

Worksheet
Standard Assignment
Post Occupancy

Suite: 3809 Tower: PSV2 Date: June 5'17 Completed by: Katie

Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust :
- ☒ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ _____
- ☒ Assignors Solicitors information
- ☒ Assignees Solicitors information
- ☒ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customercareto@amacon.com
- ☒ Include Fintrac for Assignee
- ☒ Copy of Assignees ID
- ☐ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above Items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 5 day of June 2016.

AMONG:

Mervat Nadie Guirges
~~Mervat Nadie Guirges~~ and
Albert Joseph Bottus

(hereinafter called the "Assignor")

- and -

OF THE FIRST PART;

Manisha Pathak and Anedi Narayan Pathak.

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 3 day of July 2016 and accepted the 3 day of July 2016 between the Assignor as Purchaser and the Vendor as may have been amended (the "Agreement"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 1, Level 37, Suite 301, together with 012 Parking Unit(s) and 012 Storage Unit(s) in the proposed condominium known municipally as Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

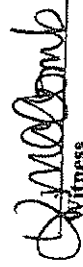
- Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.
6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.
 7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.
 8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
 9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.
 10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.
 11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
 12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.
 13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.
 14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
 15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.
 16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

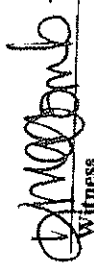
IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 5 day of June 2017.


Witness

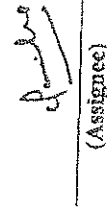
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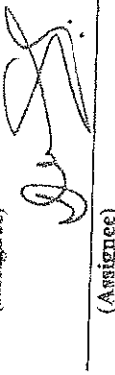

Witness


Witness


(Assignor) Menet Guigues


Albert Joseph Botras (Assignor)


(Assignee)


(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per:

Name:

Title:

Authorized Signing Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Manisha Pathak
DATE OF BIRTH: 1973-09-16
ADDRESS: YYMMMDP SIN #
6869 Golden Hills Way, Mississauga,
LSN 117
PHONE: Tel: 416-371-9663
E-mail: pathakmanisha@yahoo.com

ASSIGNEE

NAME: Anadi Narayan Pathak
DATE OF BIRTH: 1966-05-02
ADDRESS: YYMMMDP SIN #
6869 Golden Hills Way, Mississauga,
LSN 117
PHONE: Tel: 647-746-4869
E-mail: anadipathak@yahoo.com

ASSIGNEE'S SOLICITOR:

NAME: Kulwant Singh Deal Prof. Corp.
ADDRESS: 2005-20 Kingsbridge Garden Circle
Mississauga, Ont
L5K 8E7
PHONE: Bus: 905-268-0094
E-mail: dealoffice@gmail.com



Royal Bank of Canada
Banque Royale du Canada
1240 EGLINTON AVE W. UNIT B4
MISSISSAUGA, ON

PAY TO THE ORDER OF
PAYER À L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW Development Partnership

EXACTLY \$555.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000 IN CANADA / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000 \$ CANADIENS

RE/OBJET Assignment Fee

PURCHASER NAME

519 Carleton PL unit #3809

PURCHASER ADDRESS

NOM DE L'ACHETEUR

ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

ZHI YING WEN (the "Purchaser")

Suite **3809** Tower **TWO** Unit **9 Level 37** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Five Hundred (\$500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 3rd day of July 2012.

Rubina

Witness:

Zhiying Wen
Purchaser: ZHI YING WEN

DATED at Mississauga this 3 day of July 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

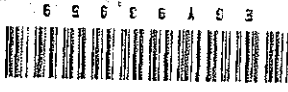
PER:

[Signature]
Authorized Signing Officer

I have the authority to bind the Corporation

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Ontario



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PATHAK,
MANISHA

8-6869 GOLDEN HILLS WAY
MISSISSAUGA, ON, L5W 1T7

4A NUMBER/
NUMERO

P0806 - 51607 - 35916

4B ISS/DEL

2012/08/14

4B EXPI/EXP

2017/09/16

5 DO/REF

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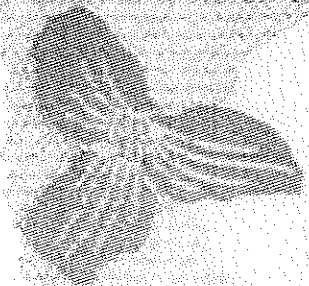
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Signature





Ontario

Driver's Licence
Permis de conduire

ON
CANADA

12 NAME/ NOM

PATHAK,

ANADI, NARAYAN

1 6869 GOLDEN HILLS WAY
MISSISSAUGA, ON, L5W 1T7

4d NUMBER/
NUMERO

P0806 - 04166 - 60502

4b ISS/ DEL

2015/04/27

4b EXP/ EXP 2020/05/02

6 DO/ REF

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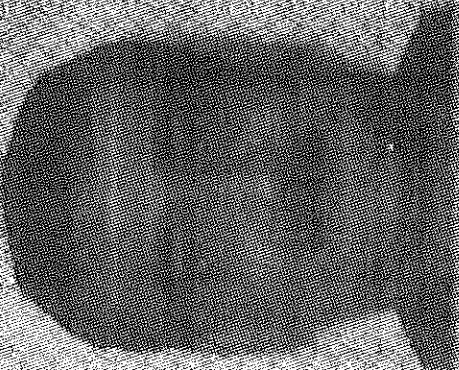
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To wit:

)

I, **SANITHA MARIA MIRANDA**, a Notary Public for the Province of Ontario, by Royal Authority duly appointed residing at the City of Mississauga, in the Regional Municipality of Peel, in said Province, **DO CERTIFY AND ATTEST** that the paper-writing hereto annexed is a true copy of a document produced to me and purporting to be

CONTINUING POWER OF ATTORNEY FOR PROPERTY (SHORT FORM) of ALBERT JOSEPH BOTROS, dated the 17th day of April, 2017.

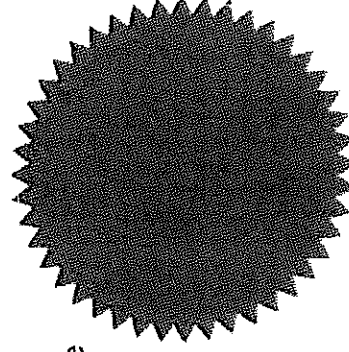
the said copy having been compared by me with the said original certified copy, an Act whereof being requested I have granted the same under my Notarial Form and Seal of Office to serve and avail as occasion shall or may require.

IN TESTIMONY WHEREOF I have set my hand and affixed by Notarial Seal at Mississauga, this 9th of June, 2017



SANITHA MARIA MIRANDA

A Notary Public in and for the
Province of Ontario



CONTINUING POWER OF ATTORNEY FOR PROPERTY - (SHORT FORM)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by **ALBERT JOSEPH BOTROS** [Grantor]

of the City of Mississauga, in the Regional Municipality of Peel

APPOINTMENT

1. I APPOINT my spouse, **MERVAT WADIE GUIRGES**

of the City of Mississauga, in the Regional Municipality of Peel

to be my attorney for property, and I authorize my attorney to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. My attorney shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. If the above appointed attorney(s) refuse(s) to act, or is or are unable to act by reason of death, court removal, becoming incapable of managing property or resignation,

I SUBSTITUTE AND APPOINT (Not Applicable)

to act as my attorney(s) for my property, in the place of any attorney(s) appointed in paragraph 1 hereof who refuse(s) or is or are unable to act. The substituted attorney(s) shall, if able and willing to act, thereafter be my attorney(s) for property, together with any attorney appointed in paragraph 1 hereof who is able and willing to act and I authorize him, her or them thereafter to do, on my behalf, any and all acts which I could do, if capable, except make a will, subject to any conditions and restrictions contained herein.

CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney that the authority given in this continuing power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the *Substitute Decisions Act*.

FAMILY LAW ACT CONSENT

4. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

CONDITIONS AND RESTRICTIONS

5. (a) This Power of Attorney is restricted to all matters relating to the purchase of 510 Curran Place, Unit 3809, Mississauga, Ontario, including any assignments of the purchase agreement, if applicable.

(b) This Power of Attorney expires on December 31, ~~2017~~ 2018.

MM-200

EFFECTIVE DATE

6. This continuing power of attorney for property comes into effect as of the date of execution set out below.

REVOCATION

7. Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a bank or financial institution for the purpose of transacting my business with that bank or financial institution, is hereby revoked.

COMPENSATION

8. I authorize my attorney and my attorney has agreed to accept no compensation for any work done by him pursuant to this power of attorney for property.

Executed at Mississauga, Ontario on April 17, 2017, in the presence of both witnesses, each present at the same time.

Witness

MICHAEL J. DAY
93 Queen Street South
Mississauga, ON L5M 1K7

Witness

SHERRY STUCKEY-MYERS
93 Queen Street South
Mississauga, ON L5M 1K7

Albert Botros

Date: April 17, 2017

ALBERT JOSEPH BOTROS

Grantor

- TO -

MERVAT WADIE GUIRGES

Attorney

CONTINUING
POWER OF ATTORNEY
(SHORT FORM)

Dye & Durham CFS

DAY + BORG LLP

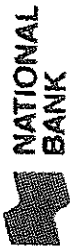
Barristers & Solicitors

93 Queen Street South

Mississauga, ON L5M 1K7

905-826-5670

905-826-5670 FAX



Toronto, May 30, 2017

Anadi Pathak/Manisha Pathak
6869 Golden Hills Way
Mississauga (ONT) L5W-1T7

Subject: Conditional approval of your application for Mortgage Financing

Dear Client,

We are pleased to confirm that your mortgage financing application for the amount indicated below has been approved by National Bank (the "Bank").

Total amount of authorized financing: \$ 340,800.00
Type of financing: ☐ CMHC Insured Loan ☒ Non-Insured Loan (conventional) ☐ Genworth Insured Loan ☐ Yes ☒ No
Progressive disbursement: ☐ Genworth Insured Loan ☐ NBC All-In-One
Property (Address of property):
510 Curran Place Unit # 3809
(No., Street, Apt., City, Province, Postal code)
Mortgage Rank: First Rank
New construction (if applicable): N/A
First and last name of the Real Estate Agent/Broker (if applicable): N/A

This Commitment is also conditional upon the following:

- ☒ Verification of income satisfactory of the Bank
- ☒ Appraisal of the Property satisfactory to the Bank
- ☒ Down payment confirmation
- ☐ Copies of leases
- ☒ Other conditions: Confirmation of Credit Bureau

This approval is valid until October 30, 2017, being the anticipated closing date for the financing agreement. After this date, the conditions of financing could be revised by the Bank. Please take note that all mortgage financing approvals are subject to the usual policies of the Bank and the mortgage insurer, where applicable.

We thank you for having chosen National Bank for your mortgage financing. For any further information please don't hesitate to contact me by calling the number below.


Janu Thiyyagarajah
Mortgage development Manager
416-707-9619

Individual Identification Information Record**Form 630**

for use in the Province of Ontario

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: 510, Carran Pl., Suite 3809,
MISSISSAUGA, ON

Sales Representative/Broker Name: ANADI PATHAK

Date: June 3, 2012

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g., unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatory to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

1. **Full legal name of individual:** Anadi Narayan Pathak
2. **Address:** 6869 Golden Hills Way Mississauga ON L5W 1T7
3. **Date of Birth:** May 2, 1966
4. **Nature of Principal Business or Occupation:** Service
5. **Type of Identification Document:** Driving Licence
(insert name of the applicable Province, Territory, Foreign Jurisdiction or "Federal Government of Canada")
6. **Document Identifier Number:** P0806-04166-60502
(insert view the original, see below for list of acceptable documents)
7. **Issuing Jurisdiction:** Mississauga ON
(insert name of the applicable Province, Territory, Foreign Jurisdiction or "Federal Government of Canada")
8. **Document Expiry Date:** May 2, 2020
(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, or Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2015.



WEBForms® Dec2015

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

- It is recommended that the Individual Identification Information Record be completed:
- (i) for a buyer when the offer is submitted and/or a deposit made, and
 - (ii) for a seller when the seller accepts the offer.

Transaction Property Address: ... 510, Curran Place Suite 3809,
Mississauga, ON

Sales Representative/Broker Name: ... ANADI PATHAK

Date: ... June 3, 2017

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatory to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

1. Full legal name of individual: Manisha Pathak
2. Address: 6869 Golden Hills Way Mississauga ON L5W 1T7
3. Date of Birth: Sep 16, 1973
4. Nature of Principal Business or Occupation: Homemaker
5. Type of Identification Document*: Driving Licence
(must view the original, see below for list of acceptable documents)
6. Document Identifier Number: P0806-51607-35916
7. Issuing Jurisdiction: Mississauga ON
(insert name of this applicable Province, Territory, Foreign Jurisdiction or Federal Government of Canada)
8. Document Expiry Date: Sep 16, 2017
(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



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WEBForms® Dec/2015

CONTINUING POWER OF ATTORNEY FOR PROPERTY - (SHORT FORM)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by **ALBERT JOSEPH BOTROS** [Grantor]

of the City of Mississauga, in the Regional Municipality of Peel

APPOINTMENT

1. I APPOINT my spouse, **MERVAT WADIE GUIRGES**

of the City of Mississauga, in the Regional Municipality of Peel

to be my attorney for property, and I authorize my attorney to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. My attorney shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. If the above appointed attorney(s) refuse(s) to act, or is or are unable to act by reason of death, court removal, becoming incapable of managing property or resignation,

I SUBSTITUTE AND APPOINT (Not Applicable)

to act as my attorney(s) for my property, in the place of any attorney(s) appointed in paragraph 1 hereof who refuse(s) or is or are unable to act. The substituted attorney(s) shall, if able and willing to act, thereafter be my attorney(s) for property, together with any attorney appointed in paragraph 1 hereof who is able and willing to act and I authorize him, her or them thereafter to do, on my behalf, any and all acts which I could do, if capable, except make a will, subject to any conditions and restrictions contained herein.

CONTINUING POWER

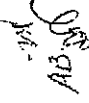
3. This is a continuing power of attorney. It is my intention and I so authorize my attorney that the authority given in this continuing power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the *Substitute Decisions Act*.

FAMILY LAW ACT CONSENT

4. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

CONDITIONS AND RESTRICTIONS

5. (a) This Power of Attorney is restricted to all matters relating to the purchase of 510 Curran Place, Unit 3809, Mississauga, Ontario, including any assignments of the purchase agreement, if applicable.
- (b) This Power of Attorney expires on December 31, 2017. 2018

 AB 30

EFFECTIVE DATE

6. This continuing power of attorney for property comes into effect as of the date of execution set out below.

REVOCATION

7. Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a bank or financial institution for the purpose of transacting my business with that bank or financial institution, is hereby revoked.

COMPENSATION

8. I authorize my attorney and my attorney has agreed to accept no compensation for any work done by him pursuant to this power of attorney for property.

Executed at Mississauga, Ontario on April 17, 2017, in the presence of both witnesses, each present at the same time.

Witness

MICHAEL J. DAY
93 Queen Street South
Mississauga, ON L5M 1K7

Witness

SHERRY STUCKEY-MYERS
93 Queen Street South
Mississauga, ON L5M 1K7

ALBERT JOSEPH BOTROS

Date: April 17, 2017

ALBERT JOSEPH BOTROS
Grantor

- TO -

MERVAT WADIE GUIRGES
Attorney

**CONTINUING
POWER OF ATTORNEY
(SHORT FORM)**

Dye & Durham CFS

✓ **DAY + BORG LLP**
Barristers & Solicitors
93 Queen Street South
Mississauga, ON L5M 1K7
905-826-5670
905-826-5670 FAX ✓