

**AGREEMENT FOR SALE**

This ***AGREEMENT FOR SALE*** is made on this \_\_\_ day of \_\_\_ 2019 at Mapusa.

**BETWEEN**

- 1) MR. AMEY SIGNAPURKAR alias MR. AMEY SINGNAPURKAR, Son of Mr. Tushar Vishnu Signapurkar alias Singnapurkar, age 37 years, married, business, having Pan Card No.: AZPPS5140K, Aadhaar Card No. 5285 1583 8215, Mobile No. 7709899990, and his wife
- 2) MRS. PALLAVI A SIGNAPURKAR alias PALLAVI A SINGNAPURKAR, daughter of Mr. Madhukar Belekar, age 37 years, married, business, having Pan Card No.: BJIPS8659H, Aadhaar Card No. 9000 3524 0379, Mobile No. 7709899990 both Indian National, permanent resident of H. No. 424 G, Canca Bandh, P.O. Parra, Bardez Goa hereinafter called the “**BUILDER/OWNERS/SELLERS**” (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, assigns etc.) OF THE FIRST PART.

**AND**

- 1) **MR** \_\_\_\_\_ son of \_\_\_\_\_ aged \_\_\_\_\_ years, married, Service, holding PAN Card No \_\_\_\_\_ Aadhaar Card No \_\_\_\_\_ Mobile No. \_\_\_\_\_ and his wife
- 2) **MRS** \_\_\_\_\_ daughter of \_\_\_\_\_ and wife of \_\_\_\_\_ aged \_\_\_\_\_ years, married, Service, holding PAN Card No \_\_\_\_\_ Aadhaar card No \_\_\_\_\_ Mobile No. \_\_\_\_\_ both r/o \_\_\_\_\_. hereinafter called the “**PURCHASERS**” (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, assigns etc.) OF THE SECOND PART.

All the Parties to this Agreement for Sale are **Indian Nationals**.

WHEREAS there exists a property known as “ANTHONY WADDO” also known as “SANT ANTHONY WADO” situated at Colvale, within the limits of Village of Colvale, District of North Goa, State of Goa not described in Land Registration Office of Bardez, nor enrolled in the Taluka Revenue office of Bardez but surveyed under Survey No. 242/2 of Colvale Village of Bardez Taluka, more particularly described in the Schedule -I herein under written and is hereinafter referred to as the “SAID PROPERTY”

AND WHEREAS the said property originally belongs to Rosy Theresa Fernandes alias Rosy D'Souza whose name is recorded in Form 9 maintained by the Survey Department since before the survey.

AND WHEREAS said Rosy Theresa Fernandes alias Rosy D'Souza who along with her husband Joseph D'Souza gifted the said property together with house to Charles Francis D'Souza by executing the Deed of Gift dated 4/1/1994 registered under No. 1606 of Book No. 1, Vol No. 322 date 11/9/1995.

AND WHEREAS said Charles Francis D'Souza along with his wife Corina D'souza sold the said property along with house exists therein by executing Sale Deed dated 21/5/2007 duly registered in the office of Sub-Registrar Bardez under No. 2674 at pages 255 to 278 Book No. 1 Vol No. 2137 dated 24/5/2007 to the Builder/Owners/Sellers.

AND WHEREAS by deed of Rectification dated 27/5/2010 duly registered in the office of Sub-Registrar Bardez Book No I Document Reg. No. BRZ-BK1-01944-2010, CD No. BRZD65 on 27/5/2010, wherein the said Deed of sale dated 21/5/2007 were rectified declaring that the vendor No. 1 Charles D'Souza is also known as Charles Joseph D'Souza and vendor No. 2 Corina D'Souza also known as Corina Charles D'Souza and Purchaser No. 1 Amey Signapurkar alias Amey Singnapurkar is also known as Amey Tushar Singnapurkar & purchaser No. 2 Pallavi A. Singnapurkar also kown as Pallavi Amey Singnapurkar.

AND WHEREAS said Builder/Owners/Sellers names are recorded in the occupants column of form I &XIV of the said property maintained by the Government Department.

AND WHEREAS by virtue of the above documents the Builder/Owners/Sellers become the sole and exclusive Owners and owners in possession of the Said Property.

AND WHEREAS Collector North Goa has issued Conversion Sanad dated 19/8/2015 under No. RB/CNV/BAR/COLL/23/2015 for the remaining part of the

said property which were not been used for the nonagricultural purpose to the Builder/Owners/Sellers.

AND WHEREAS Office of the Senior Town Planner Mapusa Goa has issued Technical Clearance Order under Ref No. TPBZ/32/COL/TCP-18/1446 dated 18/4/2018

AND WHEREAS Primary Health Center, Colvale, Bardez Goa has issued No Objection Certificate for the construction of Residential Building and Compound wall in the said property under No. PHC Colvale/NOC/2018-19/221 date 9/5/2018.

AND WHEREAS Village Panchayat of Colvale has issued Construction Licence on 1/6/2018 under Ref. No. VP/COL/F/6/18-19/349 for the construction of Residential Building and Compound wall in the said property.

AND WHEREAS after verifying the documents the purchaser has shown interest in purchasing one unit/flat constructed in the said property.

AND WHEREAS the sellers intends to sell and purchaser intending to purchase a flat/shops admeasuring \_\_\_\_\_ sq. mts. which has been identified fully in schedule-II hereunder which includes area under staircase and passage i.e. super builtup.

**NOW THIS AGREEMENT OF SALE WITNESSESETH AS UNDER:**

1. That the Sellers shall under normal conditions, construct in \_\_\_ months a Flat bearing No. \_\_\_\_ admeasuring \_\_\_\_\_ sq. mts. of thereabouts including the incidence of the staircase and open spaces on the \_\_\_\_\_ floor of the building construction in the said property in accordance to the specifications and the plan already seen and approved by the Purchasers, with such variations as the Architects or any competent authority may consider necessary, but so as not to reduce the total area of the said apartment, and the Purchasers hereby expressly nominate, constitute and appoint/s the sellers to be their attorney, to give from time to time consent, if any, required for such alterations and variations in the construction of the said flat in the said property described in schedule-I which flat is more particularly described in schedule II herein under written.

2. The Purchaser agrees to finance the Developer with a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) for the construction of the above mentioned flat which includes the price for the sale of undivided proportionate right for the corresponding undivided share of land, including the area occupied by the road/access through the property in the said property described in schedule-I hereto. The Purchasers have paid today a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) the receipt of which the developer does hereby admit and acknowledge as the consideration for the construction of the said flat.

3. The building specifications of the flat shall be as per schedule III.

4. The Seller shall deliver the said flat for the use and possession of the Purchasers within \_\_\_ months from the date of signing of this present agreement, provided all amounts due and payable by the Purchaser are paid in full, and after having fulfilled the terms and conditions of this agreement. Only then shall the Developers, by a notice in writing, intimate the completion of the said flat to the Purchasers, and the Purchasers shall within 30 days from the receipt of the notice, take delivery of the said flat failing which the developers shall not be liable for any defect in workmanship or otherwise of the said flat and the notice in terms of this clause 5 shall be sent under certificate of posting to the following address of the Purchaser. That the Purchasers shall intimate to the Seller in writing of any change in address.

5. The Purchasers agrees and binds to pay punctually and regularly on taking over the possession of the said flat, share in all rates, taxes, dues, impositions, outgoings and burdens imposed upon the said flat by the Panchayat, the Government and/or Revenue Authorities.

6. The sellers shall not incur any liability if they are unable to deliver the said flat within the period specified in clause No.4 due to.

I. War, Civil commotion or an act of god.

II. Non availability of building materials and/or non availability of building materials, and/or non availability of water or electricity.

- III. Any notice, order rule, notification of the Government or other competent authorities.
- IV. Any other reason or reasons beyond the control of Developers.

And in case of any of the aforesaid events taking place, the Sellers shall be entitled to reasonable extension of time of at least six months for the delivery of the said flat.

7. It is for any reasons other than those specified in clause No.6 the Sellers are unable to, or fail to give possession of the said flat to the Purchasers within the time specified in clause No.4 hereinabove written, or within any further date or dates agreed to and by the Parties hereto, subject to a minimum extension of time by six months, the Purchasers shall be entitled to give notice in writing to the Developers/builders terminating the Agreement, in which event Developers/Builders shall within six months from the date of receipt of such notice, refund to the Purchasers all the amounts that may have been received by the Sellers from the Purchasers in respect of the said apartment, the Purchasers thereafter shall not have any further claim against the Sellers and the Sellers shall be at liberty to allot and dispose off the said flat to any other person/s for such consideration as the Sellers may deem fit.

8. On possession of the said flat being given to the Purchasers, purchaser shall have no claim whatsoever against the Sellers to any item of work or otherwise.

9. The Purchasers shall at no item demand partition of his undivided interests in the said plot, it being agreed and declared by the Purchasers that their interest in the said plot is impartible.

10. If the Purchasers desires to make any change in the specifications, if permitted by the Sellers he will have to pay the additional cost arising thereupon before the said item of work is taken for execution and for the purpose of payment it will be considered as an extra item.

11. That Purchasers shall not be entitled to insist upon any addition/deletion/alteration in the construction of the total building or of the flat which shall be constructed by the Developers/Builders.

12. The Deed of Conveyance and/or assignment or such other deeds concerning the said flat shall be prepared by the Advocate of the Sellers at the expense of the Purchaser and executed after the completion of the entire development in the said property described in Schedule I hereunder written.

13. The Purchasers agrees to observe and perform all rule and regulations which the flat owners of the said building jointly adopts from time to time.

14. That the open area in front and at back and the passage of the building shall be common possession and enjoyment of all occupants of the building and the Purchasers shall have no claims for exclusive possession of any such open area.

15. If any time prior to or even after the execution of the deed of conveyance, the floor area ratio at present applicable to the said land is increase shall accrue to the benefit of the Sellers alone without any rebate to the Purchasers.

16. The Purchasers shall maintain the front elevation and the side and rear elevation of the said building in the same form as the Seller has constructed it and shall not at any time alter the said elevation/façade/design in any manner whatsoever without the prior consent in writing from the Sellers.

17. The Purchasers shall from the date of possession maintain the said flat at purchaser cost in a good tenantable repair and condition and shall not do anything in or to the said building or the said flat or the staircase and common passage or compound wall which may be against rule or by laws of the Panchayat or any other authority nor shall the Purchasers change , alter or make additions in or to the said flat or to the building any part thereof. The Purchasers shall be responsible for any breach of these conditions.

18. If at any time any levy of taxes is or area charged or levied or sought to be recovered by the Village Panchayat, Municipality, the Government or any other Public Authorities in respect of the said building, the same shall be borne and paid by the Purchasers.

19. The Purchasers do hereby covenant with the Sellers that purchaser shall not hold the Sellers liable for any addition, alteration or improvements that may be made to the original plans at the instance of Village Panchayat, Municipality, Town Planning Department or any other authority concerned.

20. The Seller undertakes that on receipt of full amount of all the flats and all the dues and charges due from and payable by the financiers of all the flat therein, it shall get assigned transferred and conveyed all the rights, titles and interest in the ownership of the said plot of which the proposed building stand to the financiers of all the flat aforesaid in proportion to the super built up area of the respective flat excluding the area covered by the road/access through the said property which shall belong exclusively to the Sellers.

21. That it is hereby clarified that this Agreement is for the finance of a flat and purchase of proportionate share in the said property and the Purchasers will not object or stop further development and construction in the said property and /or the said property by the Sellers.

22. The Purchasers do hereby agree to observe and perform all rules and regulation with the flat owners may jointly adopts from time to time and at all times for the protection and maintenance of the aforesaid for confirming to the building rules and Village Panchayat rules and regulations in force and for fully vesting the said property and building in the said owners and for strict observance of various stipulations and conditions jointly laid down by flat owners respecting the use and occupation of the said flat.

23. All disputes which may arise between the parties to this agreement whether in relation to the interpretation of this agreement and conditions thereof and about the performance of these presents or concerning any acts or omission of the other party to the disputes, or to any act which matter whatsoever concerning this agreement shall be referred to an Arbitrator to be appointed mutually by both the parties in accordance with the provisions of the Indian Arbitration Act 1940. Such Arbitrator shall be a permanent resident of Goa India.

24. Upon the Purchasers taking possession of the flat, he shall have no claim against the developer in respect of any item of work in the said flat which may be alleged not to have been carried out or completed. Cracks/dampness shall not be considered as defective. Similarly, the sellers shall not be responsible for the color/size variations in the painting, flooring tiles, glazed tiled, any natural stones like marble, granite, any sanitary fittings etc. It is clarified that any cracks or dampness in the construction shall not be considered as defect in construction unless and until it is so classified by the Architect of the seller.

25. The Purchasers shall bear the stamp duty and registration charges and including legal fees payable for the sale and conveyance of the said flat and undivided right in favour of the Purchasers and for this purpose the Purchasers shall deposit with the seller 10% of the cost of the flat which shall be utilized for legal fees, registration, formation of society, stamp duties, etc. In case of short fall the Purchasers shall be liable to pay the difference and in case of excess the shall be credited to the maintenance fund of the complex.

26. Any taxes, charges or outgoings levied by the Government Authorities, including the electricity connection charges and water meter installation exclusively pertaining to the said flats shall be borne by the Purchasers.

27. The Purchasers shall assist all the Purchasers of Premises in forming a Co-operative Society, Limited Company, association of persons or such entity for owing and/or maintaining the said property (hereinafter called as entity) in case the Sellers so decides or desires. The Purchasers hereby agreed to sign all forms, application, deeds and other documents as may be required for the formation of the entity and the conveyance of the said plot in the name of the entity. The PURCHASERS shall become and remain members of a Society which may be formed by all or majority of the owners of the apartments/flats/shops. The PURCHASERS shall observe and perform the terms and conditions and bye-laws/rules and regulation of such Society.

28. Such Society shall be for the purpose of managing the premises of "CASA DOS SENHORES" located in the SAID PROPERTY though each individual holder of the respective flats/shops will be the owner thereof and would own a fractional undivided interest in the land lying beneath and around its SAID FLAT.

29. The object of the said Society shall be to properly look after and manage the SAID PROPERTY in which "CASA DOS SENHORES" is located and to collect from its members their respective proportionate share in the outgoings and other expenses of management and to pay to the authorities/persons concerned, such outgoings in time.

30. The PURCHASERS shall bear in proportion to its undivided share in the Proportionate property area the expenses for routine maintenance including, painting, white washing, cleaning etc., and provision of any common service such as maintenance and replacement of pump sets, DG set and other machinery, electrical lines common to the scheme, replacement of bulbs in corridors and other common places, provision for watchmen, electricians, sweepers and other common staff.

31. If the PURCHASERS defaults in any payment of the Expenses, the Society formed by the Apartment/Flat/Shop holders shall have right to initiate appropriate action against the PURCHASER.

32. The bye-laws, rules and regulations of such Society shall be framed by the flat owners/shop owners of the said building after completion of said project and after the sale of the majority of the premises/Flats/shops of "CASA DOS SENHORES".

33. The PURCHASER does hereby agree to observe and perform all rules and regulations which may be adopted from time to time for the protection and maintenance of the aforesaid apartment/flats and for strict observance of various stipulations and conditions respecting the use and occupation of the SAID FLAT/SHOP/apartment laid down by the entity/society constituted in terms of the Agreement.

34. The Purchasers do hereby agree to observe and perform all rules and regulations which the flat owners may jointly adopts from time to time and at all times for the protection and maintenance of the aforesaid development and for confirming to the building rule and Village Panchayat Act & rules and regulations in force, and for fully vesting the said plot and building in the said owners and for strict observance of various stipulations and conditions jointly laid down by flat owners in respect of the use and occupation of the said flat.

35. That apart from the cost of the SAID FLAT and the cost mentioned hereinabove, the **BUYER/PURCHASER** shall also be liable to pay :

- a) The long term maintenance fund (LTMF) of Rs 1,00,000/- per unit, shall be paid by the Purchaser to the builder, at the time of handing over the Apartment. However it is specifically agreed by the BUILDER that the said amount of (LTMF) paid by the PURCHASER shall be used exclusively for maintenance of the said 'CASA DOS SENHORES' and not for personal benefit of the BUILDER/DEVELOPER.
- b) In addition to the LTMF a monthly maintenance cost shall be collected by the BUILDER/VENDOR from the **PURCHASER** primarily for estate management, security, manning/running cost of equipments /facilities ,including common areas taxes,cess,municipal charges,etc
- c) The above LTMF for maintenance of Rs 1,00,000/- per apartment shall be paid by the **PURCHASER** to the BUILDER within 10 days of intimation from the **BUILDER** with effect from the Apartment being ready for occupation. In case, monthly maintenance is not paid by the PURCHASER to the BUILDER/DEVELOPER, the Builder/Developer has the right to adjust such deficit from and out of LTMF to recover the maintenance dues.
- d) The **PURCHASER** shall also observe and abide by all the Bye-laws ,Rules and Regulations prescribed by the State/Central Government ,Municipal corporation or any other authority ,in regards to ownership or enjoyment of such apartments and pay all taxes ,rates and cess in regard to **the SAID FLAT**.

36. The deposit that may be demanded by or paid to the electricity Department and water works, Department for the purpose of giving water and electrical connection to the said building and electrical/water meter deposit shall be payable by all Purchasers of the said flat in the said property. The Purchasers agreed to pay top the Developer such deposits before taking possession with in seven days of demand which ever is earlier. That in case the electrical and water connection is not available at the time of completion and handing over possession of the said flat to the Purchasers, the Purchasers shall not demand separate connections and the developer shall provide the same as soon as the same is available and allowed by the authorities.

37. That in case of default of payments in terms of schedule IV herein mentioned the developer shall be entitled to give 15 days of notice to the Purchasers and if the Purchasers fails to make the payments defaulted within the said period of 15 days with compound interest 18% p. a for the period of delay, the developer shall be free to rescind the agreement and the Purchasers shall be entitled to refund of the amounts paid by him with necessary deduction.

38. PURCHASER shall not cause obstruction to parking space allotted to others.

39. That incase the Purchaser is willing to sell the flat in that case first option shall be given to the Seller to that effect.

40. That the PURCHASERS shall have no-objection for the shop owners of the said building "CASA DOS SENHORES" to carry out any kind of business permitted by law and PURCHASER do hereby give their no-objection for the same. It is specifically agreed by the PURCHASER that in future if PURCHASER written consent is required by the owners/purchasers of the shop in the said building for carrying out any business, the purchaser shall give their written consent without causing any hindrance to the shop owners.

41. That in case of common expenditure towards stair case electricity, water charges as well as towards maintenance of water pump over head water tank as well as under ground water tank the Purchaser shall contribute towards same proportionately.

42. That incase the floor area ratio at present applicable to the SAID PROPERTY is increased, such increase shall accrue to the benefit of the VENDORS/DEVELOPER and the predecessor of the additional built up areaon account of the floor area ratio shall be entitled to avail of the facilities existing in the complex and the PURCHASERS shall not object to any further development in the SAID PROPERTY.

43. That the Parties hereto are entitled to specific performance of the terms of this Agreement.

## SCHEDULE I

ALL that property of land known as “ANTHONY WADDO” also known as “ SANT ANTHONY WADO” situated at Colvale, Bardez Goa, admeasuring 725 sq. mts. and the said property is not described in the land Registration office of Bardez, nor enrolled in the Taluka Revenue office of Bardez but registered in survey record same is bearing survey No.242 sub division no.2 of Colvale Village, of Bardez Taluka.

That the said property is bounded as under:

EAST : By property survey no. 242/3.

WEST : By property survey no. 242/1

NORTH : By road.

SOUTH : By property survey no. 242/1.

## SCHEDULE - II

ALL THAT FLAT No. \_\_\_\_, admeasuring \_\_\_\_sq. mts. of super built up area (including the incidence of stair case of the second floor) together with one parking slot. The said flat is shown on the annexed plan.

## SCHEDULE - III

### SPECIFICATIONS

#### FOR THE FLATS

#### (FIXTURES, FITTINGD AND AMENITIES)

- I. STRUCTURE R.C.C framed structure as per designs approved by the Government authority.
- II. WALLS: external walls shall be 200 cm lateritic or concrete/clay blocks and partition wall shall be 10 cm thick in single brick type masonry in cement mortar.
- III. DOORS & WINDOWS: all door frames shall be 2 ½” x 4” size in wood. All doors except main door shall be of 30 mm thick marine ply, waterproof flush doors, except the main door which shall have teak wood paneled door . All doors shall have mild steel anodized hinges,

aluminum tower bolts and door stoppers. Bedroom shall have mortice locks. Sliding windows, toilet window will be power coated aluminum adjustable with frosted glass of 4 mm. . All windows shall be aluminum sliding windows/Sal wood paneled windows.

IV. PLASTER AND PAINT: all extent surfaces of the building will be plastered with two coats of cement mortar and finished with cement paint. Internal walls, ceiling will be plastered with one coat of cement mortar and finished smooth with neeroo. All walls surfaces will be finished in off-white oil bound distemper paint. All ceiling to be finished in white wash.

V. ROOFING R.C.C slab with approved India type water proofing covered.

VI. FLOORING AND SKIRTING: Entire flooring will be good quality ceramic flooring of size (12'' x12'') laid in lime marble.

VII. W.C/BATHROOM: Bathroom blocks shall consist of an European/Indian Commode and a shower rose Sanitary ware to be white in colour. Other colours optional are charged extra. All toilets and baths to be provided with good quality ceramic tiles. Dado to a height of 2.00 meters. Toilets floors to have ceramic tiles laid in cement mortar W.C. Dado to a height of 2.00 meters.

VIII. KITCHEN: Kitchen to be provided with a cooking platform finished with Black granite stone with a stainless steel sink of standard size. Kitchen platform Dado to be provided with 0.50 m height white glazed tiles. Kitchen Otto will be 3.00 meters in length.

IX. ELECTRICAL : all wiring to be in best quality cable concealed in walls and slabs.. Points to be provided are as follows.

Bedroom (each)	2	light points
	1	fan point
	5	Amp point
Master bedroom only	1	15 Amp Point for A.c
Living/Dining	2	light points

	1 fan point
	1 5 Amp point
	1 Bell point
	1 T.V point
Kitchen:	1 light point
	1 5 Amp Point
	15 Amp cooker point
	1 service verandah light point
Passage :	1 light point
Toilets/Bathroom :	1 light point
	1 15 Amp Geyser point.
	1 exhaust point

All fixtures including fans are to be provided by the Purchasers. Fixing if required to be done by the Developers at extra charge.

- X. PLUMBING AND DRAINAGE: Rain water drainage to be in A.C down take pipes. Plumbing main and distribution to be in stone ware pipes with chambers and traps to be connected to sewage mains/septic tanks. Building to be provided with underground sumps and overhead common tanks.
- XI. Alterations involving changes in the architectural features of the building or change in the approved Municipality building layouts will not be entertained by Developers. Developers reserve the right to refuse to undertake any extra items of work not incorporated in the agreement, without assigning reasons. Any other extra items will be charged separately.
- XII. Lofts to be provided above W/C and bath room only. Additional lofts in kitchen, bedroom, will be charged extra.
- XIII. Windows shutter will be provided by the builder but grills will not be provided for windows.

#### SCHEDULE IV

The Purchaser has agreed to buy the said flat for an amount of Rs. \_\_\_\_\_/-

1) On Booking Amount	10%	0.00/-
2) On Signing of Agreement	20%	0.00/-
3) On completion of plinth level	10%	0.00/-
4) On completion of 1 <sup>st</sup> floor slab	10%	0.00/-
5) On completion of 2 <sup>nd</sup> floor slab	10%	0.00/-
6) Completion of Roof slab	10%	0.00/-
7) On completion of Masonry work	10%	0.00/-
8) On commencement of tiling/Flooring	15%	0.00/-
9) On handover of the Apartment	5%	0.00/-

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Total :- 0.00/-

IN WITNESS WHEREOF THIS Agreement is signed by Seller and Purchasers in presence of two witnesses.

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MR. AMEY SIGNAPURKAR  
“SELLER/DEVELOPER/BUILDER NO.1”

L. H. F. Prints

R. H. F Prints

(1) \_\_\_\_\_

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(2) \_\_\_\_\_

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MRS. PALLAVI A SIGNAPURKAR  
“SELLER/DEVELOPER/BUILDER NO.2”

L. H. F. Prints

R. H. F Prints

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**MR.** \_\_\_\_\_ -  
"PURCHASER"

L. H. F. Prints

R. H. F Prints

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**WITNESSES:**

(1) \_\_\_\_\_

(2) \_\_\_\_\_