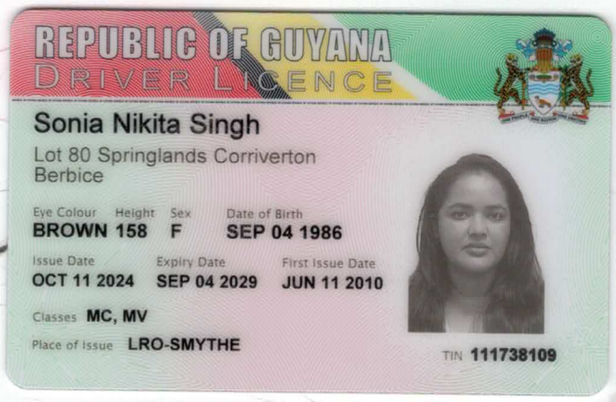

Guyana Identification Card
Surname
SINGH
Forenames
SONIA
NIKITA
Sex F Date of Birth 04 Sep 1986
Nationality
GUYANESE
Date of Issue 28 Jun 2018
Signature
Identity No. 124336735
GUYANA ID GUYANA ID GUYANA ID


REPUBLIC OF GUYANA
DRIVER LICENCE
Sonia Nikita Singh
Lot 80 Springlands Corriverton
Berbice
Eye Colour Height Sex Date of Birth
BROWN 158 F SEP 04 1986
Issue Date Expiry Date First Issue Date
OCT 11 2024 SEP 04 2029 JUN 11 2010
Classes MC, MV
Place of Issue LRO-SMYTHE
TIN 111738109

MINISTRY OF HOUSING AND WATER

CENTRAL HOUSING & PLANNING AUTHORITY

41 Brickdam & United Nations Place, Georgetown..

23-Jun-2022

Miss Sonia Singh
Lot 133 Amla Avenue
Prashad Nagar
Georgetown
Demerara - Mahaica

Dear Miss Sonia Singh

RE: ALLOCATION OF PARCEL 4730

I am pleased to inform you that you have been conditionally allocated a plot of land situated at Parcel No. 4730, in Pln. Providence (Parcel 115) housing scheme for erecting a building for Residential purposes only.

The cost of this plot of land is $1,500,000 and you are required to pay the entire sum upon receipt of this letter, and $8,000 for processing of certificate of title(the latter payment is not refundable in the event of cancellation of the allocation).

You will be required to enter into an Agreement of sale, subject to certain conditions, with the Central Housing & Planning Authority, acting on the behalf of government of Guyana. Revenue stamps equivalent to the cost of the lot ($1 for every $1,000) are required for signing of the Agreement.

If, inter alia, you, your spouse, or common-law partner, are the owners or purchasers of immovable property, you are disqualified from accepting this allocation.

This allocation is not binding on the Government, or the Central Housing & Planning Authority, and may be withdrawn at any time at their absolute discretion.

For your information and guidance

Yours sincerely,

Chief Executive Officer

CHIEF EXECUTIVE OFFICER
CENTRAL HOUSING & PLANNING AUTHORITY

Issued by TASHANA WONG

Sig. 28/06/2022

MINISTRY OF HOUSING & WATER

CENTRAL HOUSING AND PLANNING AUTHORITY

41 Brickdam & United Nations Place, Georgetown.

THIS AGREEMENT OF SALE AND PURCHASE made and entered into at Georgetown, in the County of Demerara on thisThursday, 23 June, 2022 by and **BETWEEN:**

The Parties

(1) CENTRAL HOUSING AND PLANNING AUTHORITY, a body corporate Incorporated under the provisions of the Housing Act, Chapter 36:20 of the Laws of Guyana, with its registered office situate at 41 Brickdam and United Nations Place, Georgetown, Guyana (hereinafter called "the Vendor") which term shall where the context so admits include its representatives and assigns of the One Part, represented herein by Mr. Mr. Sherwyn Greaves, Chief Executive Officer.

and

(2)Miss Sonia Nikita Singh, of **Lot 133 Amla Avenue, Prashad Nagar, Georgetown** Identification/Passport number 124336735 (hereinafter called "the Purchasers"), which term shall where the context so admits include their heirs, executors, administrators, representatives and assigns of the Other Part.

WHEREAS:

1. The Vendor is the owner of land described hereinafter as the "Property".

2. The Vendor warrants that the Property hereby sold is not encumbered whatsoever.

3. The Vendor and Purchasers warrant that they have authority and capacity to enter into this Agreement and to deliver their obligations under this Agreement.

4. The Vendor hereby agrees to sell and hereby sells, and the Purchaser agree to purchase and hereby purchase the Property, with no buildings and erections thereon.

In consideration of the mutual representations, warranties and covenants contained in this Agreement and upon the terms and subject to the conditions set out in this Agreement **IT IS AGREED AND DECLARED** by and between the Parties as follows:

PARTIES:

The Vendor and the Purchasers;

PROPERTY:

Lot No.4730 / Parcel 4730, being Part of
Plantation Pln. Providence (Parcel 115), Reg.4-Demerara - Mahaica

The Property is shown on Plan No.80547. by by Shabeer Ali, Sworn Land Surveyor dated April 28, 2022 comprising of 0.1415 of an acre, with no building thereon.

PURCHASE PRICE:

The Purchase Price of the Property shall be $1,500,000.The Purchaser shall effect payment of the Purchase Price by way of Manager's Cheque(s) made payable to the

Vendor.

DEPOSIT:

The sum of $1,500,000.00 is hereby paid by way of a deposit of the Purchase Price to the Vendor by the Purchaser Receipt No. 75203, 76665.. dated 26 Apr 2022, 10 May 2022, whereof is hereby acknowledged by the Vendor.

BALANCE:

The balance of the Purchase Price in the sum of $0.00 which is hereby paid in full to the Vendor by the Purchasers receipt whereof is hereby acknowledged by the Vendor.

CONVEYANCE FEE: -

Conveyancing Fee of Eight Thousand Dollars ($8,000.00) is hereby paid by the Purchaser, receipt whereof is hereby acknowledged by Receipt No. 76666..

SURVEY FEE: -

Survey Fee of Three Thousand Dollars ($3,000.00) is hereby paid by the Purchasers, receipt whereof is hereby acknowledged by Receipt No. 76667.. Dated 10 May 2022.

CERTIFICATE OF TITLE:

The vendor shall transfer Certificate of Title to the purchaser on full payment of the Purchase Price of the Property.

POSSESSION:

Vacant possession will be given to Purchasers on the execution of this Agreement.

SPECIAL CONDITIONS:

i. If the Purchasers shall fail to comply with this Agreement the Vendor shall be at liberty to resell the premises in any manner, and the deficiency on such second sale thereof, if any, together with all expenses attending the same, shall be made good by the defaulter at this present sale, and be recoverable as liquidated damages.

ii. The Property shall be used for **Residential** Only as a single-family dwelling and shall not be subdivided.

iii. Only **one (1) building** shall be erected on the said Property.

iv. The Property shall not be used for any Commercial or Industrial purpose and no shop, factory, manufacture, trade or business shall be carried on, on the Property.

v. No chemicals (toxic or non-toxic) shall be stored on the Property.

vi. No cattle, pigs, donkeys, mules, sheep or horses shall be kept on the Property and no stable, pig sty, cow pen or byre shall be erected thereon.

vii. The Purchaser shall submit building plans for the construction of a building for residential purposes to the Neighbourhood Democratic Council **within four(4) weeks** of the execution of this agreement and prior to commencing development works on the land.

viii. The Purchaser shall commence construction on the Propety no later than **six(6) months** from the date of the receipt of the Building Permit from the Neighbourhood Democratic Council.

ix. The Building shall be constructed in accordance with the plans submitted and approved by the Neighbourhood Democratic Council or other competent local authority and the Central Housing and Planning Authority and all additional or other constructions including the erection of fences, entrances and bridges shall be subject to similar approvals.

x. The Purchasers shall complete construction of a building for residential purpose no later than **twelve(12) months** from the date of receipt of Certificate of Title.

xi. Upon failure of the Purchaser to complete construction within the aforesaid twelve (12) months the Purchaser shall be bound to re-convey the said Property to the Central Housing and Planning Authority at the same price it was sold to the Purchasers, subject to the Purchasers being reimbursed with a reasonable sum for any developmental works undertaken by the Purchasers during such period.

xii. The Purchasers shall be responsible for the cleaning and maintenance of all drains reserves and parapets adjoining the said Property and shall keep parapets and reserves unencumbered.

xiii. No person who is a non-resident of Guyana shall be entitled to be allocated a Property provided that if within 10 (ten) years of the date hereof, the Purchaser ceases to be resident in Guyana, migrates or otherwise takes up permanent residence in a foreign country, or is discovered to be permanently residing in such a country, the Purchaser shall be liable to pay the Government of Guyana or Central Housing and Planning Authority, the current market value of the said Property which sum shall be deemed to be a debt due to the Government of Guyana or at the option of the Government of Guyana, the Property shall be repossessed and or taken acquisition thereof subject to being reimbursed the purchase price less expenses incurred for the repossession, subject to the right of any mortgage(s). For all purposes herein a person ceases to be a resident of Guyana and is deemed a resident of another country if he continuously resides outside of Guyana for more than 183 days in a year.

xiv. No one who owns any real property shall be entitled to purchase a Property. If it subsequently appears that at the date hereof, the Purchasers or his spouse, was the owner of any immovable or real property or had any ownership interest in any such property in Guyana, either at the date hereof or any time within the period of three (3) years preceding the date hereof has or had entered into any agreement for the purchase or sale of immovable or real property, or any ownership interest therein which may or

is to be transferred by the purchasers or his spouse, the purchasers shall be liable to pay the Government of Guyana or Central Housing and Planning Authority the current market value of the said lot which said sum shall be and deemed to be a debt due to the Government of Guyana, or, at its option, the Government of Guyana shall be entitled to repossess said lot upon the purchase money less expenses incurred for repossession, subject to the right of any mortgages.

xv. The Purchasers shall not sell, lease, transfer or otherwise dispose of the said Property for ten (10) years from the date of the Transfer of Certificate of Title, without the written consent of the Minister responsible for Housing. Should the Purchasers sell, lease, transfer or dispose of, or in any way part with possession of the Property within the ten (10) years period, the Central Housing and Planning Authority shall have a right of the first option to purchase the Property at the original Purchase Price, subject to the Purchasers being reimbursed a verifiable cost of any developmental works undertaken during the period aforesaid. The Vendor shall have this right for a period of ten (10) years from the date of the Transfer of Certificate of Title and this right shall be enforceable against the Purchasers. The Purchasers shall give the Vendor thirty (30) days written notice of their intention to sell and the Vendor shall have thirty (30) days from the date of receipt of written notice to give notice of its intention to exercise this right.

xvi. A sale, lease or transfer of the Property or the parting with possession of the Property contrary to **Clause (xv)**, shall be null and void and shall not confer any right on any person who purchases the Property.

xvii. Any misrepresentation by the Purchasers of the information provided to the Central Housing and Planning Authority shall be treated as a material misrepresentation whereby the Central Housing and Planning Authority shall rescind the allocation of the Property with immediate effect.

xviii. No storage of materials comprising of earth, sand, stone, blocks, cements, timber, steel or mixing of concrete shall be permitted on the road or the road shoulders of the Property. Any materials on the road or the road shoulders of the Property must be cleared within 24 hours of it being placed thereon, failing which the Purchasers will be charged Ten Thousand Dollars ($10, 000.00) per day of default.

xix. Fences shall be constructed to a height of no more than six (6) feet and shall have a degree of transparency through the use of materials such as grills, lattice and paling or other similar materials.

xx. The Purchasers shall reserve at least 15% of the remaining 33% of the Property as green space to aid in storm water management and to maintain the integrity of the drainage network of the area.

xxi. All parking must be conducted within the confines of the said Property.

TERMINATION:

The Vendor shall termiante this Agreement of Sale and Purchase and forfeit 10% of the Deposit paid on the Purchase Price in the event the Purchasers:-

(i) Fail to commence construction on the Property within **six (6) months from the date of receipt of the Building Permit** from the Neighbourhood Democratic Council: and/or

(ii) Fail to complete construction of a building for residential purposes within **twelve (12) months** from the date of receipt of Certificate of Title; and/or

(iii) Breach special conditions(xv) and (xvii) herein.

RATES & TAXES:

All rates and taxes to be paid by the Vendor up to and including the date of the passing of title to the Purchaser and thereafter by the Purchaser.

LEGAL & CONVEYANCE EXPENSES:

All Registrar Fees, Stamp Duties and Registration of Title shall be borne by the Purchasers.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written in the presence of the subscribing witnesses.

AS WRITTEN:

1. .....

2. ARogers .....

GUYANA $500 REVENUE GUYANA $500 REVENUE GUYANA $500 REVENUE
CHIEF EXECUTIVE OFFICER
CENTRAL HOUSING & PLANNING AUTHORITY

.....
Chief Executive Officer
Central Housing and Planning Authority

CHIEF EXECUTIVE OFFICER
CENTRAL HOUSING & PLANNING AUTHORITY

1. x Sonia Singh S. Singh

2. _____

3. _____

Purchaser(s)

Issued by TASHANA KLONG

Sig. _____ 23/06/2022

4 No. 76666 A B

Head of Receipt H/F

GUYANA

CH&PA Dept.

Date 2022/05/10

Received from Sonia Singh

Eight Thousand the sum of

dollars

Being Title @ 4730 Providence Parcel 115

A-O

$ 8000

CENTRAL HOUSING & PLANNING AUTHORITY
Initials of Officer
FINANCE DEPARTMENT
Preparing Receipt

for Accountant General

T. 5 GNPL.-LaP-38691-97

4 No. 76667 A B

Head of Receipt H/F

GUYANA

CH&PA Dept.

Date 2022/05/10

Received from Sonia Singh

three Thousand the sum of

dollars

Being H03 @ 4730 Providence Parcel 115

A-O

$ 3000

CENTRAL HOUSING & PLANNING AUTHORITY
Initials of Officer
FINANCE DEPARTMENT
Preparing Receipt

for Accountant General

T. 5 GNPL.-LaP-38691-97

4 No. 76665 A B

Head of Receipt H/F

GUYANA

CH&PA Dept.

Date 2022/05/10

Received from Sonia Singh the sum of

Five Hundred Thousand dollars

Being Final payment @ 4730 Providence Parcel 115

A-O

$ 500000

CENTRAL HOUSING & PLANNING AUTHORITY
Initials of Officer
FINANCE DEPARTMENT
Preparing Receipt

for Accountant General

T. 5 GNPL.-LaP-38691-97

4 No. 75203 A B

Head of Receipt H/F

GUYANA

CH&PA Dept.

Date 2022/04/26

Received from Sonia Nikita Singh the sum of

One Million dollars

Being First payment @ A-O 1 4730 Providence Parcel 115

$ 1,000,000

CENTRAL HOUSING & PLANNING AUTHORITY
Initials of Officer
FINANCE DEPARTMENT
Preparing Receipt

for Accountant General

T. 5 GNPL.-LaP-38691-97