

## LAND SALE AND PURCHASE AGREEMENT

### PERSONAL INFORMATION:

**FIRST NAME:**.....

**(MIDDLE NAME):**.....

**(SURNAME):**.....

**AGE:** .....

**SEX:**.....

**DATE OF BIRTH:** .....

**MARITAL STATUS:**.....

**OCCUPATION:** .....

**BUSINESS ADDRESS:**.....

**RESIDENTIAL ADDRESS:**.....

**E-MAIL ADDRESS:** .....

**MOBILE NUMBER:** .....

**GHANA CARD IDENTIFICATION NUMBER:** .....

**PASSPORT NUMBER:** .....

**PREFERRED NAME ON LAND DOCUMENT:** .....

### PROPERTY INFORMATION

**PLOT LOCATION:** .....    **PLOT NUMBER:** .....

**PLOT SIZE:** .....    **LAND PURPOSE:** .....

## CONTRACT STATEMENT

This contract is hereby made and entered into this \_\_\_\_\_ by and between **GOLD COAST REALTIES & CONSTRUCTION LTD** hereinafter referred to as ('VENDOR') and \_\_\_\_\_ hereinafter referred to as ('LESSEE').

Lessor agrees to lease \_\_\_\_\_ plot(s) of titled land located at \_\_\_\_\_ at an agreed Price of (*In figures*) **GH¢** \_\_\_\_\_ (*In Words*) \_\_\_\_\_ and Lessee agrees to pay for upon the provisions, terms and conditions of this contract, following the described real property.

## PROVISIONS

1. Vendor agrees to at least within the span of 14 working days allocate on site, the said parcel of land to Lessee after upon agreement by both parties, Lessee has made a satisfactory payment to own the property.
2. Vendor agrees to issue official receipts to all financial transactions that relates to the acquisition of the described property.
3. Vendor agrees to permit Lessee to commence with land development after making at least 50% initial deposit for the acquisition of the property.  
(*NB: 50% initial deposit is not a constant and not applicable to all sales*)
4. Vendor agrees to provide a four-copy official document "INDENTURE" to bind both parties to the procurement of the said property.
5. Vendor agrees to refund amount paid for the land in full at current interest rate as at the date of refund in case of;
  - I. Litigations
  - II. Shift in position of land
  - III. Change in size of land
  - IV. Failure to deliver land documents to Lessee after Six(6) weeks when Lessee has made a full payment for the land.
6. Vendor agrees to complete and deliver to the Lessee an indenture at a time where She(Lessee) has made full payment for the property.
7. Lessee agrees to comply with Vendor's business policy of possession by developing land at least from four (4) months after acquisition.
8. Lessee agrees to pay an additional amount of **GH¢2,000** as processing fee for both indenture and a cadastral site plan (*basic requirement for land registration*)

## VEHICLE EXCHANGE

9. Lessee shall present fully functioning vehicle(s) at the premises of Vendor for a technical assessment by Lessor's mechanic.
10. Lessee shall on same occasion submit to Vendor, all relevant documents proving ownership of the vehicle for viewing.
11. Vendor shall do due diligence in Lessee's presence by confirming the authenticity of vehicle documents submitted by Lessor at the DVLA office.
12. Lessee shall after submission for viewing, return with all relevant documents same day.
13. Both parties shall submit a copy of the **Land Purchase Agreement Form** including the vehicle for viewing at the nearest Police Station.  
*(Purposefully to draw the attention of the Police to the transaction herein.)*
14. Lessee shall hand over vehicle to Vendor for a 72 hour test drive.
15. Upon satisfaction on the part of Vendor, Vendor shall invite Lessee to his premises for valuation and negotiation.
16. After a successful valuation and negotiation, Vendor shall on his part, allocate parcel of land on site equivalent to the negotiated price of the vehicle.
17. Lessee shall leave vehicle(s) in the custody of Vendor during the period of land document processing.
18. Lessee shall pay an amount of **GH¢2,000** per plot for the processing of land documents.
19. Vendor shall start preparation of a "Deed of Lease" for Lessee.
20. Within a span of six(6) weeks, Lessor is expected to complete processing of land document.
21. Simultaneously, Lessee shall on his part commence an exchange of ownership process at the Drivers & Vehicle License Authority (DVLA) and complete process within a span of six (6) weeks.
22. After the processing of land documents by both parties, there shall be a hand-in-hand exchange of documents at the premises of Vendor.

**VEHICLE INFORMATION**

BRAND: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
YEAR OF MANUFACTURE: \_\_\_\_\_  
BODY: \_\_\_\_\_  
TRIM: \_\_\_\_\_  
DRIVETRAIN: \_\_\_\_\_  
ENGINE SIZE: \_\_\_\_\_  
MILEAGE: \_\_\_\_\_ FAULTS (*if any*): \_\_\_\_\_  
NUMBER OF CYLINDERS: \_\_\_\_\_ REGISTERED: \_\_\_\_\_  
YEAR OF REGISTRATION: \_\_\_\_\_ COLOUR: \_\_\_\_\_ SEATS: \_\_\_\_\_  
OWNER'S PRICE: \_\_\_\_\_ VALUATED PRICE: \_\_\_\_\_

**REFUND**

- 23.Lessor shall refund amount paid in full for the purchase of the parcel of land by the Lessee on grounds stated in item 5(I,II,III and IV) only.
- 24.Lessee shall officially put in writing and submit a letter to Lessor's office requesting for refund.
- 25.Lessor shall prepare to mobilize funds within twelve (12) weeks.
- 26.Lessee shall return all indentures, receipt(s), purchase agreement form to Lessor in his premises.
- 27.Lessor shall make payment to Lessee through same medium of purchase.

**INSTALMENT PAYMENT**

The Earnest Money for the said property is *(in figures)* GH¢ \_\_\_\_\_ *(in words)* \_\_\_\_\_ payable as follows;

**Section 1.1**

*(in figures)*GH¢ \_\_\_\_\_ *(in words)* \_\_\_\_\_ to be paid as Earnest Money Deposit after both Lessor and Lessee have authenticated the Land.

**Section 1.2**

The remaining balance of *(in figures)* GH¢ \_\_\_\_\_ *(words)* \_\_\_\_\_ to be paid in four separate installments of *(in figures)*GH¢ \_\_\_\_\_ *(in words)* \_\_\_\_\_ each **month** within \_\_\_\_\_ **months** from \_\_\_\_\_ to \_\_\_\_\_

**MR. DODOO BENJAMIN.**  
\_\_\_\_\_

**MANAGING DIRECTOR / CEO**

\_\_\_\_\_  
**LESSEE**  
**SIGN:** \_\_\_\_\_

**WITNESS :** \_\_\_\_\_

**SIGN:** \_\_\_\_\_

**WITNESS:** \_\_\_\_\_

**SIGN:** \_\_\_\_\_