

**THE REPUBLIC OF UGANDA**

**THE CONTRACTS ACT 2010**

**IN THE MATTER OF SALE AND PURCHASE CUSTOMARY LAND MEASURING 2 ACRES  
SITUATE AT AKASHEGO CELL, KIKATSI, NYABUSHOZI, KIRUHURA DISTRICT  
COMPRISED OF A FARMLAND**

**THIS AGREEMENT** is made this 20<sup>th</sup> day of May 2022 **Between**

**VENDOR: AMITY REALITORS LIMITED** represented by **Tushabe Herbert** of P.O Box 10 Mbarara.

**PURCHASER: SWAALTS UGANDA LIMITED** of P.O BOX ..... Kampala

**SUBJECT MATTER & DESCRIPTION:**

The subject matter of this sale and purchase agreement is land comprised in **CUSTOMARY LAND MEASURING 2 ACRES SITUATE AT AKASHEGO CELL, KIKATSI, NYABUSHOZI, KIRUHURA DISTRICT COMPRISED OF A FARMLAND**

**BOUNDARIES:**

TOP - KATHULI & BRIAN  
RIGHT - ROAD  
LEFT - ROAD  
BOTTOM - HERBERT

**CONSIDERATION:**

The Agreed consideration among the parties is **UGX 23,000,000/= (Uganda shillings twenty three Million)** only which is the purchase price of each acre and the total consideration is **UGX 46,000,000/= (Uganda Shillings forty sixty Millions, Only)**. The purchaser has at the execution of this agreement paid **UGX 43,000,000/= (Forty three millions)** which has been paid cash and the vendor has acknowledged receipt by signing this agreement and Ugx 3,000,000/= shall be paid after processing the title.

The vendor will help to process the title on behalf of the buyer at a cost of the purchasers. The title processing cost shall be established by Mr. **Yahaya** the surveyor **Tel No. 0782810510**.

The issuance and processing of the title shall be dependant upon lands office in Kiruhura which usually takes 6-12 months.

The vendor shall refund all the monies received or any extra costs and fees incurred as a result of engaging in this transaction ,plus an interest of 30% per anum should any third party claims arise.

**POSSESSION:**

The parties have agreed that the Purchaser shall take immediate possession of the above said and described land and the subject matter of this sale and purchase agreement immediately after signing this agreement.

**WARRANTY:**

The Vendor warrants and guarantees that they have rightfully disposed of the above said and described land free from any encumbrances and that they have passed on a good title to the purchaser and shall indemnify the purchaser for any loss or damage the purchaser may incur or suffer on account of the Vendor or any defect.

**IN WITNESS WHEREOF** the parties have hereunto set their respective hands the date and year above mentioned.  
Signed by the said:

TUSHABE HERBERT *[Signature]* 0777564588  
FOR AND ON BEHALF OF THE AMITY REALTORS LIMITED (VENDOR)

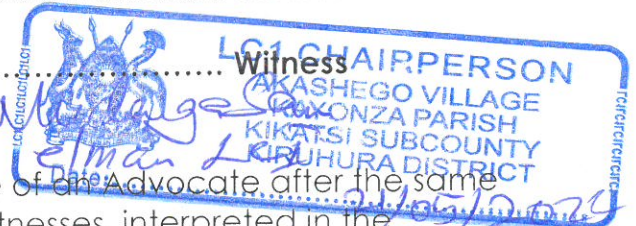
Signed by the said: *[Signature]* 0779548260  
DR. AGABA DAVID COLLINS  
FOR AND ON BEHALF OF SWAALTS UGANDA LIMITED (PURCHASER)

IN THE PRESENCE OF:

1. *George Muganyizi Birumira* *[Signature]* Witness.

2. .... Witness.

3. .... Witness  
CHAIRMAN LC 1 AKASHEGO CELL



All of whom who have signed in the presence of an Advocate after the same has been read over to the parties and their witnesses, interpreted in the Runyankole Rukiga language and they all have understood before they put their respective signatures/ marks in my immediate presence.

**ALL IN THE PRESENCE OF:-**

.....  
**WITNESSING ADVOCATE**