

NOBLE REALTY LTD
LAND PURCHASE AGREEMENT (CONTRACT OF SALE)

This agreement is entered between **Noble Realty of P. O. Box CT 6399 Cantonments**, (hereafter referred to as the **Developer**) on one hand and.....
P.O.BOX.....(Hereafter referred to as the **Purchaser**) on the other hand.

1. That the Purchaser having offered to purchase.....plot(s) of land otherwise called property, has been in discussions with the Developer and have both agreed on the price of the land as per the layout and area situate at.....
2. Both the Developer and the Purchaser would be the bonafied owners of the plot(s)of land (**with the area of each plot measuring between (0.14-0.16)Acres**) until the Purchaser has fully paid for the land. Purchaser becomes the only owner if there is an outright purchase.
3. The purchaser will be responsible for the cost of Site Plan and Indenture paid to the developer (**Ghc350.00** per plot of land).
4. The purchaser is also responsible for the cost of Land Title Registration.
5. Amount paid for the land (purchase price) is fully refundable should there be any litigation on the land. All monies being refunded will be paid without interest.
6. Should the Purchaser change his/her decision and decide to withdraw from the purchase within the first month, 90% of all deposits made for the purchase of the land will be refunded. Beyond one month of purchase, only 80% of monies paid will be refunded. In the case of all refundable monies, the company would respond to official requests within a period of 12weeks.
7. The Developer charges **GH¢ 150 per plot** for the demarcation and erection of short pillars after the indenture is ready.
8. In the case of a plot purchased on installment basis (payment plan option),
 - should there be a default for two months (2), the purchaser will be relocated further inside the site at the discretion of the developer
 - should there be a default for more than three months (3), the developer has the right to take back the property (plot) and refund all monies paid withholding 20% as penalty fees to the purchaser. In this case, the repayment will be done within twelve (12) weeks.
 - purchaser will also pay a penalty of **GH¢ 100** for every month of default.

9. Apart from Commercial Zones, no commercial activities/buildings such as shops, schools etc. are to be constructed in a Residential Zone .

10. In all cases, all architectural designs must be submitted to the **Developer** for inspection and approval before construction starts.

11. Purchasers are required to construct at least a dwarf wall to secure their boundaries within a year after purchase.

Please note: Noble Realty will not held liable for encroachment if this directive is not adhered to.

12. All measurements are given as a guide only. No liability will be accepted for any errors arising thereof.

13. The terms of payment for this agreement shall be as follows;

a. The cost of the plot(s) shall be priced at..... Ghana Cedi (Gh¢.....) per plot.

b. For installment payment

- Initial deposit
- Monthly payment
- Duration

14. Both parties have agreed to abide by the terms of this agreement as specified above and effective on

This agreement is made this day between the Purchaser and Developer.

Signed by

Developer

Purchaser

Name: Noble Realty Ltd

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