Goa Vidyaprasarak Mandal's

GOPAL GOVIND POY RAITURCAR COLLEGE OF COMMERCE AND ECONOMICS

FARMAGUDI, PONDA - GOA

B.COM. CBCS (SEMESTER-III) PRACTICAL EXAMINATION, NOVEMBER 2023 **BUSINESS LAW**

Duration: 1 Hour Marks: 15

I. Answer **ANY ONE** of the following questions:

(1X10=10 MARKS)

A) Draft an Agreement to Sell between Mr. Ramesh Sharma who is the Owner of the property named "ANSABHAT" admeasuring 1250 sq.mts., situated at Caranzalem within the

jurisdiction of Village Panchayat of Taleigao and Mr. Rahul Dev who desires to purchase the

said property from Mr. Ramesh Sharma. An advance sum of Rs. 2,50,000/- has been paid by

Mr. Rahul Dev to Mr. Ramesh Sharma out of the total consideration of Rs. 5, 00, 000/-.

Boundaries of the Property:

North: By Plot No. 10

South: By Internal Road

East: By Plot No. 14

West: By Plot No. 16

OR

B) Draft a Deed of Sale between Mr. Ramesh Sharma who is the Owner of the property

named "ANSABHAT" admeasuring 1250 sq.mts., situated at Caranzalem within the

jurisdiction of Village Panchayat of Taleigao and Mr. Rahul Dev who has purchased the said

property from Mr. Ramesh Sharma for a total consideration of Rs. 5, 00, 000/-.

Boundaries of the Property:

North: By Plot No. 10

South: By Internal Road

East: By Plot No. 14

West: By Plot No. 16

P.T.O.

II. Answer **ANY ONE** of the following questions:

(1X2.5=2.5 MARKS)

A) Vimal Enterprises entered into a contract dated 11th April 2016 with M/s Navin Builders for construction of an Apartment Building in Plot No. 5 of Survey No. 112/1 of Village Kurdi, Ponda. Though, M/s Navin Builders performed its part of the Contract by completing the construction of the Apartment Building, Vimal Enterprises has failed to make the payment to M/s Navin Builders and has therefore, failed to perform his part of the contract. Draft a Notice for Breach of Contract.

OR

B) Raj Parikh had issued a Cheque of ₹50,000/- to Yogita Kamat, which is dishonoured by the Bank due to insufficient funds. Draft a Notice of Dishonour of Cheque.

III. Answer **ANY ONE** of the following questions:

(1X2.5 = 2.5 MARKS)

A) Draft an "AFFIDAVIT" on behalf of Mr. Rakesh Kumar, an Indian National, resident of Flat no. 110, Kurtarkar Apartments, Kurtarkar Nagri, Ponda, Goa whose name has been wrongly recorded in the Aadhaar Card as "Rajiv Kumar" instead of Mr. Rakesh Kumar.

OR

B) Draft a Leave and License Agreement between Mr. Rohit Nair and Mr. Ganesh Varma, in which Mr. Rohit Nair has allowed Mr. Ganesh Varma to temporarily use shop no. 15 of Vrindavan Apartment, situated in St. Inez, Panjim-Goa, on leave and license basis for carrying his business activity for a period 10 months.