**PURCHASE AND SALE AGREEMENT**

**BY AND BETWEEN**

**UNITECH CO., LTD. - ISEHARA, JAPAN**

**AND**

**SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA**

Represented by: **VISION TRADING INTERNATIONAL FZE - DUBAI, U.A.E**

THIS PURCHASE AND SALE AGREEMENT is entered into this 08-Jan-19, by and between **UNITECH CO., LTD. - ISEHARA, JAPAN** (hereinafter referred as "Buyer") with office address at the United Arab Emirates and **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** Represented by **VISION TRADING INTERNATIONAL FZE - DUBAI, U.A.E** (hereinafter referred as "Seller”) with office address at the United Arab Emirates.

**RECITALS:**

**WHEREAS**, the **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** Represented by **VISION TRADING INTERNATIONAL FZE - DUBAI, U.A.E and UNITECH CO., LTD. - ISEHARA, JAPAN**  can enter into this Sale and Purchase Agreement and sign pertinent documents with full rights under terms and conditions specified therein;

**WHEREAS**, the **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** desires to sell the Products defined below and the **UNITECH CO., LTD. - ISEHARA, JAPAN** desires to purchase the Products from **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA.**

**NOW THEREFORE**, in consideration of the mutual covenants and the agreements herein contained and other goods and valuable (the receipt and sufficiency of which are hereby acknowledged) the parties agree as follows:

1. **Sale of Product. SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** hereby sells to **UNITECH CO., LTD. - ISEHARA, JAPAN** and **UNITECH CO., LTD. - ISEHARA, JAPAN** hereby purchases from **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** the product details below:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **SR. NO.** | **DESCRIPTION** | **QTY** | **UNIT OF MEASUREMENT** | **UNIT PRICE** | **AMOUNT** |
| 1 | Artificial Quartz Stone with SGS Standards (black Calacatta) | 1561 | PCS | USD 60.00 | USD 93,660.00 |
| 2 | Q235QC Hot Roll Bridge Steel Plate High Strength | 145 | TONS | USD 500.55 | USD 72,580.00 |

1. **Purchase Price. UNITECH CO., LTD. - ISEHARA, JAPAN** shall pay to **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** for the Products and for all obligations specified herein, as full and complete consideration therefore, the sum of **USD 166,240.00** (One Hundred Sixty Six Thousand Two Hundred Forty U.S Dollars Only).
2. **Payment.** Payment of the Purchase Price shall be made by **UNITECH CO., LTD. - ISEHARA, JAPAN** to **SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** or its representative **VISION TRADING INTERNATIONAL FZE - DUBAI, U.A.E** in full payment in advance before the delivery date.
3. **Acceptance.** “Acceptance" of the Product shall be deemed to occur on the date when, in the reasonable opinion of **UNITECH CO., LTD. - ISEHARA, JAPAN** the Product conforms to the Specifications, and has continuously operated in compliance with the Specifications for thirty (30) days after Product Turnover.
4. **Indemnification.** In the event either party breaches or is deemed to have breached any of the representations and warranties contained in this Agreement, or fails to perform or comply with any of the covenants and agreements set forth in this Agreement, it shall hold harmless, indemnify and defend the other party, and its directors, officers, shareholders, attorneys, representatives and agents, from and against any damages incurred by the non-defaulting party.
5. **General. SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA** shall perform this Agreement in compliance with all applicable local laws, rules, regulations, and ordinances, and represents that it shall have obtained all licenses and permits required by law to engage in the activities necessary to perform its obligations under this Agreement.

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**SHANGHAI TOHAN INTERNATIONAL TRADING CO., LTD - SHANGHAI, CHINA**

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**UNITECH CO., LTD. - ISEHARA, JAPAN**