

SALES AGEEMENT

THIS AGREEMENT ENTERD AND MADE ON 16TH NOV 2022

Mr. Tarun Prakash resident of United Arab Emirates and of legal age landlord of Plot no. 378, Mul Tigraphics Production FZ LLC, TECOM INVESTMENTS FREE ZONE LLC Dubai UAE.
(Herein after referred to as the "SELLER")

And

Mr. William Churchil, British citizen and of legal age, with Passport Number 537689219b
(hereinafter referred to as the "BUYER")

Terms and Conditions:

- 1) This SELLER agrees to sell the warehouse(G+M) + office Plot no. 378, which in under Mul Tigraphics Production FZ LLC – Lease # 40028 Located in IMPZ Dubai UAE. To the BUYER for a lump sum of AED 17,500,000/-
- 2) The SELLER shall agree to accept the payment from the BUYER as per the below Breakdown:
 - AED 1,750,000/- as 10% advance Payment
 - PHP 15,750,000/- upon signing this sales agreement
- 3) The SELLER shall provide all the necessary documentation in accordance of handing the property towards BUYER but it is the "BUYER'S sole responsibility to pay any fees that may accumulate during the transfer.
- 4) The BUYER shall settle All the payment as set by the SELLER.

IN WITNESS WHEREOF, the parties have entered into the Agreement on the date mentioned above

FOR SELLER:

FOR THE BUYER

For and Behalf of
Tigraphics Production FZ LLC
Lease # 40028

For and Behalf of
The Buyer

Name & Signature SELLER:

Name & Signature BUYER:

Name & Signature 'SELLER' WITNESS:

Name & Signature "BUYER' WITESS:

Date of Signing:

Date of Signing:

