

SIR WILLIAMS ESTATE

NAVUBYA, MASULITA, WAKISO DISTRICT
BUNGALOW HOUSE SALES AGREEMENT

PRIVATE MAILO LAND TITLE

Block: 80
Plot:
County: Busiro
District: Wakiso



Purchaser's Full name:

.....
.....

Phone:

Email:

THE REPUBLIC OF UGANDA
THE REGISTRATION OF TITLES ACT (CAP) 230

AGREEMENT FOR SALE OF LAND WITH A BUNGALOW HOUSE ON IT.

THIS AGREEMENT is made this **Day of** **202**....
BETWEEN Mr. Andrew Williams of P.O Box 11070 Kampala, Uganda (hereinafter referred to as the "Vendor" which expression shall where the context permits include his successor and legal representative, and assignee in title) on the one part;

AND

MR/MRS:.....
.....
of P.O.Box , Uganda (hereinafter referred to as the "Purchaser" which expression shall where the context so admits include his/her successor and assignee) of the other part.

WHEREAS the Vendor is the owner and registered Proprietor of Sir Williams Estate of which comprises of twenty-one (21) bungalow houses located at Navubya, Masulita, Wakiso district. Each house is seating on a land measuring 0.046 Hectare (50 feet by 100 feet). Each house has three bedrooms , and three bathrooms.

And that the vendor is desirous of selling and transferring one of the houses in the estate seating on Block Number: 80, Plot number: , County: Busiro, District: Wakiso to the Purchaser, and the Purchaser is desirous of buying and acquiring the same from the Vendor free of any encumbrances on agreed terms and conditions

Sales Agreement - Sir Williams Estate - Navubya - Wakiso District

I. NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS.

a. The Vendors hereby sell, transfer and convey three bedrooms, and three bathrooms bungalow house seating on a plot approximately (50 X 100) Ft comprised in the above said location for a consideration of UGX 300,000,000/= (Uganda Shillings three hundred Million only) payable in one hundred and twenty months (120 months), on a monthly deposit of ugx 2,500,000 per month.

b. UGX 2,500,000/= (two million five hundred thousand only) security payment be done directly into one of the vendor's Bank Accounts.

c. UGX 2,500,000/= (Two million five hundred thousand only) monthly payment be done directly into one of the vendor's Bank Accounts. This monthly payment shall continue for 120 months, and must be paid on or before the 28th of each month.

d. Bank Accounts details:

Bank Name: Equity Bank Uganda Limited

Account Number: 1036101519194

Account Name: Andrew Williams

Bank Name: DFCU

Account Number: 01490017553230

Account Name: Andrew Williams

Bank Name: Housing Finance Bank

Account Number: 1500081825

Account Name: Andrew Williams

Sales Agreement – Sir Williams Estate – Navubya – Wakiso District

2. TRANSFER OF TITLE, AND HANDING OVER OWNERSHIP OF THE HOUSE TO THE PURCHASER

- a. The Purchaser shall bear all costs and fees related to or incidental to the transfer of the property into his/her names.
 - b. The Vendor shall ensure that the Purchaser is granted residential access of the house after the 48th month payment is completed. Possession of the land and house remain with the vendor until full payment of ugx 300,000,000 is completed by the purchaser.
 - c. The vendor shall transfer ownership of the house, and land to the purchaser after the 300th month payment is completed. This will be done 7 days after full payment is done.
 - d. The Purchaser shall bear statutory costs of transfer, namely stamp duty, registration fees, and consent fees (if any).
- ii. The Vendor guarantee to the purchaser of good and clean title free from other encumbrances namely; customary tenant bona fide occupants and/or trespassers, and undertake to fully indemnify the purchaser for any loss and/or damage the purchaser may suffer and/or incur as a result of any defect in the vendors' Titles or any claim by any sitting tenants or any other third party.

3. PURCHASER'S DEFAULT

(a) **If the Purchaser fails to pay full amount of the monthly installment on the agreed date**, a penalty of UGX 250,000 (Two hundred and fifty thousand only) per month shall be activated three days after due date.

(b) **If the Purchaser fails to make monthly payment for six consecutive months**, this sales agreement shall automatically become void and canceled, and the vendor shall deduct 25% from the total money paid by the purchaser, and the vendor shall also claim the security deposit for damages. The vendor shall refund the purchaser only after another person shows interest, and pay security deposit for this default house sales agreement. A refund shall be done directly into purchaser's bank account provided to the vendor.

(c.) **Terminate this Agreement by written notice**; the purchaser has the right to withdraw or cancel, or terminate this agreement within three weeks after signing this sales agreement. He/she can do so by writing to us via our official email address (sirwilliamsestate@gmail.com) A cancellation within this time frame is subject to zero deduction from payment made towards the 120 month. Note; only a 50% refund of the security deposit will be done into the purchaser's bank account within three working days.

4. VENDORS' DEFAULT

a. If the vendor fails to grant accommodation or resident access of the house to the purchaser after payment of the 48th month is completed, the purchaser has the right to cancel the sales agreement, and claim full refund with zero deduction, and the vendor shall compensate the purchaser 15% of the total money paid.

b. If the Vendors fails to transfer title upon full payment, the Purchaser may:

Seek specific performance to compel transfer; or

Terminate the Agreement and recover all monies paid with interest at 15% per annum for damages.

5. DISPUTE RESOLUTION

Any dispute arising from this Agreement shall, in the first instance, be resolved amicably. If unresolved within 30 days, the matter shall be referred to arbitration in Kampala under the Arbitration and Conciliation Act, Cap 4. The arbitral award shall be final and binding.

6. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Uganda, particularly the Land Act (Cap 227) and Registration of Titles Act (Cap 230).

IN WITNESS WHEREOF the parties hereto have appended their respective hands on theday, month of, and in the year

SIGNED and DELIVERED by the said

1. MR. ANDREW WILLIAMS

.....
VENDOR'S SIGNATURE

2. WITNESS

.....
SIGNATURE

SIGNED and DELIVERED by the said

1. MR/MRS:.....
.....

.....
PURCHASER'S SIGNATURE

2. WITNESS:

.....
SIGNATURE

SIR WILLIAMS ESTATE

NAVUBYA, MASULITA, WAKISO DISTRICT



BUNGALOW HOUSE SALES

Three Bedrooms

Three Bathrooms

Mailo Land Title

Gated Estate

Price: Ugx 300,000,000

Payment Terms: 10 years / 120
month

Payment: Monthly

Payment Method: Bank Account