

REPUBLIC OF KENYA

AGREEMENT OF SALE OF LAND

AN AGREEMENT made on this day of ..... Month ..... Year 20.....  
between ..... of ID NO ..... of  
P.O Box ..... and within the Republic of Kenya (hereinafter referred to as  
“The VENDOR”) which expression shall where the context so admits include his heirs, personal  
representatives and assigns.

AND

..... Of ID No. .... of P.O Box .....  
within the said Republic of Kenya (hereinafter referred to as (“The PURCHASER”) which expression  
shall where the context so admits include his heirs, representatives and assigns of the other part.

WHEREAS: The vendor has to transfer to the purchaser the whole of the land Parcel No. ....  
..... Size ..... within ..... District, .....  
..... Province, to be registered in the name of the purchaser including all the development  
thereon.

THE WITNESS FOLLOW:

1. That, the agreed Purchase price shall be Ksh. .... (Kenya shillings in words  
.....) which the VENDOR  
acknowledge as having received the total sum of Ksh. .... (Kenya Shillings  
in words .....)
2. That, the VENDOR shall do all the things as may be required of him to ensure there is a  
smooth transfers of the said parcel of land of the purchaser and in particular, the VENDOR  
shall sign all documents and papers and obtain the consent of the authorities where necessary  
to ensure that all the foregoing succeeds.
3. That, the VENDOR sells absolutely to the Purchaser from all encumbrances by signing; the  
said land shall be the property of the Purchaser. The VENDOR declares that he shall protect  
the Purchasers’ interest and the Title from all third parties in an event.

4. **That**, the **Purchaser** takes possession of the land subject to all the taxes and fees payable to the Government of Kenya and shall discharge all other liabilities the land maybe subjected to.

**IN THE WITNESS HEREOF:** (The **VENDOR** and the **PURCHASER**) have subjected their respective hands to the day and year mentioned above)

Signed, sealed and delivered by the)

Said:.....)

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**VENDOR**

**AND**

Signed, sealed and delivered by the)

Said:.....)

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**PURCHASER**

**WITNESSES TO THE PURCHASER**

1. ....

ID. NO. ....

SIGN:.....

2. ....

ID. NO. ....

SIGN:.....

**WITNESSES TO THE VENDOR**

1. ....

ID. NO. ....

SIGN:.....

2. ....

ID. NO. ....

SIGN:.....