

A-063

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Lands: Bombay Suburban District,  
Survey No. 141-A of Ambivali  
Grant of - - - - -  
to the Versova Co-operative  
Housing Society.

GOVERNMENT OF MAHARASHTRA,  
Revenue and Forests Department,  
Resolution No. LCS-2665/15-A1 (Unit),  
Sachivalaya, Bombay-32, 20th July, 1965.

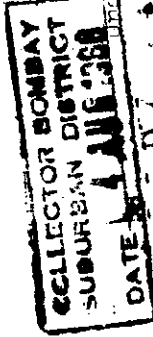
RESOLUTION: Government is pleased to grant Government Land comprising of 3 plots bearing No. 95,86,87 in the layout approved by the Town Planning Department from Survey No. 141-A in Ambivali in Bombay Suburban District to the Versova Co-operative Housing Society for construction of residential buildings for accommodating its members whose list is appended to this Government Resolution duly approved. The society should accommodate 2 members more as will be directed by Government.

2. The Versova Co-operative Housing Society shall pay to Government the Occupancy Price for the land in accordance with the orders issued in the Government Resolution, Revenue and Forests Department No. LCS-1064/10352-N, dated 21st January 1966.

3. The grant shall be also subject to the terms and conditions prescribed in the Government Resolution, Revenue and Forests Department No. LCS-43247-3, dated 23rd April 1965.

4. The possession of land shall be given to the Society only after Occupancy Price is paid by the Society and sanad is executed in its favour.

By order and in the name of the Governor of Maharashtra,



Accompaniment:- A list of members.

To:

The Commissioner, Bombay Division,  
The Additional Collector, Bombay Suburban District,  
The Settlement Commissioner and Director of Land Records, Poona,  
The Registrar of Co-operative Societies, Maharashtra State, Poona,  
The District Deputy Registrar of Co-operative Housing Society, Bombay,  
The Deputy Director of Town Planning, Bombay,  
The Accountant General Maharashtra State, Bombay,  
The Resident Audit Officer, Bombay,  
The Pay and Accounts Officer, Bombay,  
The Finance Department, Public Health Department,  
The Urban Development and Co-operation Department,  
The Agriculture and Co-operation Department.

List of members.  
Versova Co-Operative Housing Society.  
S. No. 141-A Andivalli.  
IOS-2665/15-AI (Unit).

Sr. No.	Name of the member	Monthly Income.
1.	Smt. Lawrence Michael Di Costa.	Rs. 800.
2.	Smt. Marku Machado.	" 300.
3.	Alfred N. D'Sa.	" 225.
4.	John Meneses.	" 225.
5.	Anthony Rodrigues.	" 191.
6.	Sebastian Ruzario Coutinho.	" 140.
7.	Licory D. Silva.	" 225.
8.	Abraham Mendonsa.	" 250.
9.	Edward Lobo.	" 200.
10.	Gregory D'Souza.	" 300.
11.	Thomas J. Moronha.	" 700.
12.	Deniz Vaz.	" 180.
13.	Joseph Baldaña.	" 275.
14.	Robert Fernandes.	" 350.
15.	Louis Crasto.	" 380.
16.	John Baptist D'Souza.	" 250.
17.	Thomas D'Mello.	" 400.
18.	Lawence Kocha.	" 340.
19.	Julian William Rodrigues.	" 480.
20.	Vincent Saldhana.	" 192.
21.	Mahilda Lobo.	" 300.
22.	Smt. John Raymond Barboza.	" 250.
23.	Peter D'Souza.	" 200.
24.	Louis Di Lima.	" 300.
25.	F. Vaz.	" 225.
26.	J. Fernandes.	" 360.
27.	Smt. Mary Fernandes.	" 380.
28.	Smt. Florine Rodrigues.	" 250.
29.	Smt. Lawrence Vaz.	" 191.
30.	Smt. Caleshine Mirazes.	" 300.
31.	Smt. Alban Rodrigues.	" 300.
32.	Smt. Varkrian D'Souza.	" 199.
33.	Chertes Fernandes.	" 200.
34.	Lawrence Dantes.	" 500.
35.	Benjamin Quadros.	" 250.
36.	Salvadoro Tauroc.	" 300.
37.	Leo Quadros.	" 275.
38.	Sylvester Monteliro.	" 360.
39.	Gregory Meneses.	" 380.
40.	Sylvester Sequeira.	" 250.
41.	Victor X. D. Souza.	" 300.
42.	Pascal David Louis.	" 300.
43.	Louis F. Andrade.	" 380.
44.	Pins A. Andrade.	" 200.
45.	Albon Baratto.	" 275.
46.	Louis Vaz.	" 330.
47.	Shivaji Suvarna.	" 155.
48.	Rafael D'Souza.	" 458.
49.	Andrew Serrao.	" 220.
50.	Witfred Cyril D'Souza.	" 450.
51.	Gabriel D'Souza.	" 250.
52.	Vincent D'Souza.	" 300.
53.	Joseph Peter D'Souza.	" 200.
54.	Erik Mendonca.	" 330.
55.	Victor Felix Pinto.	" 300.
56.	Jerome D'Sa.	" 350.
57.	Peter Fernandes.	" 250.
58.	Lawrence Pascal D'Sa.	" 475.
59.	Anthony John Baptist D'Souza.	" 250.
60.	William D'Souza.	" 250.
		" 275.

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10.C/LAD SP II 89 Ambikavali

Collector's Office, B.S.L.,  
Old Custom House Yard, Fort,

8th October, 1966.

8th Nov.

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Department Revenue & Forests  
1. Government resolution No. LCS.2665/15-11-66 (unit)

Read:-

ORDER

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2997  
Sc. Vids

Government land measuring ... hearing No. ...  
comprising of ... lots planning Department from  
of layout approved by Town Planning Department to laka ...  
... of ... granted to ...  
Bombay Suburban District is hereby granted for construction of  
... Co. Op. Housing Society for construction of  
residential buildings for accommodation of occupancy  
whose list is appended hereto on payment of occupancy  
... 12.5.60 (K. O. ...)  
... amounting to ...  
... office within a period of one  
month from the date of issue of this order and subject  
to the other conditions mentioned in the scheduled  
attached hereto.

Additional Collector,  
Bombay Suburban District.

9/11/66  
29/11/66

To L.M. D'Costa.  
11-5.  
C/o Poinnani 35/43 P-8. 6261 Jacob Circle  
New Sappilleda Street  
District Inspector of Land  
Records, Bombay-1.

1. Copy forwarded to the District, Bombay-1.  
Records, Bombay Suburban District, Bombay-1.
2. He is requested to verify the receipt of the  
payment from the Society and then hand over the possession  
to the Society and report compliance alongwith a pucca plan.  
Copy forwarded to the District Deputy Collector, Bombay  
Suburban District, Mamlatdar Anchari/~~...~~  
Additional Collector,  
Bombay Suburban District.

29/11/66

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SCHEDULE I.

Conditions appended to the additional Collector, Bombay  
Suburban District's Order No.C/LND. Dated.....  
A. H. 87 *Wahidullah* 2.11.24

The Society shall prepare a proper scheme for the development of the land at its cost and submit it within three months from the date of taking over possession of the land to the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation along with a layout plan for construction of internal roads with provisions for sewers, drainage etc., and also showing construction of multi storeyed buildings to ensuring maximum utilisation of land to the extent permissible within the floor space index for the area. Development till construction of roads and buildings should not commence till written approval of the Additional Collector, Bombay Suburban District and the Greater Bombay Municipal Corporation, to the layout is received.

2. That the Society or any member shall not sell or any way transfer by mortgage lease etc., any plot or block or flat out of the land to any person other than a member of a society or let or give on leave and licence basis and tenement, block or flat out of the land to any person other than member without obtaining previous written approval of the Additional Collector, Bombay District Suburban District. The Additional Collector, Bombay Suburban District will have the right of first refusal whenever any tenement block or flat is to be let out or to be given on leave and licence basis and to nominate Government servants for the purpose. The Additional Collector shall exercise the right of first refusal within 30 days of receipt of intimation from the Society or its member.

3. That the Society shall not enrol any additional members or substitute any member in place of those approved by Government, except with previous written approval of Government.

4. That the Society shall inform Government of reduction in the number of members, if any, before commencing construction of roads and buildings and Government shall have right to resume any land rendered surplus to the reasonable requirements of Society.

5. That no individual plots shall be given to members and the Society shall be bound to construct multi storeyed buildings roads and drains etc., within two years from the date of taking over possession of the land in accordance with the approved layout of the additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation.

6. That the Society shall not utilise any part of the land directly or indirectly, for the commercial, business or professional purpose except as provided for in layout approved by the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation or with the prior written approval of Government.

7. That the Society shall comply with all the building rules and regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and Bombay Municipal Corporation Act.

8. That the Society shall obtain from the appropriate Revenue authority the N.A. Permission before starting N.A. use in respect of the lands as required under Section 65 of Bombay Land Revenue Code.

contd..

9. That the Society shall pay to the appropriate revenue authority; on due dates the N.A. Assessment in respect of the land at the rates prescribed by Government of the locality subject to the provisions of Rule 86(1) (B) of the Bombay Land Revenue Rules, 1921.

10. That the Society shall be liable to be evicted and the land and buildings resumed by Government without payment of any compensation in case there is breach of any of the conditions of grant of land and failure on the part of the Society to remedy the breach within 6 months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach.

11. That the Society shall be bound to take necessary steps to compel any member of the society who has committed breach of any of the conditions of grant of land to remedy the breach immediately and failure on the part of the member to remedy the breach of condition of grant of land within a period of six months from the date of issue of notice by the Additional Collector Bombay Suburban District, communicating the breach shall be deemed to be a breach committed by the Society and the society will render itself liable to eviction and resumption of land and buildings by Government without payment of any compensation.

12. That the Society shall sign an agreement in form HHI as required by Additional Collector, Bombay Suburban District, embodying the above conditions and any additional conditions, as may be considered necessary by the Additional Collector, Bombay Suburban District.

13. That the possession of land shall not be given to the Society unless the Society pays in full to the Additional Collector Bombay Suburban District, occupancy price of land and other dues, if any that may be communicated to it by the Additional Collector, Bombay Suburban District.

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Additional Collector,  
Bombay Suburban District.

D/Kar/310.

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29/12/64  
30/12/64

MEMBERS

Robert C. Silva  
MICHAEL MARGONIA  
Abraham Margonia  
Edward Lobo  
Gregory DiCenzo  
Steven J. Marchino  
Bobby F. ...  
Joseph ...

Joseph ...  
John ...  
Michael ...  
Thomas ...  
James ...  
Robert ...  
Richard ...  
Joseph ...  
John ...  
Michael ...  
Thomas ...  
James ...  
Robert ...  
Richard ...

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Lands:- Bombay Suburban District  
From S.No. 14-A of Ambivalli.  
Grant of to Versova  
Co-operative Housing Society.

Government of Maharashtra  
Revenue and Forests Department,  
Corrigendum NO.DCS/2665/15-BI  
Sector 17a, Bombay-32

Dated:- 23 December 1970

I) Please refered: Government Resolution, Revenue  
and Forests Department, No. LCS 2665/15  
BI, dated July 1966.

Corrigendum:-

For the words and figures "Government land comprising  
of 3 plots bearing Nos. 25, 26, 27, in the layout approved by the Town  
Planning Department from S.No. 14-A of Ambivalli in Bombay Suburban  
District bearing in the page 1 of the Government Resolution  
Revenue & Forests Department No. LCS 2662/75-B(Urit) dated July 1966.  
the words and figures "Government land comprising of 3 plots bearing  
number 117, 116, 115 in the layout approved by Town Planning Department  
from S.No. 14-A of Ambivalli in Bombay Suburban District" should be  
substituted.

By order and in the name of the Governor of  
Maharashtra;

( M.M. KHAN )

Under Secretary to the Government of  
Maharashtra, Revenue & Forests Department.

Copy to:-

- The Commissioner, Bombay Division, Bombay,
- The Additional Collector, Bombay Suburban District,  
The Settlement Commissioner and Director of Land  
Records Pocham,  
The Registrar of Cooperative Housing Societies,  
The Maharashtra State Board of Co-operative  
The District Deputy Registrar of Co-operative  
Societies, Bombay,  
The Director of Town Planning Bombay,  
The Accountant General, Maharashtra State, Bombay,  
The Pay and Accounts Officer, Bombay,  
The Finance Department  
The Urban Development Public Health and Housing  
Department,  
The Agriculture and Cooperation Department.

COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
29 DEC 1970  
DATE

MDA. 21/12.

15627  
30-11-70



R e c o r d s

No. C/IND-88-11-8  
Mdl. Collector's Office, B.S.D.  
Old Customs House Yard, Fort,  
Bombay-1. Dt. 5/1 Jan. 1971.

- 1) Government in Revenue and Forests Department's Resolution No. LCS 2665/15-A1 (Unit) dated 20-7-66.
- 2) This office order of even No. C/IND-88-11-8- Ambivali dated 8th November, 1966.
- 3) Government in Revenue and Forests Department's Circular No. LCS/2665/15-EI dated 23-12-1970.

C o r r i s p o n d e n c e

The For the words and figures "Government land comprising of 3 plots bearing Nos. 85, 86, 87 in the layout approved by the Town Planning Department from S.No. 41-A Ambivcili in B.S.D." appearing in the para 1 of this office order of even No. dated 8-11-1966, the words and figures "Government land comprising of 3 plots bearing No. 115, 116, 117 in the layout approved by the Town Planning Department from S.No. 41-A of Ambivali in B.S.D." should be substituted.

To

Shri L.M. D' Souza,  
Chief Promoter,  
Vaidya Co-op. Housing Society  
Housing Society  
C/o. Pannayi Kankari Weekly,  
35/43, Misa Killedar Street,  
Bombay-11. B.C.

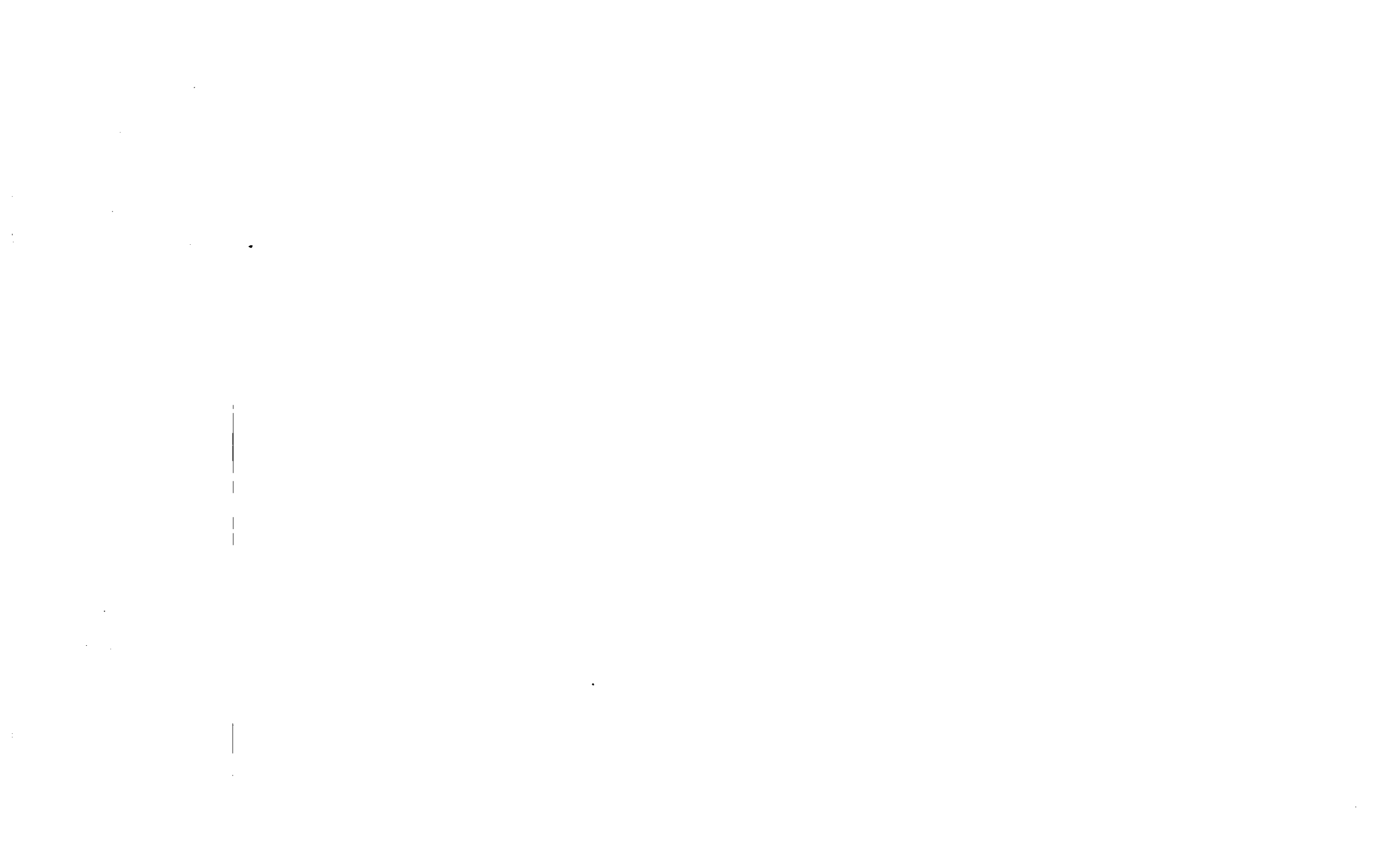
Additional Collector,  
Bombay Suburban District.

Copy forwarded to the Dist. Inspector of Land Records, B.S.D. Bombay for further necessary action.

2. He is requested to hand over the possession of the Society immediately after verifying the receipt of the payment of occupancy price.

Copy to Sit Divisional Officer, Tahsildar Ambneri for attention.

Additional Collector,  
Bombay Suburban District.



No. CR-267/123833-1919/G-1  
Revenue and Forests Department  
Mumbai, Bombay 400 032  
Dated the 26th October 1952

Subject: - Lands - Bombay Suburban District  
S.No. 141-A Ambivali - Grant of land to  
Poinnari Co-Operative Housing Society.

**MEMORANDUM**

The undersigned presents compliments to the Additional Collector of Bombay Suburban District and with reference to his letter No. C-Desk-111-LND-11-CR-300 dated 20-6-1979 is directed to convey the sanction of Government to the grant of Government land comprising of Plot Nos. 128 and 151 of S.No. 141-A of Ambivali, Aheri in Bombay Suburban District to the Poinnari Co-Operative Housing Society to accommodate its thirty six members. Sixty per cent of the land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

The grant of land is sanctioned on payment of 15% of the market value as per the Urban Planning Department, pending the valuation of the two plots. The balance 40% of the market value of the Society site is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre. The balance 40% of the market value of the land is to be stated on a valuation of 100% of the land market value of Rs. 257.1 per acre.

Date 3-11-52

(R) G. V. Vaidya  
Assistant Secretary to Government  
Revenue and Forests Department.

- The Additional Collector, Bombay Suburban District.
- The Commission with accompaniments forwarded to :-
- The Assistant Director of Town Planning, New Bombay.
- The District Deputy Registrar of Co-Op. Societies, B.S.D.
- The Pay and Accounts Officer, Bombay.
- The Accountant General, Maharashtra I, Bombay.
- The Finance Department (EXP-9)
- The Select file of G-4 Desk, Revenue & Forests Department.



x) If the land or any portion thereof is required by Govt. in future, for any public purpose, the grant of land or of any such portion thereof will be cancelled and the land or any such portion thereof will be resumed by Govt. on payment of cost of land paid by the society and of cost of building or structure, if any, standing thereon. The society shall accept as final the decision of Government as to whether the land or any portion thereof is required for a public purpose and as to the cost of building or structure, if any, determined by the Executive Engineer, Public Works and Housing Division.

xi) The society, shall get the land developed and construction of residential buildings done through the Housing Board, as per Government Resolution, Urban Development and Public Health Department, No. BCH-1071/3022-L, dated 30th March, 1971 as amended from time to time;

xii) The society should not make any addition or alteration to the buildings constructed without written approval of the Collector and shall inform the Collector of the reduction in the number of members, if any, before commencing construction of roads and buildings and Collector shall have right of resumption of any land rendered surplus to the reasonable requirements of the society consequent upon reduction in membership;

xiii) The society shall be bound to complete all the buildings roads, drains etc. in accordance with the approved scheme to the satisfaction of the Municipal Council/Corporation or such other local authority within a period of two years from the date of possession of land;

xiv) The buildings to be constructed shall be in accordance with the Building Rules and Ribbon Development Rules enforce in the locality and further subject to the conditions, if any, imposed by the Assistant Director of Town Planning;

xv) The Society shall hold the land on inalienable and impartible tenure as occupant Class II;

xvi) The society shall pay the non-agricultural-assessment for the land regularly that would be fixed by the Collector from time to time;

xvii) The society or any of its members shall not utilise any part of the land directly or indirectly for any commercial, business or professional purpose;

xviii) The society shall within a period of two years from the date of possession of land, plant on the land granted hereunder not less than 20 trees of suitable species and maintain them throughout;

xix) The society shall be liable to be evicted and land and buildings resumed to Govt. without payment of any compensation in case there is a breach of any of the conditions of grant of land and failure on the part of the society to remedy the said breach within six months from the date of issue of notice by the Collector communicating the said breach;

(Accompaniment to Government Memorandum, Revenue and Forests Department No. LGS-2674/123833-CR-197-G-4, dated 26th October, 1952.)

TERMS AND CONDITIONS OF GRANT OF LAND TO

1) The grant of land is sanctioned as per Government Resolution, Revenue and Forests Department No. LGS-1075/51838/CR-376/G-4, dated 15-7-1978.

11) The land shall be utilised for housing the approved members of the Society and for no other purpose whatsoever;

111) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated, except as provided in Section 36(4) of the Maharashtra Land Revenue Code, 1966 without previous written permission of the Collector, B.S.D. Addl.

1iv) The Society shall make maximum use of the land for housing purposes and shall accommodate as many members in the land as are permissible in accordance with the building rules;

v) The society shall not enroll any new members or substitute any member approved by the Government without his prior permission and Government shall have a right to approve such new members, recommended by the society, who would fulfill prescribed conditions thereto;

vi) The flats in the society should be occupied personally by the members as soon as these are ready for occupation and members shall vacate the Govt. accommodation, if any, thereafter. If any member does not occupy the flat and unless the same is required for bonafide use of his family, the flat in the Society shall be placed at the disposal of the Collector who would pay the rent to the said members as may be determined by Government from time to time in accordance with the orders of Government for aforesaid;

vii) If any member or his wife/husband or his/her minor child purchases at any time any flat or house or plot or bungalow in any urban area, the member shall stand disqualified and flat allotted to him in the society should be transferred, at a price determined by the Collector but not exceeding the cost paid to the society, to another member to be approved by the Collector and qualified to be a member;

viii) The society shall not sub-divide the land or any part thereof, nor shall sub-let, transfer, assign or in any way donate the land or any part thereof or its interest therein out prior written permission of the Collector and Collector if he so considers fit, while granting permission impose such conditions including payment of premium to Government as he considers appropriate;

ix) The grant is subject to the reservation of the right of Government to all mines and mineral products and quarries in the area of working quarries and searching for the same with all the convenience as provided by the Maharashtra Land Revenue Act, 1956;



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xx) The society shall be bound to take all necessary steps to compel any of its members who has committed breach of any of the conditions of grant to remedy the breach immediately and failure on the part of the member to remedy the breach accordingly within a period of six months from the date of issue of notice by the Collector communicating the said breach to the Society shall be deemed to be a breach committed by the society itself and the Society shall render itself liable to be dealt with under clause (xix) above;

xxi) The society shall sign an agreement in the form XI of XIII prescribed under Rule 12 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 as required by the Collector, embodying and agreeing to above terms and conditions in addition to such other conditions considered necessary by the Collector having regard to the circumstances of the case and the provisions of the Maharashtra Land Revenue Code, 1965 and the Rules made thereunder.

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A N N E X U R E 'B'

List of approved members of the Poinnari Co-Operative Housing Society.

(Accompanying Government Memorandum, Revenue and Forests Department No. LCS-2674/123833/CR-197/G-4, dated 26th October, 1982.)  
.....

Sr. No.	Name of Approved Member	Monthly Income (Rs.)
1.	Shri. Clifford Mendonsa	725/-
2.	Shri Clement J. D'Souza	1100/-
3.	Shri Thomas A. Tauro	700/-
4.	Shri Sebastian Rosario Coutinho	800/-
5. //	Shri Alvaris Ladru D'Souza <i>Resigned</i>	850/-
6. //	Shri Vincent Saldanha	850/-
7.	Smt. Gladys Mascarenhas	600/-
8.	Kum Elizabeth Mathews	750/-
9. //	Kum Mary D'Souza <i>Resigned</i>	1399.75
10.	Shri Vincent Furtado	850/-
11.	Kum. Doña Aranha	600/-
12.	Kum. Prêssy D'Souza	900/-
13.	Shri Francis Rodrigues	1400/-
14. //	Kum. Olive Cynthia Pereira <i>Resigned</i>	750/-
15.	Shri Alban Edward Barretto	715/-
16.	Kum. Merlyn Britto	300/-

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