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GOVERNMENT OF GOA

Department of Law

Legal Affairs Division

Notification

No. 7/23/2025-LA/122

Date : 01-Sep-2025

The Goa Legislative Diploma No. 2070 dated 15-4-1961 (Amendment) Act, 2025 (Goa Act 16 of 2025), which has been passed by the Legislative Assembly of Goa on 07-08-2025 and assented to by the Governor of Goa on 26-08-2025, is hereby published for the general information of the public.

Dnyaneshwar Raut Dessai, Joint Secretary (Law).

**The Goa Legislative Diploma No. 2070 dated 15-4-1961
(Amendment) Act, 2025**

(Goa Act 16 of 2025)

[26-08-2025]

AN

ACT

further to amend the Legislative Diploma No. 2070 dated 15-4-1961, in its application to the State of Goa.

Be it enacted by the Legislative Assembly of the State of Goa in the Seventy-sixth Year of the Republic of India as follows:-

1. *Short title and commencement.*— (1) This Act may be called the Goa Legislative Diploma No. 2070 dated 15-4-1961 (Amendment) Act, 2025.

(2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

2. *Insertion of new article 372-B.*— In the Legislative Diploma No. 2070 dated 15-4-1961, after article 372-A, the following article shall be inserted, namely:—

“372-B. *Regularization of encroachment for unauthorized construction of dwelling house.*— (1) Notwithstanding anything contained in this Code, the Goa Land Revenue Code, 1968 (Act 9 of 1969), the Goa Town and Country Planning Act, 1974 (Act 21 of 1975), the Goa Land (Prohibition on Construction) Act, 1995 (Goa Act No. 20 of 1995), the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008), the Goa Land Development and Building Construction Regulations, 2010, the Goa Municipalities Act, 1968 (Act 7 of 1969), the Goa Panchayat Raj Act, 1994 (Goa Act 14 of 1994), the City of Panaji Corporation Act, 2002 (Goa Act 1 of 2003) or any other State law for the time being in force, where any person has carried out unauthorized construction of a dwelling house, before the 28th day of February, 2014, on a land belonging to the Comunidade, without such land being lawfully granted to him as per the provisions of this Code, the grant/allotment of such encroached land may be regularised by such officer, not below the rank of Senior Scale Officer of the Goa Civil Service, as may be authorised by the Government by a notification in the Official Gazette, by passing an order of regularisation of grant/allotment of such land, subject to such conditions as may be specified by him, upon an application being made by the applicant and upon depositing by him with the authorised officer compensation amount, to be paid to the concerned Comunidade, at such rate as may be specified by the Government by an order published in the Official Gazette. For deciding such application the authorized officer shall follow the procedure as specified in clauses (5) and (13):

Provided that the authorised officer shall not entertain any application under clause (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the agricultural land held by a tenant under the Goa Agricultural Tenancy Act, 1964 (Act 7 of 1964), protected forest, area declared as a wild life sanctuary, area covered under the Coastal regulation zone where such construction has been carried out after the 19th day of February 1991, No Development Zone, open spaces, areas covered under Eco Sensitive Zone-I, Khazan land, road set back or right of way or any construction which causes obstruction to any natural water channel or any structure which is constructed by filling water bodies, or areas other than orchard land or cultivable land covered under Eco Sensitive Zone-II.

Explanation.— (i) “Eco Sensitive Zone-I” means Eco Sensitive Zone-I as classified in Regional Plan 2021.

(ii) “Eco Sensitive Zone-II” means Eco Sensitive Zone -II as classified in Regional Plan 2021:

Provided further that the authorised officer may entertain an application under clause (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the area covered under Settlement Zone, Institutional Zone, Industrial Zone, Cultivable Zone or Orchard.

(2) The total extent of land to be regularized under this article shall comprise of only plinth area of dwelling house and area adjoining to such dwelling house upto two meters on all sides from its outer walls, if available. In no case the authorised officer shall regularize land exceeding 300 square meters:

Provided that where the encroached area exceeds the above permissible limit, the authorised officer shall not pass an order of regularization of land unless the applicant surrenders the excess encroached area to the Administrator and the Administrator takes possession of the same for handing it over to the concerned Comunidade:

Provided further that where more than one dwelling house exists in close proximity and it is not feasible to allocate two meters of surrounding land from the outer walls to each such dwelling house, the available land shall be apportioned proportionately amongst them.

(3) The Application referred in clause (1) shall be made to the authorised officer within a period of six months from the date of coming into force of the Goa Legislative Diploma No. 2070 dated 15-4-1961 (Amendment) Act, 2025 in such form, accompanied by such documents and such fees as prescribed.

(4) The authorised officer shall dispose of such application within a period of six months from the date of its receipt:

Provided that for calculating the said period of six months, the period from the date of filing of appeal under clause (10) and/or revision under clause (12), if any, upto disposal of such appeal and/or revision shall not be taken into consideration.

(5) The authorised officer shall not decide on such application for regularisation unless applicant furnishes,—

(i) the explicit consent for regularization of land of the concerned Comunidade given through its Attorney, or

(ii) the deemed consent for regularization of land as,—

(a) certified by the Administrator under clause (9), or

(b) confirmed by the Administrator in appeal under clause (10), or

(c) decided by the Government in revision under clause (12).

(6) For the purpose of obtaining consent of the Comunidade for regularisation of grant of land upon which the applicant has carried out unauthorised construction of a dwelling house, he shall make an application to the concerned Comunidade in such form as prescribed immediately upon making application under clause (1). The Comunidade shall not unreasonably or arbitrarily withhold or refuse its consent.

(7) The Comunidade shall take a decision on the request made in the application under clause (6) within a period of thirty days from the date of receipt of such application.

(8) Where the Comunidade refuses to give its consent, it shall within a period of fifteen days from the date of decision of such refusal, communicate its decision in writing to the applicant and also to the Administrator, clearly stating the reasons for such refusal.

(9) If the Comunidade fails to,—

(i) take a decision on the application within the time limit specified in clause (7); or

(ii) communicate its decision in writing to the applicant about refusal of consent or otherwise within the time limit specified in clause (8),

after expiry of forty-five days from the date of receipt of such application by the Comunidade, the consent shall be deemed to have been given and the applicant shall make an application to the Administrator, who shall, within a period of thirty days from the date of receipt of such application, issue a certificate in such form as prescribed confirming that the consent of the concerned Comunidade as deemed to have been given.

(10) Where the Comunidade refuses to give its consent, the applicant may prefer an appeal to the Administrator within a period of thirty days from the date of receipt of the communication of refusal from

the Comunidade. The Administrator shall dispose of such appeal within a period of thirty days from the date of its receipt after hearing the applicant and the Comunidade.

(11) The Administrator may, while disposing of such appeal or otherwise, treat the consent of the concerned Comunidade as deemed to have been given in cases including but not limited to any of the following circumstances, and may accordingly pass an order confirming that the consent of the Comunidade is deemed to have been given,—

(i) where the applicant has been in continuous and peaceful possession of the dwelling house unauthorisedly constructed on a land belonging to the Comunidade before the 28th day of February, 2014, without such land being lawfully granted to him as per the provisions of this Code, at least for a period of twelve years and no legal proceedings have been initiated by the Comunidade in respect of such encroachment during the said twelve year period since such encroachment; or

(ii) where, without following the procedure as laid down in this Code, the Comunidade or any of the member of its Managing Committee has,—

(a) issued a no objection certificate or any other document conveying consent to the applicant for occupation and/or use of the said land before construction of such dwelling house; or

(b) accepted any payment from the applicant as compensation in respect of the land encroached by the applicant and deposited the said amount in the coffers of the concerned Comunidade.

(12) Any person aggrieved by the decision of the Administrator may file a revision application before the Government. The Government shall dispose of such revision application within a period of sixty days from the date of its filing.

(13) Upon receipt of,—

(i) the explicit consent of the concerned Comunidade given through its Attorney, or

(ii) the deemed consent as,—

(a) certified by the Administrator under clause (9), or

(b) confirmed by the Administrator in appeal under clause (10), or

(c) decided by the Government in revision under clause (12),

the authorized officer shall issue a notice to the Attorney of the concerned Comunidade directing him to submit his reply within a period of fifteen days from the date of receipt of such notice. If no reply is received within the said period, it shall be presumed that the Comunidade has no objection for regularisation of grant of such land to the applicant. After submission of reply by the Attorney within the said period of fifteen days or on failure to submit reply within the said period of fifteen days, whichever is earlier, the authorised officer shall scrutinize the application received under clause (1) and after holding such enquiry as he deems fit, decide such application by passing an appropriate order.

(14) No such land the grant of which is regularized by the authorized officer by passing an order under clause (13) shall be sold, assigned or otherwise transferred to any person till the expiry of a period of twenty years from the date of such order except by way of gift in favour of a family member of the applicant.

(15) Once the land on which the dwelling house exists is regularized under the provisions of this article, the applicant may make an application under the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016) for the purpose of regularization of such dwelling house in accordance with the provisions contained therein.

(16) Notwithstanding anything contained in this Code or any other law for the time being in force or any Judgment/Decree/Order of any court, no such dwelling house which has been unauthorisedly constructed on a land belonging to the Comunidade, before the 28th day of February, 2014, without such land being lawfully granted as per the provisions of this Code, shall be demolished till the expiry of six months from the date of coming into force of the Goa Legislative Diploma No. 2070 dated 15-4-1961 (Amendment) Act, 2025 and in case any application is filed under clause (1) within the time limit specified in clause (3), then such dwelling house shall not be demolished till disposal of such application.

(17) If no application is filed within the time limit specified in clause (3) or if such application so filed is rejected, the Administrator shall initiate action against such dwelling house in accordance with law.

(18) No suit, prosecution or other legal proceeding shall lie against the Authorized Officer, Administrator or any officer authorised by the Authorized Officer, in respect of anything which is in good faith done or intended to be done in pursuance of this article or of any rules or orders made thereunder.

(19) In case it is found that the applicant has obtained an order of regularisation on the basis of a false declaration or document,—

(a) the Authorized Officer shall revoke the order passed under clause (1) and upon such revocation the land regularised, if any, shall stand reverted to the concerned Comunidade; and

(b) the applicant shall be punishable with imprisonment for a term which may extend to two years and with fine which may extend to rupees one lakh.

(20) An offence punishable under this article shall be cognizable.

(21) No Court other than the Court of a Judicial Magistrate First Class shall take cognizance of, and try an offence under this article.

Explanation: For the purpose of this article,—

(a) “applicant” means a landless person, who has constructed a dwelling house, before the 28th day of February, 2014, on a land belonging to the Comunidade, without such land being lawfully granted to him as per the provisions of this Code, and who has been a resident of Goa for a period of not less than fifteen years immediately preceding the said date and includes his family members in case of his death but does not include a person or his family member who owns a plot of land, house, flat or apartment or an undivided share in ancestral property which on the date of making an application has been separately allotted to him;

(b) “authorised officer” means the officer as authorised by the Government under clause (1);

(c) “dwelling house” means a house where the applicant or his family members reside with a fixed habitation and is exclusively used by him or his family members for the purpose of their dwelling and is allotted a number by the local authority;

(d) “family member” means the applicant’s spouse, son and unmarried daughter and includes grandson, widowed daughter and widowed granddaughter.

Secretariat,
Porvorim-Goa.
Dated: 01-09-2025.

SANDIP JACQUES
Secretary to the Government of Goa,
Law Department (Legal Affairs).

Notification

7/24/2025-LA/123

Date : 01-Sep-2025

The Goa Land Revenue Code (Amendment) Act, 2025 (Goa Act 15 of 2025), which has been passed by the Legislative Assembly of Goa on 31-07-2025 and assented to by the Governor of Goa on 26-08-2025, is hereby published for the general information of the public.

Dnyaneshwar Raut Dessai, Joint Secretary (Law).

The Goa Land Revenue Code (Amendment) Act, 2025

(Goa Act 15 of 2025)

[26-08-2025]

AN

ACT

further to amend the Goa Land Revenue Code, 1968 (Act No. 9 of 1969).

Be it enacted by the Legislative Assembly of the State of Goa in the Seventy-sixth Year of the Republic of India as follows:-

1. *Short title and commencement.*— (1) This Act may be called the Goa Land Revenue Code (Amendment) Act, 2025.

(2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

2. *Insertion of new Section 38A.*— In the Goa Land Revenue Code, 1968 (Act No. 9 of 1969), after Section 38, the following section shall be inserted, namely:—

“38A. *Regularization of encroachment for unauthorized construction of dwelling house on Government land.*— (1) Notwithstanding anything contained in this Code, the Goa Town and Country Planning Act, 1974 (Act 21 of 1975), the Goa Land (Prohibition on Construction) Act, 1995 (Goa Act No. 20 of 1995), the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008), the Goa Land Development and Building Construction Regulations, 2010, the Goa Municipalities Act, 1968 (Act No. 7 of 1969), the Goa Panchayat Raj Act, 1994 (Goa Act No. 14 of 1994), the City of Panaji Corporation Act, 2002 (Goa Act 1 of 2003) or any other State law for the time being in force, where any person has carried out unauthorized construction of a dwelling house before the 28th day of February, 2014, on a land belonging to the Government or land granted by the Government in any manner whatsoever, such land may be regularised by the Deputy Collector by issuing an order in that regard subject to such conditions as prescribed, conferring Class I Occupancy, upon an application being made by the applicant and upon payment to the Government the occupancy price at such rate as may be specified by the Government by an order published in the Official Gazette:

Provided that the Deputy Collector shall not entertain any application under sub-section (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the protected forest, area declared as a wild life sanctuary, area covered under the Coastal regulation zone where such construction has been carried out after the 19th day of February, 1991, No Development Zone, open spaces, areas covered under Eco Sensitive Zone-I, Khazan land, road set back or right of way or any construction which causes obstruction to any natural water channel or any structure which is

constructed by filling water bodies or areas other than orchard land or cultivable land covered under Eco Sensitive Zone-II.

Explanation.— (i) “Eco Sensitive Zone-I” means Eco Sensitive Zone-I as classified in Regional Plan 2021.

(ii) “Eco Sensitive Zone-II” means Eco Sensitive Zone -II as classified in Regional Plan 2021:

Provided further that the Deputy Collector may entertain an application under sub-section (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the area covered under Settlement Zone, Institutional Zone, Industrial Zone, Cultivable Zone or Orchard.

(2) The total extent of land to be regularized under this section shall comprise of only plinth area of dwelling house and area adjoining to such dwelling house upto two meters on all sides from its outer walls, if available. In no case the Deputy Collector shall regularize land exceeding 400 square meters:

Provided that where the encroached area exceeds above permissible limit, the Deputy Collector shall not pass an order of regularization of land unless the applicant surrenders the excess encroached area to the Deputy Collector and the Deputy Collector takes possession of the same.

Provided further that, where more than one dwelling house exists in close proximity on land belonging to the Government or land granted by the Government and it is not feasible to allocate two metres of surrounding land from the outer walls to each such dwelling house, the available land shall be apportioned proportionately amongst them.

(3) Any person seeking regularisation under sub-section (1) shall make an application within six months from the date of coming into force of the Goa Land Revenue Code (Amendment) Act, 2025 to the Deputy Collector in such form, accompanied by such documents and such fees as prescribed.

(4) The Deputy Collector shall dispose of such application within a period of six months from the date of its receipt.

(5) No person to whom Class I Occupancy is granted under this section shall be entitled to sell, assign, or otherwise transfer the said land till the expiry of a period of twenty years from the date of such grant, except by way of gift in favour of a family member of the applicant and such transfer shall not attract the provisions of Section 37-B of this Code.

(6) Once the land on which the dwelling house exists is regularized under the provisions of this section, any person who has been granted Class I occupancy may make an application under the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016), for the purpose of regularization of such dwelling house in accordance with the provisions contained therein.

(7) Notwithstanding anything contained in this Code or any other State law for the time being in force or any Judgment/Decree/Order of any court, no such dwelling house which has been unauthorisedly constructed before 28th day of February, 2014, shall be demolished for a period of six months from the date of coming into force of the Goa Land Revenue Code (Amendment) Act, 2025 and in case any application under sub-section (3) is filed, within the time limit specified thereto, then such dwelling house shall not be demolished until the disposal of the said application.

(8) If no application is filed in accordance with sub-section (3) within the time limit specified thereto or if such application so filed is rejected, the Deputy Collector shall initiate action against such encroachment in accordance with law.

(9) No suit, prosecution or other legal proceeding shall lie against the Deputy Collector or any officer authorised by the Deputy Collector, in respect of anything which is in good faith done or intended to be done in pursuance of this section or of any rules or orders made thereunder.

(10) In case it is found that the applicant has submitted false declaration or document,— (a) the Deputy Collector shall revoke the order passed under sub-section (1) and upon such revocation the land regularised or allotted if any shall stand reverted to the Government;

(b) the applicant shall be punishable with imprisonment for a term which may extend upto two years and with fine which may extend upto rupees one lakh.

(11) An offence punishable under this section shall be cognizable.

(12) No Court other than the Court of a Judicial Magistrate First Class shall take cognizance of, and try, an offence under this section.

Explanation: For the purpose of this section,—

(a) “applicant” means a landless person, who has constructed a dwelling house on Government land before the 28th day of February, 2014, and who has been a resident of Goa for a period of not less than fifteen years immediately preceding the said date and includes his family members in case of his death but does not include a person or his family member who owns a plot of land, house, flat or apartment or an undivided share in ancestral property which on the date of making an application has been separately allotted to him;

(b) “dwelling house” means a house where the applicant or his family members reside with a fixed habitation and is exclusively used by him or his family members for the purpose of their dwelling and is allotted a number by the local authority;

(c) “family member” means the spouse, son, unmarried daughter and includes grandson, widowed daughter, widowed granddaughter.

Secretariat,
Porvorim-Goa.
Dated: 01-09-2025.

SANDIP JACQUES
Secretary to the Government of Goa,
Law Department (Legal Affairs).

Notification

7/25/2025-LA/124

Date : 01-Sep-2025

The Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025 (Goa Act 17 of 2025), which has been passed by the Legislative Assembly of Goa on 07-08-2025 and assented to by the Governor of Goa on 26-08-2025, is hereby published for the general information of the public.

Dnyaneshwar Raut Dessai, Joint Secretary (Law).

The Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025

(Goa Act 17 of 2025)

[26-08-2025]

AN

ACT

further to amend the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016).

Be it enacted by the Legislative Assembly of the State of Goa in the Seventy-sixth Year of the Republic of India as follows:-

1. *Short title and commencement.*— (1) This Act may be called the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025.

(2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

2. *Amendment of Section 3.*— In the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016) (hereinafter referred to as the “principal Act”), in Section (3),—

(i) in sub-section (1),—

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

“(a) any residential, commercial or residential cum commercial unauthorized construction in applicants own property, or in a property jointly held by the applicant with other co-owners.”;

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

“(c) any unauthorized construction by the applicant in undivided property jointly held by a unit of family or families.”;

(c) after the clause (e), the following clauses shall be inserted, namely:—

“(f) any unauthorized construction of a dwelling house carried out on a land belonging to a Comunidade in respect of which the officer authorized under clause (1) of article 372-B of the Legislative Diploma No. 2070 dated 15-4-1961, in its application to the State of Goa, has passed order of regularisation of such land.

(g) any unauthorized construction of a dwelling house carried out on a land belonging to the Government or land granted by the Government in respect of which the Deputy Collector has passed order of regularisation of such land.

(h) any unauthorized construction of a dwelling house carried out on a land granted by the Government under 20 Point Programme Scheme in respect of which the competent authority has granted Class I occupancy.”;

(d) the first proviso shall be omitted;

(e) after the fourth proviso, the following proviso shall be inserted, namely:—

“Provided further that the person,—

(i) who could not make application within the period as specified in the fourth proviso; or

(ii) whose application has been rejected by the authorized officer before the commencement of the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025, on any ground whatsoever,

may make such application or fresh application, as the case may be, within a period of two years from the date of coming into force of the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025.”;

(ii) in sub-section (3), for the words “pass an order of regularisation of such unauthorized construction”, the expression “grant a sanad under Section 32 of the Goa Land Revenue Code, 1968 (Act

No. 9 of 1969) and pass an order of regularisation of such unauthorized construction” shall be substituted;

(iii) for sub-section (4), the following sub-section shall be substituted, namely:—

“(4) The total built up area of the unauthorized construction which is proposed to be regularised including all floors thereof shall not exceed,—

(i) 600 square meters, in case such construction is carried out within limits of any Village Panchayat, subject to the permissible F.A.R.;

(ii) 1,000 square meters, in case such construction is carried out within limits of any Municipal Council or Municipal Corporation, subject to the permissible F.A.R., and

such construction shall be meant for either personal residence, commercial purpose, commercial cum residential purpose or institutional purpose of the applicant.”;

(iv) in sub-section (5),

(a) for the words “area covered under the Coastal regulation zone”, the expression “area covered under the Coastal regulation zone where such construction has been carried out after the 19th day of February, 1991” shall be substituted;

(b) after the existing proviso, the following proviso shall be inserted, namely:—

“Provided further that where there is no required access of three meters to the unauthorized construction, the authorized officer shall entertain an application under sub-section (1) for regularisation of unauthorized construction if the applicant undertakes to make such access available within a period of five years by submitting an undertaking to that effect.”;

(v) after sub-section (7), the following sub-sections shall be inserted, namely:—

“(7A) Where the authorized officer passes an order under this Act for regularisation of unauthorized construction in a property jointly held by the applicant with other co-owners as referred in clause (a) of sub-section (1), without the written consent of all such co-owners, such order shall be subject to the order or judgment that may be passed by the competent Civil Court in a suit or other legal proceeding that may be initiated by the aggrieved co-owner.

(7B) Where the authorized officer passes an order under this Act for regularisation of unauthorized construction in a property jointly held by the applicant with other members of the unit of family or families as referred in clause (c) of sub-section (1), without the written consent of all other members of such family or families, such order shall be subject to the order or judgment that may be passed by the competent Civil Court in a suit or other legal proceeding that may be initiated by the aggrieved any member of such family or families.”.

3. *Insertion of new Section 6A.*— After Section 6 of the principal Act, the following Section shall be inserted, namely:—

“6A. *Review of order.*— (1) The authorized officer may either on his own motion or on application of any party interested, review any order passed by him or by any of his predecessors-in-office and pass such order in reference thereto as he thinks fit:

Provided that the authorized officer shall before reviewing any order under this section, obtain the permission of the Collector.

(2) No order shall be reviewed under this section without giving notice to the other party and no application for review of such order shall be entertained unless filed within a period of one year from the date of such order:

Provided that the authorized officer shall not, on his own motion, review any order under this section after expiry of period of six months from the date of such order:

Provided further that no application for review shall be entertained if an appeal against the said order has already been filed or decided under Section 7 of this Act.

(3) No order shall be reviewed except on the following grounds, namely:—

(i) discovery of new and important matter or evidence which, after the exercise of due diligence was not within the knowledge of the applicant or could not be produced by him at the time when the order was passed or order made; or

(ii) some mistake or error apparent on the face of the record; or

(iii) any other sufficient reason.”.

Secretariat,
Porvorim-Goa.
Dated: 01-09-2025.

SANDIP JACQUES
Secretary to the Government of Goa,
Law Department (Legal Affairs).