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Agreement for the Sale of Land

Records the sale of a plot from vendor to purchaser — sign before or at payment, then perfect title with a Deed of Assignment

Agreement date	23-Nov-2026	**Agreement ref.**	LSA/2026/014

1. PARTIES

Vendor	Chief Emeka Obi (example)	**Vendor address**	12 Owerri Road, Enugu
Purchaser	Mrs Funmi Adeyemi (example)	**Purchaser address**	5 Allen Avenue, Ikeja, Lagos

2. THE LAND

Description	One plot (approx. 648 m², 18 × 36 m)	**Location**	Plot 27, Unity Layout, Lugbe, Abuja
Survey plan no.	FCT/LS/2025/1187 (example)	**Title held by vendor**	Certificate of Occupancy no. ____ / Right of Occupancy / Customary
Beacon numbers	SC/AB 4471–4474		

3. PRICE AND PAYMENT

Agreed purchase price	₦15,000,000
Deposit paid on signing	₦5,000,000
Balance	**₦10,000,000**

Instalment	Due date	Amount (₦)	Paid on	Receipt no.
Deposit	23-Nov-26	₦5,000,000	23-Nov-26	LR-001
2nd instalment	31-Jan-27	₦5,000,000		
Final balance	31-Mar-27	₦5,000,000		
	Total	**₦15,000,000**		

Payment by bank transfer to the vendor's account only. Each payment must be acknowledged with a signed receipt.

4. TERMS

• The vendor confirms they are the lawful owner of the land, it is free from any charge, mortgage, family or community claim, and has not been sold to anyone else.

• The vendor will hand over the original title documents, survey plan and all previous receipts and deeds once the full price is paid.

• Possession passes to the purchaser on full payment. Until then the purchaser may enter the land only to inspect, survey or fence it.

• The vendor will sign a Deed of Assignment in the purchaser's favour and co-operate in obtaining the Governor's / Minister's consent (Land Use Act 1978, s.22).

• If the vendor's title proves defective or another person establishes a better claim, the vendor will refund every sum paid within 30 days, plus any agreed costs.

• If the purchaser fails to pay the balance by the final date, the vendor may give 30 days' written notice and then cancel, refunding the money paid less ____% as agreed damages.

• Agency fee (if any): ____% paid by ____. Agreement fee / legal fee: ____% paid by ____. Family / community levy (if any): ₦____ paid by ____.

• Disputes will first go to mediation; failing that, to the courts of the state where the land is located.

5. BEFORE YOU PAY — CHECKLIST

• Search at the state Lands Registry / AGIS (Abuja) confirms the vendor's title.
• Survey plan charted — land is not under government acquisition, road or drainage setback.
• Physical visit with the vendor; beacons located; neighbours and community leaders confirm ownership.
• For family land: the head and principal members of the family sign as vendors.

Vendor	**Purchaser**
Name:	Name:
Date:	Date:

IN THE PRESENCE OF (WITNESSES)

Witness	Name	Address	Occupation	Signature & date
Witness to Vendor				
Witness to Purchaser				

This is a general template, not legal advice. Laws and practice differ between states — have a qualified lawyer review the final document before anyone signs or pays. Stamp the agreement at the state Internal Revenue Service within 30 days of signing.

Free template from NigeriaBuildingCost.ng. Rates are indicative (Nov 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Land & Build Prices — check what plots cost in the area at https://nigeriabuildingcost.ng/land-prices