

11 OF 1885.

TO PROVIDE FOR THE SPECIFIC PERFORMANCE OF CONTRACTS
FOR THE SALE OF IMMOVABLE PROPERTY.

ROBERT BIDDULPH.]

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Formalities
necessary for
enforcement
of contract.

1. Subject to the provisions hereinafter contained, every contract for the sale of immovable property shall be capable of being specifically enforced under the order of a District Court or the Supreme Court, if it is a valid contract according to law and if the following conditions have been complied with in relation thereto, viz. :—

- (a.) If it is in writing;
- (b.) If the purchaser shall within twenty-one days of the date of the contract deposit or cause to be deposited at the Land Registry Office of the District within which the property is situate a copy of the contract;
- (c.) If the purchaser has before the institution of an action to compel specific performance of the contract, called upon the vendor to appear before a Land Registry Official and declare that he has agreed to sell the property mentioned in the contract;
- (d.) If an action has been instituted within two months from the date when the contract was made to compel the specific performance thereof.

Enforcement
of contract.

2. Any law to the contrary notwithstanding, any Court may by its order direct that any contract for the sale of immovable property in respect of which the formalities prescribed by section 1 have been complied with shall be specifically enforced.

Provided that the immovable property described in the contract shall at the time of the deposit of the copy of the contract at the Land Registry Office have stood registered in the name of the vendor under the contract.

Order to be
acted upon
within
3 months.

3. If any person in whose favour an order directing specific performance of a contract for the sale of immovable property has been made, shall within three months of the date of the order apply at the office of Land Registry for the District within which the property is situate for the transfer thereof into his name, and do all acts and things necessary to enable the transfer to be made, the