

THE REPUBLIC OF UGANDA

SALE AGREEMENT OF LAND

THIS AGREEMENT is made this 22nd day of March 2016.

BETWEEN

DRAZI WILLIAM of P.O Box 1673-ADJ, Tel: 0772304210 (Hereinafter referred to as "the Vendor" which term shall apply to his assignees, successors, and any person legally entitled to act on his behalf) of the other part.

AND

OBUOJA SIMON of C/o P.O Box 44Adjumani, Tel: +256777711493 (Hereinafter referred to as "the purchaser" which term shall apply to his assignees, successors, and any person legally entitled to act on his behalf) of the other part.

WHERE AS:

1. The vendor is the owner of the unregistered plot of land, measuring 30x30 Metres and all developments thereon (if any) and is boarded by on the Northern part, on the Southern part, on the Eastern part, and ARUBE CHARLES on the Western part, situate at village, Adjumani District.
2. The purchaser is desirous of purchasing the whole of the land hereinabove described from the vendor on the terms and conditions hereinafter contained.

NOW THIS DEED WITNESSETHS that:-

1. ☒ The agreed total purchase price is Ug. Shs 4,000,000/- (FOUR MILLION ONLY)
2. At the signing of this sale Agreement, the purchaser has duly paid to the vendor by cash Ug. Shs 4,000,000/- (FOUR MILLION) ONLY receipt of which the vendor acknowledge by endorsing his signature on this agreement.
3. The remaining purchase price of Ug. Shs Shall be paid within Months from the date of signing this agreement.
4. The vendor shall immediately on receipt of the last installment hand over to the purchaser vacant possession of the land together with original agreement of purchase (if any) by the vendor and any other necessary documents. AND the purchaser shall take possession of the land in issue as soon as the deed is executed by both parties.
5. Upon completion of the purchase price, the vendor shall as soon as it is practicable introduce the purchaser to the L.C 1 chairman of the area or its executive(s). In avoidance of doubt, the vendor shall execute the said introduction at least within 7 days from the date of signing this agreement.
6. The vendor warrants and guarantees that the said land is free from any encumbrance or claim from either spouse, child, family member and or any beneficiary and undertakes to indemnify the purchaser for any loss that he may



incur as a result of any defect in title or adverse claim from third parties including but not limited to a refund of the full purchase price, plus interest of 50% of the purchase price and all the incidental costs arising from such loss.

PROVIDED THAT it is hereby agreed by both parties hereto that every term above stated is a condition of this sale agreement.

IN WITNESS WHEREOF, the parties have hereunder set their hands the day of the month and year first herein above written.

SIGNED, SEALED AND DELIVERED;

By the said DRAH WILLIAM

[Signature]

VENDOR

In the presence of:

1. ARUBE CHARLES ODDAH

[Signature]

WITNESS

2. MR OPELI GEORGE CHAMAN L.C.I

[Signature]

WITNESS

3. MR TIONDI ANTHONY FIM SEC.

[Signature]

WITNESS



SIGNED, SEALED AND DELIVERED;

By the said OBUDJA SIMON

[Signature] 22/3/2016

PURCHASER

In the presence of:

1. ASUBARU LUKE

[Signature] 0782429935

WITNESS

2. BARU CHARLES

[Signature] 0782416252

WITNESS

3. BA40A IRENE

[Signature] 0773380253

WITNESS