

Land Sale Agreement

THE REPUBLIC OF UGANDA
THE REGISTRATION OF TITLES ACT CAP 230

IN THE MATTER OF SALE OF LAND
COMPRISED IN.....(State the location of the land description).....

.....

LAND SALE AGREEMENT

THIS LAND SALE AGREEMENT is made this1st...day of ...(month)..... 2014

BETWEEN

.....(Seller's name) of **Uganda (Seller's Physical address)**,
(hereinafter referred to as the **VENDOR** which expression shall where the context so admits include his nominees, assigns and successors in title) of the one part; (**where the land is not registered indicate that the seller is the rightful owner of the land ie delete "registered owner"**)

AND

(.....**Buyer's name and address.....**) (hereinafter referred to as the **PURCHASER** which expression shall where the context so admits include his nominees, assigns and successors in title) of the other part;

WHEREAS the **VENDOR** is the registered proprietor / rightful owner of the land of land comprised in where the land is registered include block and plot number where the land is unregistered include the location and measurements of the land) (hereinafter referred to as 'the land');

WHEREAS the **VENDOR** is desirous of selling the land, and the **PURCHASER** having duly negotiated the terms as contained herein with the **VENDOR** is willing to purchase the land, from the **VENDOR** subject to the terms and conditions herein;

NOW THIS AGREEMENT witnesseth as follows;

1. CONSIDERATION

In consideration of the sum of **UGX./= (Uganda shillings (write in words.....))**, the **VENDOR** agrees to sell and hereby sells and the **PURCHASER** agrees to buy and hereby buys the land from the **VENDOR**.

2. TERMS OF PAYMENT

- a. The **PURCHASER** has paid to the **VENDOR** a sum of **UGX./= (Uganda shillings.....write in words)**, as deposit on the purchase price and by signing this agreement the **VENDOR** acknowledges receipt of the said sum.
- b. The final balance of **UGX/=(Uganda shillings write in words)** shall be paid on the by way of cash to the **VENDOR**.
- c. **(Where the amount has been paid in full, delete paragraph (b) above and indicate under (a) that the purchaser has paid the indicated sum as the total purchase price of the land)**

3. DUTIES OF THE VENDOR

By this agreement the vendor undertakes as follows;

- a. That he has authority to sell the land herein sold and is not precluded from doing so by any person or authority.
- b. That the land herein is sold as is, free from any encumbrances and third party claims whatsoever **PROVIDED** that if there shall arise any claim or anything that shall prevent the purchaser from acquiring good title to the land herein sold, the vendor shall fully indemnify the purchaser against any loss and damage suffered, by refunding the full purchase price herein paid plus other monies spent under this agreement.
- c. To deliver vacant possession of the land after payment of the deposit. **(or immediately where the money has been paid in full)**
- d. To furnish all documents relating to the transaction, to the purchaser to enable the purchaser transfer the land purchased into his name, after payment of the second installment.
- e. To introduce the buyer to the area L.C Executives as the new owner of the land herein sold and the buyer shall be responsible for any dues required by or payable to the said L.C Executives, after payment of the last installment.
- f. To meet all the legal fees incurred in the preparation of these presents.

4. DUTIES OF THE PURCHASER

By this agreement the purchaser undertakes as follows;

- a. To pay the balance on the purchase price within the time stipulated in this agreement. **(If applicable)**

5. DISPUTES & LAW APPLICABLE

This agreement shall be governed by the Laws of Uganda.

IN WITNESS WHEREOF the parties hereto have appended their signatures hereunder on the day and year first above written.

SIGNED & DELIVERED by the said
(seller's name)

VENDOR (seller's signature)

In the Presence of

WITNESS (witness' name and
signature)

SIGNED and **RECEIVED**
BY the said
(Buyer's name)

(PURCHASER) (Buyer's Signature)

In the presence of

WITNESS (witness' name and
signature)