



L- BULYA & CO. ADVOCATES

Plot 26 Kira Road Opp Kenneth Dale Drive

Tel: +256779076868

Email : brhmatovu@ldc.ac.ug

5th May, 2023

Ref: 05/2023/LBC123

To: Robert Knitt

Firmensitz: Burgkunstadt

09572-603275

Robert.knitt@t-online.de

RE: DISPUTE BETWEEN WEJULI BRIAN, ROBERT KNITT AND HHH OVER A LOAN AGREEMENT DATED 10th MAY 2020.

We act for and on behalf of Mr. Wejuli Brian (herein after referred to as "our client") on whose instructions we are pleased to address you hereunder.

Whereas, you're aware that our client executed a loan agreement dated 10th of May 2020 with Helfende Herzen Und Hande (herein after referred to as HHH) for a total loan amount of **300,000 Euro (Three Hundred Thousand Euro)** to be dispersed in different tranches between 2020 and 2021 for purposes of buying a house at Senior quarters in Mbale and bring it into good constitution, buying a plot of land and to help and support the poor, ill and needy people.

And whereas the said money was dispersed to our client's bank account and indeed a house was bought in Mbale comprised of LRV 3647/16 Plot 4 measuring approximately 0.1810 Hectares and renovated and brought into good constitution, land in Mbale was also bought and a number of needy persons have been helped which our client reasonably believes that he has performed his contractual obligations per the terms of the said loan agreement.

Now that you Mr. Knitt Robert has started making unlawful baseless threats against our client's life whom you physically assaulted on the 20th day of February 2023 during one of your visits in Uganda, you have also extended the same threats to his family, close friends and relatives and demanded him to deliver up possession of all the certificates of title to the said properties in total disregard of the loan agreement signed between our client and HHH for which our client is personally liable to repay after sale of the said properties.

It is against this background that our client has instructed us to engage you and HHH with an intention of resolving this dispute as follows;



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1. We wish to bring to your attention that our client is a law abiding citizen of Uganda who has never been involved in any illegal activities and won't let you tarnish his name without any justifiable reason whatsoever and we have instructions to seek legal redress in courts of law once you maliciously begin tarnishing his name.
2. Our client demands that the terms of the loan agreement he signed with HHH of which you Mr. Knitt Robert was not party to should be followed to the dot and further demands that if HHH wants to recover the said money, the company should formerly demand for the same from him.
3. Our client also demands that HHH should follow the said loan agreement that provides that the loan was to be repaid after selling the properties of which our client who is the registered proprietor of the said properties does not intend to do so in the near future.
4. In the event that HHH wants to prematurely terminate the loan agreement and demand for the repayment of the loan before our client sells off the said properties, then the company will be in total breach of the said loan agreement. Therefore, for HHH to be able to recover the said loan, the company should wait until our client sales off the said properties in accordance with the terms of the loan agreement.
5. If HHH wants to prematurely terminate the loan agreement against our client's will and nominate a person to whom our client transfers the said properties to, our client insists that this should be done only if the Company or any other interested party pays him a consideration of **UGX 500,000,0000 (Five Hundred Million Uganda Shillings)** approximately **120,000 Euro** for him to consent to the premature termination of the loan agreement. This offer will remain open and valid for **14 (fourteen days)** from the date of receipt of this letter after which it shall be considered revoked.
6. Our client demands that you henceforth stop any threats on his life, his family and close friends and we have reported the matter to the Uganda Police vide **SD:REF-120/05/05/2023** and will soon refer it to Interpol for further action.



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7. Our client contends that he shall not deliver up possession of the Certificates of Title nor sign any transfer forms in favor of any nominated person contrary to the provisions of the loan agreement unless the condition in paragraph (5) above has been fulfilled.
8. We have also been instructed to inform you that the lease period for the house situate at LRV 3647/16 Plot 4 land at Mbale will be expiring on **1st September 2024** and you will need our client to process an extension of the said lease term in case you have interest in the said lease and if not extended, the purpose of the said loan agreement may not be fulfilled.
9. We therefore demand that if you have any interest in the disputed property, liaise with HHH, our client's lender for the company to decide whether it is terminating the loan agreement prematurely and pays the said consideration of **UGX 500,000,000 (Five Hundred Million Uganda Shillings)** approximately **120,000 Euro** to our client or the company waits until that time when our client will sell off the properties to repay the said loan in accordance with the signed loan agreement. This is because as of now you are a stranger to the loan agreement signed between our client and HHH for which you cannot claim any legal interest in the properties registered in our client's name.
10. Our client also demands that any communication or correspondence regarding this matter should be addressed to his lawyers of the above address and not to him personally.

Once all the above conditions have been fulfilled, our client is willing to sign the transfer forms and deliver up possession of all the certificates of Title to whoever the Company will have nominated.

We hope and look forward for your maximum co-operation in resolution of this matter.


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For L-Bulya & Co. Advocates

cc.

HHH - Helfende Herzen Und Hande

Markgrafenallee 23

95448 Bayreuth www.hhuh.de