## IN THE REPUBLIC OF TRINIDAD AND TOBAGO

### AGREEMENT OF SALE

**THIS AGREEMENT** made this 19th day of April,in the Year of Our Lord Two Thousand and Eleven Between **SHALISHA KHAN – RAMDEEN and DAVANAND RAMDEEN** both of Corner New and Goose Lanes, El Socorro Road, San Juan in the Ward of St. Anns, in the Island of Trinidad (herein after called “the Vendors”) of the One Part and **PRAKASH DABER 127, Tenth Street, Barataria**  in the Island of Trinidad(herein after called “the Purchaser”) which expression where the context so admits shall include the Legal Personal Representatives, heirs and assigns of the Purchasers of the other part.

# WHEREAS

# In and by Deed of Gift dated 14th of February, 2007 and registered as NO. DE 200700904971 (hereinafter called “the said Deed”) the Vendors became and remain seised and possessed of the heriditaments and premises described in the Schedule hereto ( hereinafter referred to as “the Said Hereditaments”) free from encumbrances

# AND WHEREAS the purchasers are desirous of purchasing the said Hereditaments at or for the price or sum of Two hundred and Eighty five thousand dollars ($285,000) .

# IT IS AGREED AS FOLLOWS: -

1. The Vendor agrees to sell and the Purchasers to buy **ALL AND SINGULAR** the said Hereditaments in the Scheduled hereto free from all encumbrances.
2. The purchase price shall be the sum of T**wo Hundred and Eighty Five Thousand Dollars ($285,00)** Whereof the sum of **Twenty Eighty Thousand and Five hundred Dollars ($28,500)** is paid by the Purchaser to the Vendor as a deposit, the receipt whereof the Vendor hereby acknowledges.
3. The Balance of the Purchase which is the sum of  **Two hundred and Fifty Six and Five Hundred dollars ($256,000)** shall be paid on or before 31st of day of July, 2011.
4. That the Vendor has title and authority to sell the said Heriditaments and that the said Heriditaments are free from all encumbrances and that all approvals and requirements of sale have been completed with.
5. On payment of the entire balance to the Vendor by the Purchasers as set out in (3) above the Vendors will forthwith execute a Transfer duly prepared and Submitted to him by the Purchasers.
6. The Purchasers shall pay all legal expenses for Transfer, preparing, stamping and registering and for any matters reasonably incidental thereto.
7. The Vendors shall pay all Water Rates and Land and Building Taxes for the property up to the completion of this transaction.
8. **TIME IS NOT OF ESSENCE**

**IN** **WITNESS WHEREOF** the parties hereto have set their hands the day and years first herein above written.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL AND SINGULAR** that certain piece or parcel of land situate at Charlie village, in the Ward of Chaguanas in the Island of Trinidad comprising **FIVE HUNDRED AND ELEVEN POINT ZERO SQUARE METRES (511.0 sq.m) (being a portion a portion of a larger parcel of land comprising 1 Acre 2 Roods 24 Perches described in the Schedule to Deed registered as No. 11181 of 1995) and bounded on the North upon lands now or formerly of A.Ali, on the South upon a Road Reserve 6.10 metres wide, on the East upon Lot No. A3 and on the West upon Lot no. A5 and which said piece or parcel of land is delineated and coloured pink and thereon numbered (A4) on the General Plan marked “X” annexed to Deed registered as No.DE2006-017345- 38D001.**

**SIGNED by within named }**

**SHALISHA KHAN – RAMDEEN**

**and DAVANAND RAMDEEN as for their act }**

**and deed in the presence of: }**

**SIGNED by within named }**

**PRAKASH DABER }**

**As for his act and deed ]**

**in the presence of:- }**

**}**