

# **LAND SALE AGREEMENT**

**Between**

**1. ALFA RAIMI IYANDA BELLO**

**2. ALFA LIADI BELLO**

**3. MRS AFUSATU KARIMU SULE**

**4. ALFA AKOREDE BELLO**

**5. MRS ADIJATU RASAKI MOSHUDI**

**(VENDORS)**

**And**

**ARC. ADEBOWALE KIZITO BALOGUN**

**(PURCHASER)**

In Respect Of:

**TWO ACRES OF LAND AT DALUTE VILLAGE AJOBO VIA IJAYE, AKINYELE  
LOCAL GOVERNMENT IBADAN, OYO STATE OF NIGERIA.**

Prepared By:

**ADEWUMI STELLA OYENIRAN**  
LEGAL PRACTITIONER  
6 APATA STREET AGBOWO  
IBADAN

# LAND SALE AGREEMENT

This **LAND SALE AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_ between **1.ALFA RAIMI IYANDA BELLO(family head of the Bello family) 2.ALFA LIADI BELLO 3.MRS AFUSATU KARIMU SULE 4.ALFA AKOREDE BELLO 5.MRS ADIJATU ABENI RASAKI MOSHUDI(PRINCIPAL MEMBERS OF THE BELLO FAMILY)ALL OF DALUTE VILLAGE,AJOBO VIA IJAYE AKINYELE LOCAL GOVERNMENT,IBADAN , OYO STATE OF NIGERIA**(hereinafter called the **VENDORS** ,which expression shall where the context so admits include their heirs, executors, administrators, assigns, personal representatives and such other person or persons claiming through or under them) of the one part;

**AND**

**ARCHITECT ADEBOWALE KIZITO BALOGUN OF OLUANA VILLAGE AKINGBILE AREA VIA MONIYA, IBADAN, NIGERIA** (hereinafter called the **PURCHASER**, which expression shall where the context so admits include his heirs, executors, administrators, assigns, personal representatives and such other person or persons claiming through or under him)of the other part;

**WHEREAS:**

1. The **VENDORS** herein became seized of a piece or parcel of land lying, situate and being at Dalute Village, Ajobo via Ijaye,Ibadan by inheritance under the Yoruba native law and customs.
2. The **PURCHASER** has approached the **VENDORS** for the sale of 2 Acres out of the land.
3. The **VENDORS** have agreed to sell 2(two) acres of land to the **PURCHASER** for a consideration hereinafter mentioned and all parties have agreed to evidence the sale by this present agreement.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:**

- a. In consideration of the payment of the sum of **₦90,000 (NINETY THOUSAND NAIRA ONLY)** paid by the **PURCHASER** unto the **VENDORS** (the receipt of which the **VENDORS** hereby acknowledge), the **VENDORS** as the **BENEFICIAL OWNER** hereby, sell to the **PURCHASER 2 Acres OF LAND, LYING AND BEING at Dalute Village Ajobo via Ijaye Ibadan**, the extent of which shall be more particularly delineated and described in a survey plan to be drawn by the **PURCHASER'S** Surveyor; MEANWHILE the **PURCHASER** is put into immediate possession of the land in the presence of witnesses;
- b. **The VENDORS** hereby covenant to indemnify the **PURCHASER** against any loss which the **PURCHASER** may sustain by virtue of **ANY DEFECT** in their title to the land herein sold;
- c. **The VENDORS** have agreed to sign or execute any further or other documents which may **CONFIRM** or further **CONFIRM** the vesting of ownership in the **PURCHASER** whenever such documents shall be presented to the **VENDORS** by the **PURCHASER**.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and seal the day and year first above written.

THE FORGOING HAVING BEEN FIRST READ  
OVER AND INTERPRETED TO THE PARTIES  
BY ME \_\_\_\_\_ AND  
WHEN THEY SEEMED PERFECTLY TO HAVE  
UNDERSTOOD SAME BEFORE AFFIXING THEIR  
THUMBPRINT IMPRESSIONS THERETO

**SIGNED, SEALED and DELIVERED**  
By the within named **VENDORS:**

\_\_\_\_\_  
**ALFA IYANDA BELLO**

\_\_\_\_\_  
**ALFA LIADI BELLO**

\_\_\_\_\_  
**MRS AFUSATU KARIMU SULE**

\_\_\_\_\_  
**ALFA AKOREDE BELLO**

\_\_\_\_\_  
**MRS ADIJATU ABENI RASAKI MOSHUDI**

In the presence of:

**(1) Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Occupation:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**(2) Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Occupation:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**SIGNED, SEALED AND DELIVERED**

By the within named **PURCHASER**

\_\_\_\_\_  
**ARCHITECT ADEBOWALE KIZITO BALOGUN**

In the presence of:

(1) **Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Occupation:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

(2) **Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Occupation:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**Prepared By:**

**ADEWUMI STELLA  
OYENIRAN**  
6, Apata Street, Agbowo,  
Ibadan