

Land Purchase Checklist

Use this essential tracking document to safeguard your investment prior to executing any land transaction in Uganda.

Seller Verification

- Verified seller's National Identification Card (NIN alignment check)
- Confirmed original copy of seller's ownership documents
- Verified lawful authority to sell (Letters of administration, Powers of Attorney, etc.)

Land Verification

- Obtained an authentic photocopy/duplicate copy of the land title
- Conducted an official land registry search at the Ministry of Lands
- Verified and matched physical boundaries with the survey map specs
- Confirmed no bank encumbrances, execution orders, or mortgages exist
- Confirmed no active local family, administrative, or judicial disputes

Physical Inspection

- Personally or representatively visited the land plot location
- Confirmed actual geographical location matches documentation
- Met and interviewed neighboring landowners regarding history
- Consulted area Local Council (LC) leaders and local elders

Legal Documentation

- Qualified legal counsel/Independent Advocate engaged
- Formal Sale Agreement reviewed, drafted, and legally sound
- Independent transaction witnesses identified and confirmed
- Payment terms, milestones, and modalities explicitly documented

Transfer Process

- Formal land transfer instruments correctly signed and completed
- Government valuation taxes and mandatory registration fees fully paid
- Transfer of title officially lodged and registered at the land office
- New certified ownership documents officially obtained under your name

FINAL REMINDER

Never purchase land solely based on verbal representations or photocopies of documents. Always conduct rigorous independent due diligence through professional legal channels.

Provided as a protective resource by Wooli Gerald Sanddy. Always ensure a lawyer supervises your real estate sign-offs.