

LAND SALE AGREEMENT

(Prepared under Zambian Law: Lands Act, Cap. 184 & Land and Deeds Registry Act, Cap. 185)

Jurisdiction: Republic of Zambia

Document Type: Land Sale Agreement

THIS AGREEMENT is made and entered into on this ____ day of _____, 20.

BETWEEN:

_____, of National Registration Card Number _____,
residing at _____, hereinafter referred to as the “Seller”
(which expression shall, where the context so admits, include his/her heirs, assigns, and
successors in title);

AND

_____, of National Registration Card Number _____,
residing at _____, hereinafter referred to as the “Buyer”
(which expression shall, where the context so admits, include his/her heirs, assigns, and
successors in title).

Collectively referred to as “the Parties.”

1. PROPERTY DESCRIPTION

The Seller hereby agrees to sell and the Buyer agrees to purchase all rights, interest, and title
in the following land:

Plot/Stand/Farm No.: _____

Location/Area: _____

District / Province: _____

Land Tenure Type: ☐ Leasehold ☐ State Land ☐ Converted Customary

Size of Land: _____ hectares / square metres

Title Number (if applicable): _____

2. PURCHASE PRICE

2.1 The agreed purchase price is ZMW _____ (Zambian Kwacha) only.

2.2 The Buyer shall pay the amount as follows:

☐ Lump sum on execution ☐ Installments per agreed schedule (attached as Annexure A).

2.3 The final payment shall be made no later than the _____ day of _____, 20.

3. SELLER'S WARRANTIES

The Seller hereby warrants that:

- He/She is the legal and beneficial owner of the land described herein.
- The land is free from encumbrances, liens, or legal disputes.
- Where applicable, consent to assign has been or will be obtained from the Ministry of Lands or local authority.
- The Seller has not entered into any other agreement with a third party regarding this land.
- In case of customary land, traditional authority consent has been granted and documented.

4. OBLIGATIONS OF THE PARTIES

Seller's Obligations:

- To deliver vacant possession of the land to the Buyer on or before _____.
- To surrender the original title deed / offer letter / site plan.
- To assist in facilitating title transfer or consent to assign.

Buyer's Obligations:

- To pay the full purchase price as agreed.
 - To bear all legal costs, stamp duties, survey fees, registration fees, and any statutory transfer charges.
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5. DISPUTE RESOLUTION

Any dispute arising out of or relating to this Agreement shall be resolved in the following manner:

- Mediation: First through mediation before a neutral mediator mutually appointed by the Parties.
 - Jurisdiction: Failing resolution, the matter shall be referred to the High Court for Zambia.
 - Governing Law: This Agreement shall be governed by and interpreted in accordance with the Laws of Zambia, including but not limited to:
 - Lands Act, Cap. 184
 - Land and Deeds Registry Act, Cap. 185
 - Property Transfer Tax Act, Cap. 340
 - Penal Code, Cap. 87 (re: fraud or misrepresentation)
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6. CONFIDENTIALITY CLAUSE

Both Parties agree to treat the terms of this Agreement and any information shared in relation thereto as confidential unless disclosure is required by law.

7. ENTIRE AGREEMENT

This document constitutes the entire agreement between the Parties. No amendment or variation shall be valid unless made in writing and signed by both Parties.

8. EXECUTION

IN WITNESS WHEREOF, the Parties hereto have executed this Land Sale Agreement as of the date first above written.

Signed by the **SELLER**:

Name: _____

Signature: _____

Date: _____

Witnessed by:

Name: _____

NRC: _____

Address: _____

Signature: _____

Date: _____

PC | LP

Signed by the **BUYER**:

Name: _____

Signature: _____

Date: _____

Witnessed by:

Name: _____

NRC: _____

Address: _____

Signature: _____

Date: _____

ENDORSEMENT BY TRADITIONAL AUTHORITY (if applicable)

I, Chief / Chieftainess _____, hereby confirm and endorse this transaction over customary land within my jurisdiction.

Signature: _____

Date: _____

Stamp/Seal: _____

STAMP DUTY & REGISTRATION (FOR LEGAL USE)

Requirement	Status (✓)
Consent to Assign (if leasehold)	
Survey Diagram (where needed)	
Commissioner of Oaths Attestation	
Stamp Duty Paid (ZRA)	
Lodged with Ministry of Lands	