

# Buy land agreement

THIS LAND SALE AND PURCHASE AGREEMENT is made at \_\_\_\_\_

Thailand on this \_\_\_ day of \_\_\_\_\_, 20\_\_

BY AND BETWEEN:

Mr./Mrs./Miss \_\_\_\_\_, \_\_\_ years of age, a Thai national, residing at \_\_\_\_\_, Moo \_\_\_\_\_ Sub-district, \_\_\_\_\_ District, \_\_\_\_\_ Province, hereinafter referred to as "The Seller" of the one part (copy of the Seller's ID card and house registration book are attached hereto as Annex 1.).

AND

Mr./Mrs./Miss \_\_\_\_\_, \_\_\_ years of age, a Thai national, residing at \_\_\_\_\_, Moo \_\_\_\_\_ Sub-district, \_\_\_\_\_ District, \_\_\_\_\_ Province, hereinafter referred to as "The Purchaser" of the other part (copy of the Purchaser's ID card and house registration book are attached hereto as Annex 2.).

In this Agreement the Seller and the Purchaser collectively referred to as "The Parties".

The Parties hereby agree as follows:

1. The Seller is the current legitimate owner of land, having an approximate area of \_\_\_\_\_ Rai \_\_\_ Ngan \_\_\_\_\_ Square wah, located at \_\_\_\_\_ Sub-district, \_\_\_\_\_ District, \_\_\_\_\_ Province, with Title Deed No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_, Land No. \_\_\_\_\_, a copy of which is attached hereto as Annex 3 ("the Land").

The Seller agrees to sell and the Purchase agrees to purchase the Land for the total purchase price of Baht \_\_\_\_\_ (\_\_\_\_\_ Baht) ("the Purchase Price").

2. The Purchaser shall pay the Purchase Price to the Seller paid to the Seller by 2 installments as follows:

2.1 On the execution date of this Agreement, the Purchaser agrees to pay to the Seller in the amount of Baht \_\_\_\_\_ (\_\_\_\_\_ Baht) ("the Deposit").

2.2 On the Transfer Date pursuant to Article 2.1 herein, the Purchaser agrees to pay the balance of the Purchase Price to the Seller in the amount of Baht \_\_\_\_\_ (\_\_\_\_\_ Baht).

The Parties agree to effect the registration of the transfer of ownership and the delivery of the Land to the Purchaser at the relevant Land Office within \_\_\_\_\_ days from the date hereof ("the Transfer Date").

3. The \_\_\_\_\_ shall be equally responsible for registration fees and stamp duties incurred in connection with the transfer of ownership of the Land. \_\_\_\_\_ shall be solely responsible for specific business tax (if any), personal income tax and any other taxes for which \_\_\_\_\_ is liable under the law with respect to the transfer of the Land, including withholding tax.
4. This Agreement and the registration of transfer ownership on the Transfer Date in Article 2.2, if for any reason the Purchaser or his legal representative fails to attend and execute the registration of transfer ownership on the Transfer Date, This Agreement shall be deemed canceled. The Seller will not necessarily notice, to forfeit all deposits. And if the seller breaches the Agreement, The seller will allow The Purchaser to sue in court immediately. And refused to indemnify the Purchaser, in the amount of Baht \_\_\_\_\_
5. Although there \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Agreement is made in both English and Thai language. In case of any conflict English language shall prevail. This Agreement shall be governed and construed in accordance with the laws of Thailand.

This Agreement is made up of two copies to be evidence of such of this Agreement to sell and the Purchaser has signed. This Agreement before witnesses in the date shown above.

Sign..... The Seller      Sign..... the Purchaser

Sign..... The witnesses      Sign..... The witnesses