## IN THE REPUBLIC OF TRINIDAD AND TOBAGO

AGREEMENT FOR SALE

**THIS AGREEMENT** made this 6th day of March in the Year of Our Lord Two Thousand and Nine BETWEEN **FRANK JOHN** of Lot 204 Malabar, Malabar Phase 4, Arima, in the Island of Trinidad (herein after called “the Vendor” which expression shall where the context so admits shall include the Legal Personal Representatives, heirs and assigns of the Vendor) of the One Part and **CAMILLE RICHARDSON** of 85 Cleaver Road, Arima 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 Purchaser) of the Other Part.

**WHEREAS** the Vendor is seised and possessed in fee simple free from all encumbrances of All and Singular the piece or parcel of land (hereinafter referred to as “the said lands”) described in the Schedule hereto.

**AND WHEREAS** the Vendor has agreed to sell and the Purchaser to Purchase the said lands and for the price of **SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00)** free from all encumbrances.

# IT IS AGREED AS FOLLOWS: -

1. The purchase price shall be the sum of **SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00)** whereof the sum of **TWO HUNDRED AND NINETY SEVEN THOUSAND FOUR HUNDRED AND NINETY ONE DOLLARS AND EIGHTY CENTS ($297,491.80)**is paid by the Purchaser to the Vendor as a deposit (the receipt whereof the Vendor hereby acknowledges).
2. The Purchaser shall pay to the Vendor the balance of the Purchase price of **FOUR HUNDRED AND FIFTY TWO THOUSAND AND FIVE HUNDRED AND EIGHT DOLLARS AND TWENTY CENTS ($452,508.20)** within Thirty (30) days from the date first hereinabove written.
3. On payment of the entire balance to the Vendor by the Purchaser as set out in (2) above the Vendor will forthwith execute a Deed of Conveyance duly prepared and Submitted to him by the Purchaser.
4. The Vendor shall show a good marketable title to the said lands free from encumbrances and defects in title.
5. If the Vendor fails to show a good marketable title to the said lands the Vendor shall refund in full to the purchaser all monies paid by the Purchaser to the Vendor.
6. The Vendor shall pay and discharge all Taxes for the said lands up to the completion of this transaction.
7. That if the Purchaser fails to complete payment of the balance of the Purchase price, within thirty (30) days of the date of this agreement the Vendor is entitled to forfeit the Purchaser’s deposit as liquidated damages for breach of contract.
8. Time shall be the essence of this agreement

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

**SCHEDULE ABOVE REFERRED TO**

**ALL AND SINGULAR** that certain piece or parcel of land and building situated in the Ward of Arima in the island of Trinidad known as Lot No.204 Yacoob Ali Drive, Malabar comprising **FOUR HUNDRED AND NINETY FIVE POINT NINE SQUARE METRES (495.9 sq.m.)and bounded on the North partly by lot 203 and partly by a Road Reserve 12.00 metre wide on the South partly by concrete drain 1.0 metres wide partly by Road Reserve 12.00 metres wide on the West partly by lot 203 and partly by drain reserve 4.0 metres wide and which said piece or parcel of land is delineated coloured pink and shown as Lot NO. 204 on the General Plan annexed to Deed registered as No.8795 of 1991**

**SIGNED** by within named

**FRANK JOHN** as for

his act and deed in

the presence of : -

SIGNED by the within

named **CAMILLE RICHARDSON**

# as for her act and deed

in the presence of : -

Before me

Attorney at Law