**LAND SALE AGREEMENT NJORO/NGATA BLOCK 26/137**

THIS AGREEMENT is made on …………………………………………………….2022 between **RAPHAEL MAOSA MAYIEKA**, holder of **ID NO 26091520, OMARE MERCYLINE KEMUNTO** holder **ID NO. 22998263** of post office address **112-20106 MOLO** of telephone number +254701318772 residing within **Ruaka** town referred as SELLERS

AND

**RUTH SEDA** of **ID NO/KENYAN PASSPORT NUMBER**…………………………………….. Of post office box number………………………………………. Residing within………………………………. Referred as the………....................

WHEREAS

1. The sellers and the buyers have agreed to enter into an agreement for one portion of land (plot) measuring approximately 50 x 100 (0.0450HA) from the above land reference.
2. That the agreed –price for both parties is ………………………………………………………………………………
3. That the agreed deposit is………………………………..
4. (a) The balance of …………………………………………………to be paid in installments of ………………………………within………………………………………………months

Or

(b) The balance of …………………..to be paid within ……………………….from……………………………….

5. That the transfer of the title of ownership will be done upon payment of full amount of the agreed price with costs to the BUYER

**SPECIAL CONSIDERATION**

1. The BUYER shall do any development in land as he/she wish
2. That if the purchases shall default to pay balance within the agreed period of time, a penalty of 20% shall be charged on the same

**SELLER (1) RAPHAEL MAOSA MAYIEKA ID ………………………………….SIGN………………..**

**SELLER (2) MERCYLINE KEMUNTO OMARE…………………………………SIGN………………..**

**BUYER RUTH SEDA ID …………………………………………….. SIGN………………………..**

**WITNESS………………………………………………………………………ID……………………..SIGN…………………**

**WITNESS………………………………………………………………………ID……………………..SIGN…………………**