government, shall appoint an officer not below the rank of Assistant Registrar of Co-operative Societies or an advocate having practice as a lawyer for ten years, or a Chartered Accountant within the meaning of the Chartered Accountants Act, 1949	This provision will enable the co-operative housing societies, its members or any person affected by such society to get its grievance resolved without approaching the Registrar or any judicial forum. In the case of any party being aggrieved with the decision of the SAHARA an appeal before the Cooperative Tribunal is provided.
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		housing society having more than five members shall appoint in its General Body meeting a Reconciliator from the Panel of Reconciliators constituted under sub-section (1). (3) Any dispute or difference of opinion arising amongst the members or any non-compliance or delay in compliance affecting the members/society shall be referred to such Reconciliator for decision. (4) The Reconciliator shall hear the matter	(Central Act 38 of 1949) and a member of the Institute of Chartered Accountants of India or retired State Government Servant not below the rank of Group B Gazetted officer at the time of retirement, having office within the State of Goa, to decide disputes mentioned in sub-section (2) of section 83 of the Act and other complaints and grievances in respect of co-operative housing society for such areas as assigned to such officer/person. (3) All disputes specified under sub-section (2) of section 83 of the Act shall be referred to the SAHARA. (4) The provisions of section 85 and	
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		referred to him under sub-section (3). (5) The Reconciliator shall after giving an opportunity of being heard to all the affected parties, pass an award which shall be binding on all the parties to the dispute. (6) The Reconciliator shall complete reconciliation proceedings as early as possible, within a period of three months. (7) Person aggrieved with the decision of the Reconciliator may prefer appeal to such	87 of this Act and rules 115 to 126A of the Goa Co-operative Societies Rules, 2003 shall apply <i>mutatis mutandis</i> for hearing and deciding the disputes under foregoing sub-section. (5) A Co-operative housing society or member of such society or any person affected by such society or managing committee shall approach SAHARA for any grievances and no other authority. (6) Any person aggrieved by the decision or award, as the case may be, of the SAHARA may prefer an appeal to the Co-operative Tribunal within sixty days from the date of such award.	
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		authority as prescribed	(7) The remuneration of the persons, other than officer of Government, appointed in SAHARA shall be such as may be notified by the Registrar with prior approval of the Government.	
		8) The Reconciliator shall keep all the records of the proceedings which shall form part of the records of the society.		
		(9) Co-operative housing society or member of such society or any person affected by such society or managing committee shall not approach the Registrar or any judicial forum without exhausting the remedy before the Reconciliator or the failure is reported by the Reconciliator to the board.		

		(10) The fee of the Reconciliator shall be such as may be notified by the Registrar with prior approval of the Government and the same shall be paid equally by the parties to dispute or as may be ordered in the order for costs subject to maximum limits as notified.		
28.	120(2)	Notwithstanding anything contained in the Code of Criminal Procedure, 1973 (Act 2 of 1974) , it shall be lawful for a Judicial Magistrate of the First Class to pass sentence of fine or	Notwithstanding anything contained in the “Bharatiya Nagrik Suraksha Sanhita, 2023 (No. 46 of 2023)” , it shall be lawful for a Judicial Magistrate of the First Class to pass sentence of fine or imprisonment on any person convicted of an offence under clauses (e) and (f) of section 118 of this	The Code of Criminal Procedure and Indian Penal Code are repealed and replaced by Bharatiya Nagrik Suraksha Sanhita and Bharatiya Nyaya Sanhita (BNS) respectively, which came into effect on 1 July 2024 and hence amendment done in Goa Co-operative Societies Act, 2001.

		imprisonment on any person convicted of an offence under clauses (e) and (f) of section 118 of this Act, in excess of his powers under section 29 of that Code.	Act, in excess of his powers under section 23 of this “Sanhita”.	
29.	121(3)	If any offence under sub-sections (1) or (2) is committed in the view or presence of Tribunal concerned, the said tribunal may, after recording the facts constituting the offence and the statement of the accused as provided in the Code of Criminal Procedure, 1973 (II of 1974), forward the case to a	If any offence under sub-sections (1) or (2) is committed in the view or presence of Tribunal concerned, the said tribunal may, after recording the facts constituting the offence and the statement of the accused as provided in the “Bharatiya Nagrik Suraksha Sanhita, 2023 (No. 46 of 2023)” , forward the case to a Magistrate having jurisdiction to try the same, and may require security to be given for the appearance of the accused person before such Magistrate or, if sufficient security is	

		Magistrate having jurisdiction to try the same, and may require security to be given for the appearance of the accused person before such Magistrate or, if sufficient security is not given, shall forward such person in custody to such Magistrate. The Magistrate to whom any case is so forwarded shall proceed to hear the complaint against the accused person in the manner provided in the Code of Criminal Procedure, 1973 (II of 1974).	not given, shall forward such person in custody to such Magistrate. The Magistrate to whom any case is so forwarded shall proceed to hear the complaint against the accused person in the manner provided in the “Bharatiya Nagrik Suraksha Sanhita, 2023 (No. 46 of 2023)”.	
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30.	124	The Registrar, a person exercising the powers of the Registrar, a person appointed to audit the accounts of a society or to hold an inquiry or to make an inspection, or a person appointed as a Co-operative Authority, the Co-operative Tribunal or a Liquidator shall be deemed to be public servants within the meaning of section 21 of the Indian Penal Code, 1860 (XLV of 1860).	The Registrar, a person exercising the powers of the Registrar, a person appointed to audit the accounts of a society or to hold an inquiry or to make an inspection, or a person appointed as a Co-operative Authority, the Co-operative Tribunal or a Liquidator shall be deemed to be public servants within the meaning of section 2(28) of “Bharatiya Nyaya Sanhita, 2023 (No. 45 of 2023)”.	
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