**CONTRACT AGREEMENT**

**FOR**

**THE SUPPLY OF LANDBASE SYSTEM**

This agreement is made on the 15 day May 2022 between **Sample Amharic/Sample English**/ KD, Ethiopia (Tin number **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**) (here after called “the purchaser”) of the one part and The group of **ZEMENU TADELE AWOKE** Gondar, Ethiopia (Tin number: 0012716522) phone number +251943424445, Email [Zemenu.Tadele@uog.edu.et](mailto:Zemenu.Tadele@uog.edu.et) (here after called “the supplier”)

Whereas, the purchaser is interested in the procurement of LandBase system specified and enumerated in this agreement.

Whereas, the supplier expressed its ability and willingness to supply LandBase system as specified and enumerated in this agreement.

Now therefor, based on this fundamental understanding both purchaser and suppliers agree follows:-

**Article 1**

**Scope of Supply and Price**

The scope of the supply is LandBase non open source system has a total value of Ethiopia Birr 200,000.00 (two hundred thousand). Moreover, the following tables summarize the task, the unit price and the total price which are attached.

|  |  |  |  |
| --- | --- | --- | --- |
| s.no | Task | Cost estimation in birr | remark |
| 1 | Requirement gathering | 33,000 |  |
| 2 | Analysis | 25,000 |  |
| 3 | UI design | 27,000 |  |
| 4 | Coding and implementation | 35,000 |  |
| 5 | Testing and evaluation | 30,000 |  |
| 6 | Deployment and maintenance | 35,000 |  |
| 7 | Documentation and basic training | 15,000 |  |
| total | | **200,000.00** |  |

**Article 2**

**Mode of Payment**

2.1 The purchaser shall pay to the supplier Total amount including Vat ETB 200,000.00 (two hundred thousand).

2.2 The purchaser shall pay to the supplier by two phase payment. The first phase payment (30%) made on up on presenting after Requirement gathering.

2.3 The rest of the payment (70%) will be made After Documentation, basic training and Delivery of all the service or after all necessary tasks are completed.

2.4 All the payments will be effected by the Bank of Abyssinia on behalf of the purchaser to suppliers account no as follows

BENEFICIARY NAME: Zemenu Tadele Awoke,

BANK NAME: Bank of Abyssinia

ACCOUNT NO.:123176747

**Article 3**

**Delivery**

3.1 Size, quality & quantity should be checked at the time of delivery on University of Gondar Employees Cooperative Work Association site

3.2 Purchaser will inspect the service after arrival of the University of Gondar Employees Cooperative Work Association site and Supplier will be responsible for any defect at the time of delivery.

3.3 Deliveries will be completed within 45 days after taking an agreement

3.4 Purchaser will receive the advance web portal Technologies, the supplier will handle at the University of Gondar Employees Cooperative Work Association site and all costs of transportation, loading, and unloading will be borne by the supplier.

3.5 Supplier Company will responsible for any complaints about defect after delivery of service.

**Article 4**

**SETTLEMENT OF DISPUTES**

4.1. The purchaser and the supplier shall make every effort to resolve amicably by direct informal negotiation any disagreement or dispute arising between the parties in connection with the contract within 10 days following written notification for such procedure by either of the parties.

4.2. If the parties fail to resolve such a dispute or difference by mutual consultation within ten

(10) Days from the commencement of such consultation, either party may require that the dispute to be referred for court.

**Article 5**

**Acceptance**

5.1 The representative of the purchaser shall effect the final inspection of the advance web portal Technologies after arrived on site with supplier's representatives

5.2 The service of LandBase system not complying with the specification shall not be accepted until the specifications are complied with.

5.3 If the LandBase system are not complying with specifications the supplier shall deliver. The replacement of the defective LandBase system within 20 days of the written notice of the discrepancy occurred.

**ARTICLE 6**

**LEQUIDATED DAMAGES**

Without prejudice to any other rights and powers available to the purchaser, delay, non-delivery or non-conformity with the contract shall have the following effect.

6.1. If the supplier fails to deliver all of the service or not perform with in the period specified in the Contract, the purchaser may without prejudice to all its other remedies under the Contract, deduct from the Contract Price, as liquidated damages of the following:

a) That if THE SUPPLIER fails to deliver the service as per agreed Schedule, penalty will be imposed by the buyer at the rate of (0.001%) of total contract value for each day of delay.

b) The cumulative amount to be paid by the supplier shall not exceed 10% of the total contract price.

6.2 If noncompliance or delay in performing the contract affects its activities, the purchaser may, terminate the contract by giving advance notice without any obligation to wait until the penalty reaches 10% of the Contract Price.

**Article7**

**Force Majeure**

7.1 For the purposes of the Contract, "Force Majeure" shall mean an event or events which are beyond the control of a Supplier, and which makes a Supplier's performance of its obligations here under impossible or so impractical as reasonably to be considered impossible in the circumstances, and includes:

a) An official prohibition preventing the performance of contract,

b) A natural catastrophe such as an earth quake, fire, explosion lightening, floods, or other adverse weather conditions, or

c) International or civil war, or

d) The death or a serious accident or unexpected serious illness of the supplier

e) Other instances of Force Majeure identified as such by the civil code.

f) A strike or lock-out taking of a party or affecting the branch of business in which he carries out his activities, or power failure.

**Article 8**

**DESCRIPTION OF LANDBASE SYSTEM**

The system is designed to manage residential land properties effectively. It serves as a central hub for recording, tracking, and managing all information related to residential land and property ownership, including inheritance, sales, transfers, and documentation. The system aims to streamline property management for both administrators and property owners, ensuring transparency, accuracy, and easy access to land-related records.

Beginning on 15 day November 2024 the Developers will deliver to provide the following services connected with the development of the LandBase system (collectively, the "Services"):

**Key Features and Functionalities:**

1. **Property Registration and Record Management:**
   * Register new residential land properties with detailed information (location, size, zoning, etc.).
   * Maintain a comprehensive record of all properties, including historical ownership, current status, and documentation.
   * Upload and store all land-related documents (deeds, contracts, permits).
2. **Owner and Inheritance Management:**
   * Track ownership details for each property, including individual and family ownership rights.
   * Manage inheritance cases, ensuring legal transfer of land ownership to heirs.
   * Support for adding multiple owners and managing shared ownership properties.
3. **Document and File Management:**
   * Store, organize, and manage all legal documents related to properties (land titles, contracts, tax documents, etc.).
   * Generate and export property-related documents such as ownership certificates and transaction records.
   * Provide secure access to authorized personnel for document review and updates.
4. **Property Transaction Management:**
   * Handle property sales, transfers, and leases, tracking all transactions in the system.
   * Generate transaction reports and summaries for land transfers.
   * Calculate and display property taxes, fees, or charges associated with transactions.
5. **Land and Plot Mapping:**
   * Integrate geographic information (GIS) to map residential land properties.
   * Visual representation of land boundaries, plot numbers, and nearby properties.
   * Support for zoning regulations and land use planning.
6. **Search and Filter Capabilities:**
   * Advanced search options to filter properties by owner, location, size, status (e.g., for sale, inherited, leased), and more.
   * Quick access to specific property information via unique property ID or owner name.
7. **User Roles and Access Control:**
   * Role-based access for different user groups (property owners, administrators, government officials).
   * Secure login system with authentication to control who can view, edit, or manage land records.
8. **Notification and Alerts:**
   * Send automated notifications for key events, such as upcoming property tax payments, expiring leases, or required document updates.
   * Notify relevant parties of inheritance transfers or legal property disputes.
9. **Reporting and Analytics:**
   * Generate detailed reports on property ownership, transactions, land use, and more.
   * Visual analytics for tracking property trends (e.g., sales, transfers) within a region.
10. **Mobile Access and Cloud Integration:**
    * Web-based access, ensuring users can manage property information from any location.
    * Responsive design for seamless use on mobile devices.
    * Option for cloud storage to ensure secure, scalable data management.
11. **Security and Audit Trails:**
    * Robust security features, including data encryption and secure document storage.
    * Maintain an audit trail of all changes made to property records and documents for legal and regulatory compliance.
12. **Support for Multiple Languages:**
    * Multi-language support (Amharic, English, and others), making the system accessible to a wide range of users.

**System Benefits:**

* **Improved Efficiency**: Reduces the time and complexity of managing property records, documents, and transactions.
* **Transparency**: Ensures property information is transparent, accessible, and secure, minimizing disputes or confusion.
* **Legal Compliance**: Helps ensure compliance with local land ownership laws, tax regulations, and inheritance procedures.
* **Centralized Management**: Provides a single platform for managing all aspects of residential land properties, from ownership to transactions.

This system is ideal for municipalities, land management agencies, and property owners who need a streamlined, organized, and secure method of managing residential land and property records.

**Article 9**

**Entering in to force**

9.1 This agreement shall enter in to force with all validity and effect, up on signing of this agreement by the two parties.

Signed at Gondar, Ethiopia on 10 day October 2024

**On behalf of the supplier** **On behalf of the Buyer**

|  |  |
| --- | --- |
| Name ………………………  Signature …………………… | Name ………………………  Signature ……………….… |
| Name ………………………  Signature ……………….… |

**Approved by**

Name …………………….

Signature …………………

In the presence of In the presence of

Name:-………………… Name:-…………………

Address:-…………… Address:-………………

Signature:-………… Signature:-……………

Name:-…………… Name:-………………..

Address:-………… Address:-……………...

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