



**THE REPUBLIC OF UGANDA**

**IN THE MATTER OF THE LAND ACT CAP 236 AND THE CONTRACTS ACT  
CAP 284**

**LAND SALE AGREEMENT**

*This template is for general guidance only and is intended to help you understand the structure of a land sale agreement in Uganda.*

**1. PARTIES**

This Land Sale Agreement is made on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_

**BETWEEN**

**SELLER:** \_\_\_\_\_ of P.O. Box \_\_\_\_\_, Tel:  
\_\_\_\_\_ NIN: \_\_\_\_\_

**AND**

**BUYER:** \_\_\_\_\_ of P.O. Box \_\_\_\_\_, Tel:  
\_\_\_\_\_ NIN: \_\_\_\_\_

**Explanation:** Use the full legal names of the parties as they appear on national identification or registration documents. If there are more than two buyers for example a couple buying land, the names of each person should appear individually,

**2. DESCRIPTION OF THE LAND**

The Seller agrees to sell and the Buyer agrees to buy land located at \_\_\_\_\_ in \_\_\_\_\_ District, comprised in:

Plot No: \_\_\_\_\_ Block No: \_\_\_\_\_ Approximate Size: \_\_\_\_\_  
Tenure: \_\_\_\_\_ (Customary / Freehold / Mailo / Leasehold) together with all developments thereon.

**Explanation:** The land description should match the certificate of title or a verified local description, especially for customary land.

**3. PURCHASE PRICE**

The agreed purchase price for the land is UGX \_\_\_\_\_ (Uganda Shillings only).

**4. PAYMENT TERMS**



The Buyer shall pay the purchase price as follows:

- (a) Deposit of UGX \_\_\_\_\_ payable on execution of this Agreement; and
- (b) Balance of UGX \_\_\_\_\_ payable on or before \_\_\_\_\_.

Payment shall be made by \_\_\_\_\_.

**Explanation:** *Clearly state when and how payments are made, including whether payment is in cash, bank transfer, or mobile money.*

## 5. VACANT POSSESSION

The Seller shall give the Buyer vacant possession of the land upon full payment of the purchase price.

**Annotation:** *Vacant possession means the land is free from occupants, disputes, and undisclosed claims.*

## 6. SELLER'S OBLIGATIONS

The Seller warrants that:

- (a) They are the lawful owner of the land;
- (b) The land is free from encumbrances except as disclosed;
- (c) They have authority to sell the land.

**Explanation:** *These warranties protect the buyer if ownership is later challenged.*

## 7. BUYER'S OBLIGATIONS

The Buyer agrees to pay the purchase price in accordance with this Agreement and to comply with applicable laws.

**Annotation:** *This confirms that the buyer also has legal responsibilities under the agreement.*

## 8. TRANSFER OF OWNERSHIP

Upon full payment, the Seller shall sign all documents necessary to transfer ownership of the land to the Buyer.

**Annotation:** *This includes consent forms, signed transfer forms, passport photos, signed copies of the National ID and registration documents etc where applicable.*

## 9. RISK

Risk in the land shall pass to the Buyer upon taking possession.

**Annotation:** *This clarifies when responsibility for damage or loss shifts to the buyer.*



## 10. BREACH AND TERMINATION

If either party breaches this Agreement, the non-breaching party may terminate the Agreement and seek legal remedies.

**Annotation:** *This clause explains what happens if one party fails to honour the agreement.*

## 11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Uganda.

**Annotation:** *Ugandan law applies regardless of where the parties sign the agreement provided the land that is being sold is in Uganda*

## 12. DISPUTE RESOLUTION

Any dispute arising out of this Agreement shall be resolved amicably, failing which it shall be referred to the courts of Uganda.

**Annotation:** *Encourages dialogue before resorting to court.*

## 13. SIGNATURES

### SIGNED by the Seller:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### SIGNED by the Buyer:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Witnessed by:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### AND

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_