Worksheet

Family Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

Suite: S02 **Tower:** PSVI **Date:** Dec. 18th **Completed by:** Mani

Please mark if completed:

- Assignment Agreement Signed by both Assignor and Assignee ✓
- Certified Deposit Cheque for Top up Deposit to 20% Not Required ✓
- Certified Deposit Cheque for Family Assignment administration fee of $500 +HST payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). $500 on SOA ✓
- Agreement must be in good standing. Funds in Trust: $ 128,811.70 . ✓
- 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:

201.

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

NAHEED YOUNUS and YOUNUS JAMIL KHAN (the "Purchaser")

Suite **502** Tower **ONE** Unit **2** Level **5** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

<u>DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE</u>
NA

<u>INSERT: TO THE AGREEMENT OF PURCHASE AND SALE</u>
Notwithstanding any notice to the contrary which may have been received from the Vendor or its solicitors prior to the date hereof, the parties expressly agree that the final closing date shall be January 8th 2018.

All other terms and conditions to remain the same and time to continue to be of the essence.

Dated at ~~Mississauga, Ontario~~ Karachi Pakistan this 06 day of ~~January~~ Dec 2017.

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness X Purchaser - NAHEED YOUNUS

Witness X Purchaser - YOUNUS JAMIL KHAN

S. [illegible] and Company
Advocates & Tax Consultants,
613, Al-Madina City Mall, Abdullah
Haroon Road, Saddar, Karachi
Phone Nos. 5665417 & 5665017

Accepted at Toronto this 4 day of January 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: ______________________ c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

maM3_amd.rpt 27sep16

PSV

POSH STYLE VIBE

SUITE 502 UNIT 2 LEVEL 5

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 06 day of Dec. 2017.

NY YJK

AMONG:

NAHEED YOUNUS AND YOUNUS JAMIL KHAN

(hereinafter called the "**Assignor**")

OF THE FIRST PART;

- and -

RIZWAN YOUNUS KHAN

(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 25th day of September 2012 and accepted the 26th day of September 2012 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 2, Level 5, Suite 502, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4011 Brickstone Mews, 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.

4. 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.

NY YJK

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. The Assignor shall pay by certified cheque drawn on solicitor's trust account to ~~Blaney McMurtry~~ Chud & Kellis LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars ($500.00) plus HST. NY YJK

11. 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.

12. 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.

13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.

14. 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.

15. 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 06 day of Dec 2017.

S. Iftikhar and Company
Advocates & Tax Consultants,
419, Al-Madina City Mall, Abdullah
Haroon Road, Saddar, Karachi
Phone Nos 5665417 & 5656017

Witness — NAHEED YOUNUS (Assignor)

Witness — YOUNUS JAMIL KHAN (Assignor)

S. Iftikhar and Company
Advocates & Tax Consultants,
419, Al-Madina City Mall, Abdullah
Haroon Road, Saddar, Karachi
Phone Nos 5665417 & 5656017

Witness — RIZWAN YOUNUS KHAN (Assignee)

Witness — (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: Rizwan Yaunus Khan

DATE OF BIRTH 1988/10/20.
YYYYMMDD **SIN #** ____

ADDRESS: 489 Lesage Cres. Milton. ON. L9T 0S8

PHONE: **Tel:** 905-701-3333.
Cell: ____
Facsimile: ____

E-mail: Khanriz287@gmail.com.

ASSIGNEE

NAME: ____

DATE OF BIRTH ____
YYYYMMDD **SIN #** ____

ADDRESS: ____

PHONE: **Tel:** ____
Cell: ____
Facsimile: ____

E-mail: ____

ASSIGNEE'S SOLICITOR:

NAME: Muhammad Iqbal Khichi Barrister and Solicitor.

ADDRESS: 7045 Edwards Blvd. Unit 304 Miss. ON. L5S 1X2.

PHONE: Bus: 905-461-2415 /2416
Facsimile: 905-461-2417.

E-mail: khichilaw@gmail.com.

Assignor's Solicitor (Ontario): Muhammad Iqbal Khichi Barrister & Solic
7045 Edwards Blvd. Unit 304
Mississauga ON. L5S 1X2.
ph: 905-461-2415 /2416
fax: 905-461-2417.
khichilaw@gmail.com.

Assignor's Solicitor (Pakistan): S. Iftikhar and Company
Advocates and Tax Consultants;
419, Al-Madina City Mall. Abdullah
Haroon Road, Saddar Karachi.
Ph: 5655417 & 5656017.

Individual Identification Information Record

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: 502 4011 Brickstone Mews

Sales Representative/Broker Name: Tradition Realty

Date Information Verified/Credit File Consulted: Dec 18th 2017

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of Individual: Rizwan Younus Khan

2. Address: 489 Lesage Cres. Miss. ON. L9T 0S8

3. Date of Birth: 1988 / 10 / 20

4. Nature of Principal Business or Occupation: Director at Canpak Global Corporation

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document*: Drivers Licence (must be the original and have a photo. See CREA's FINTRAC materials on REALTOR Link® for examples)

2. Document Identifier Number: K3115-65898-81020

3. Issuing Jurisdiction: Ontario (insert applicable Province, Territory, Foreign Jurisdiction or "Canada") **Country:**

4. Document Expiry Date: 2020-07-21 (must be valid and not expired)

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
- O **Name of Source:**
- O **Account Number**:** (must be valid and not expired; must be recent if no expiry date)

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address*
- O **Name of Source:**
- O **Account Number**:** (must be valid and not expired; must be recent if no expiry date)

☐ Verify the individuals' name and confirm a financial account*
- O **Name of Source:**
- O **Financial Account Type:**
- O **Account Number**:**

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.

Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record *(if applicable)*

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity *(check one)*:

☐ Asked unrepresented individual for information to ascertain their identity

☐ Other, explain: ....

Date on which above measures taken: ....

2. Reason why measures were taken *(check one)*:

☐ Asked unrepresented individual for information to ascertain their identity

☐ Other, explain: ....

B. Verification of Third Parties

NOTE: *Only complete Section B for your clients.* Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? *(check one)*:

☐ Yes

☐ No

Measures taken *(check one)*:

☐ Asked if client was acting on behalf of a third party

☐ Other, explain: ....

Date on which above measures taken: ....

Reason why measures were unsuccessful *(check one)*:

☐ Client did not provide information

☐ Other, explain: ....

Indicate whether there are any other grounds to suspect a third party *(check one)*:

☐ No

☐ Yes, explain: ....

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party: ....

2. Address: ....

3. Date of Birth: ....

4. Nature of Principal Business or Occupation: ....

5. Incorporation number and place of issue *(if applicable)*: ....

6. Relationship between third party and client: ....

Individual Identification Information Record

NOTE: *Only complete Sections C and D for your clients.*

C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

☐ Canadian Citizen or Resident Physically Present

☐ Canadian Citizen or Resident Not Physically Present

☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident

☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)

☐ Other, explain:

Medium Risk

☐ Explain:

High Risk

☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)

☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.

Individual Identification Information Record

D. Business Relationship
(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☐ Residential property
- ☐ Commercial property
- ☐ Other, please specify: ....
- ☐ Residential property for income purposes
- ☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - If you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

Don't forget, if you see somethihg suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

Assignee

Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM
KHAN,
RIZWAN,YOUNUS
8 489 LESAGE CRES
MILTON, ON, L9T 0S8

4d NUMBER/ NUMÉRO K3175 - 65898 - 81020

4a ISS/DÉL. 2015/09/22 4b EXP/EXP. 2020/09/21

5 DD/RÉF. DH1952317 16 HGT/HAUT. 178 cm

15 SEX/SEXE M

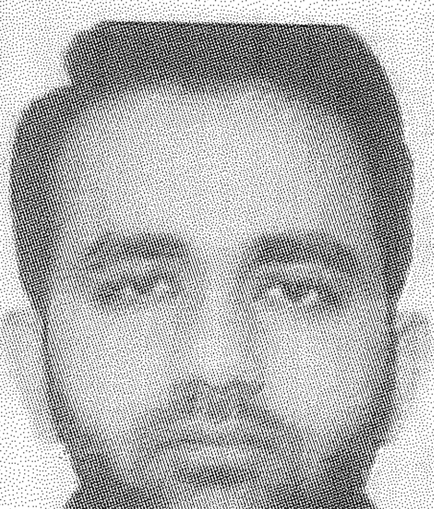
9 CLASS/ CATÉG. G2

12 REST/ COND X

3 DOB/DDN 1988/10/20

Government of Canada Gouvernement du Canada

PERMANENT RESIDENT CARD · CARTE DE RÉSIDENT PERMANENT



Name/Nom
KHAN
RIZWAN YOUNUS

ID No/No ID
6013-8990

Sex/ Sexe M

Nationality/ Nationalité PAK

Date of Birth/ Date de naissance
20 OCT /OCT 88

Expiry/Expiration
08 NOV /NOV 20

Canada

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

January 03, 2018

RIZWAN KHAN
4011 BRICKSTONE MEWS UNIT 502
MISSISSAUGA, ON L5B 0J7

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at 4011 BRICKSTONE MEWS, UNIT 502, MISSISSAUGA, ON L5B0J7 (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	RIZWAN KHAN
Principal Amount:	$234,086.30
Fixed Annual Interest Rate:	3.29% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 08, 2018 This means the Interest Rate for the Term selected will expire on this date.
Prepayment Option:	Closed to prepayment privileges, subject to terms of mortgage
Term:	5 years
Amortization:	25 years
Anticipated Closing Date:	January 08, 2018

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until January 08, 2018.

Conditions

- SATISFACTORY CONFIRMATION OF DOWN PAYMENT IS REQUIRED
- COPY FIRM PURCHASE & SALE AGREEMENT. IF MLS, LISTING WITH PHOTO REQUIRED
- SATISFACTORY CONFIRMATION OF ANNUAL INCOME TO BE CONFIRMED FOR BORROWER(S)
- max 65% LTV 25 year amortization
- satisfactory appraisal, property to meet conv lending guidelines
- confirmation client has been landed in Canada less than 5 years, ...
- application to be updated to reflected clients landed SIN #
- confirmation of 35% down payment and 12 months mortgage payments per
- BWEB including builder deposits
- clients most recent NOA to confirm no personal income taxes due
- closing costs to be confirmed per BWEB
- KYC safe scan required
- solicitor to confirm purchase agreement is valid
- FULL APPRAISAL REQUIRED

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

528322 (0517)

Signed by:

Per: mm./
The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
- Valid First Mortgage Security to be provided on the Property;
- Property value to be confirmed prior to final approval.