



LEGISLATIVE ASSEMBLY OF THE STATE OF
GOA

**The Goa Mundkars (Protection from Eviction)
(Amendment) Bill, 2026**

(Bill No. 9 of 2026)

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

GOA LEGISLATURE SECRETARIAT
ASSEMBLY HALL, PORVORIM
JANUARY, 2026

**The Goa Mundkars (Protection from Eviction)
(Amendment) Bill, 2026**

(Bill No. 9 of 2026)

A

BILL

*further to amend the Goa Mundkars (Protection from Eviction) Act,
1975 (Act No. 1 of 1976).*

5 Be it enacted by the Legislative Assembly 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 Mundkars (Protection from Eviction) (Amendment) Act,
2026.

10 (2) It shall come into force at once.

2. Substitution of section 9.— For section 9 of the Goa
Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976),
the following section shall be substituted, namely:—

15 “9. Restriction on transfer of dwelling house by bhatkar.— (1) No
bhatkar shall transfer the dwelling house as defined under clause (i)
of section 2 to any person other than the mundkar:

20 Provided that the bhatkar may transfer such dwelling house to any
person with the consent of the mundkar by a registered instrument in
accordance with law and by making such mundkar a confirming party
in such instrument:

25 Provided further that the bhatkar may sell, exchange, mortgage,
lease or otherwise transfer his property in which the dwelling house is
situated, except the dwelling house, without affecting any right,
protection or privilege of whatsoever nature, conferred upon the
mundkar under this Act:

(2) Any transaction of transfer made by bhatkar in contravention of
sub-section (1) shall be null and void.”.

STATEMENT OF OBJECTS AND REASONS

The Bill seeks to substitute section 9 of the Goa Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976) with a view to strengthen the protection afforded to mundkars in respect of their dwelling houses and to prohibit the transfer of a dwelling house by the bhatkar to any person other than the mundkar, while permitting such transfer to a third party only with the prior consent of the mundkar and by a registered instrument in accordance with law, with the mundkar being made a confirming party.

The Bill further seeks to provide that the bhatkar may transfer the property except the dwelling house without affecting the rights, protection or privileges conferred upon the mundkar under the Act.

The Bill also provides that any transfer made in contravention of the said provisions as null and void.

This Bill seeks to achieve the above objects.

FINANCIAL MEMORANDUM

No Financial implications are involved in this Bill.

MEMORANDUM REGARDING DELEGATED LEGISLATION

No delegated legislation is envisaged in this Bill.

Porvorim–Goa
13th January, 2026

ATANASIO MONSERRATE
Minister for Revenue

Assembly Hall,
Porvorim–Goa,
13th January, 2026

NAMRATA ULMAN
Secretary to the Legislative
Assembly of Goa

ANNEXURE

**Extract of section 9 of the Goa Mundkars (Protection from Eviction)
Act, 1975 (Act No. 1 of 1976)**

9. Transfer of property by bhatkar.— If the bhatkar sells, exchanges, mortgages, or leases, or in any manner transfers, his property where the dwelling house is situated, the right of the mundkar in the dwelling house shall not, in any way, be affected by such transfer.

