Worksheet
Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Tower : Block 9 South — Date : 28th March 19

Suite : 1816 — Completed by : ____________

Please mark if completed:

- [x] Copy of Assignment Amendment
- [x] Assignment Agreement Signed by both Assignor and Assignee
- [x] Certified Deposit Cheque for Top up Deposit to 0.00 % payable to Aird & Berlis LLP (In Trust).

- [x] Certified Deposit Cheque of $ 3,500.00 for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Nine New Development Partnership.
- [ ] Courier to ____________ at Amacon head office (Toronto).
- [x] Agreement must be in good standing Funds in Trust $ 99,100.00 as of Feb 25/2019
- [x] **Assignors Solicitors information**

Shane Hilton Professional Corporation

shanehiltonlaw@gmail.com

- [ ] **Assignees Solicitors information**

Sarah Razzouk

310-2600 Edenhurst Drive, Mississauga, ON, L5A 3Z8

T. (905) 232.1095 F. (905) 232.1096

srazzouk@razzouklaw.ca

- [ ] 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
- [x] Include Fintrac for Assignee
- [x] Copy of Assignees ID
- [x] Copy of Assignees Mortgage Approval

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

NOTE

Once all of the above is completed, email the full package immediately to ____________ for execution of the Assignment agreement. ____________ will execute and the Amacon admin team will forward it immediately to ____________ email.

The Parkside Admin team must courier the full hardcopy package to ____________ office.

Please remember that the Assignment fee cheque should be couriered to AMACON.

AK

Fd/CV/Assignment Wroksheet

DEPOSIT TO DATE: $51,060

15%.

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 19 day of May 20 19.

A M O N G:

Ashfaq Ahmad Khan

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

OF THE FIRST PART;

- and -

Sadia Shahid Nawaz

(hereinafter called the "**Assignee**")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) CORP.

(hereinafter called the "**Vendor**")

OF THE THIRD PART.

WHEREAS:

(A) By Agreement of Purchase and Sale dated the 27th day of September, 2016 and accepted the 4th day of October, 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 15, Level 17, Suite 1816, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as Block 9 South, 4055-4085 Parkside Village Dr, 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

AK

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 Aird & Berlis 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 May day of 19 2019 .

Witness	Ashfaq Ahmad Khan (Assignor)
Witness	(Assignor)
Witness	Sadia Shahid Nawaz (Assignee)
Witness	(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:
Name: Stefano Bebnea
Title: **Authorized Signing Officer**

I have authority to bind the Corporation

Schedule "A'

Details of Assignee

ASSIGNEE

NAME: Sadia Shahid Mawan

DATE OF BIRTH 19830628 (YYYYMMDD) SIN # 680-257-006

ADDRESS: 3407-4065 Brickstone Mews
Mississauga ON L5B 0G7

PHONE: Tel: ______
Cell: 647-554-9185
Facsimile: ______

E-mail: ______

ASSIGNEE

NAME: ______

DATE OF BIRTH ______ (YYYYMMDD) SIN # ______

ADDRESS: ______

PHONE: Tel: ______
Cell: ______
Facsimile: ______

E-mail: ______

ASSIGNEE'S SOLICITOR:

NAME: Sarah Razzook

ADDRESS: Sarah Razzook
310-2600 Edenhurst

PHONE: Bus: 905-272-1095
Facsimile: ______

E-mail: srazzook@razzooklaw.ca

31202746.1

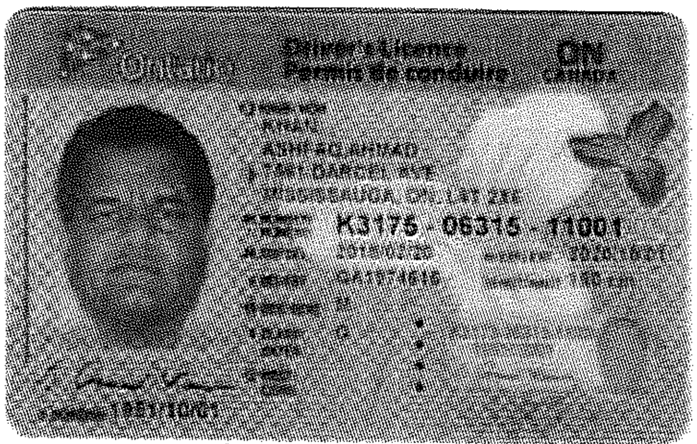
Schedule "A'

Details of Assignee

ASSIGNOR	NAME	: Ashfaq Ahmad Khan
	DATE OF BIRTH	: October 1/1951
	SIN	:
	ADDRESS	: 7561 Darcel Ave
		: Mississauga, ON, L4T 2X6
	Tel	:
	Cell	: 647-449-7865
	Facsimile	: (905) 752-9909
	E-mail	: ashfaqkhan2711@gmail.com
ASSIGNOR'S SOLICITOR		: Shane Hilton Professional Corporation
	ADDRESS	:
	Tel / Facsimile	: shanehiltonlaw@gmail.com
	E-mail	:
	Cell	:

ASSIGNEE	NAME	: Sadia Shahid Nawaz
	DATE OF BIRTH	: June 28 /1983
	SIN	: 680-257-086
	ADDRESS	: 4065 Brickstone Mews 3407
		: Mississauga, ON L5B 0G3
	Tel	:
	Cell	: (647) 503-1282
	Facsimile	:
	E-mail	:
		:
ASSIGNEE'S SOLICITOR		: Sarah Razzouk
	ADDRESS	: 310-2600 Edenhurst Drive, Mississauga, ON, L5A 3Z8
	Tel / Facsimile	: T. (905) 232.1095 F. (905) 232.1096
	E-mail	:
	Cell	: srazzouk@razzouklaw.ca

AK



- THIS IS NOT AN IDENTITY CARD. HOWEVER, IT SHOULD BE KEPT IN A SAFE PLACE.
- THIS CARD IS NOT AN AUTHORIZATION TO WORK IN CANADA.
- IF AN EXPIRY DATE APPEARS ON THE FRONT OF THIS CARD, THE SIN MAY NOT BE USED IN CANADA AFTER THAT DATE.

- CECI N'EST PAS UNE CARTE D'IDENTITÉ. CEPENDANT, ELLE DEVRAIT ÊTRE GARDÉE DANS UN LIEU SÛR.
- CETTE CARTE N'EST PAS UNE AUTORISATION DE TRAVAILLER AU CANADA.
- SI UNE DATE D'EXPIRATION APPARAÎT SUR LE DEVANT DE CETTE CARTE, LE NAS NE PEUT ÊTRE UTILISÉ AU CANADA APRÈS CETTE DATE.

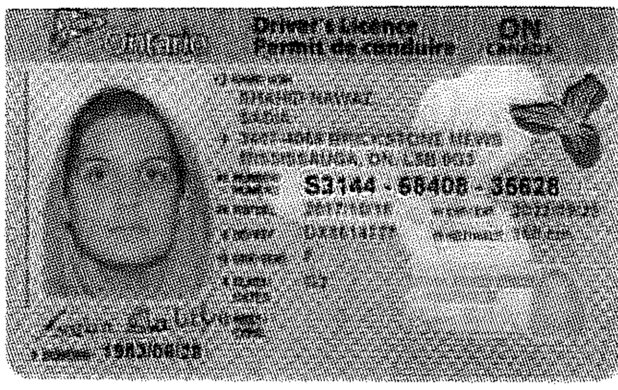
Canada

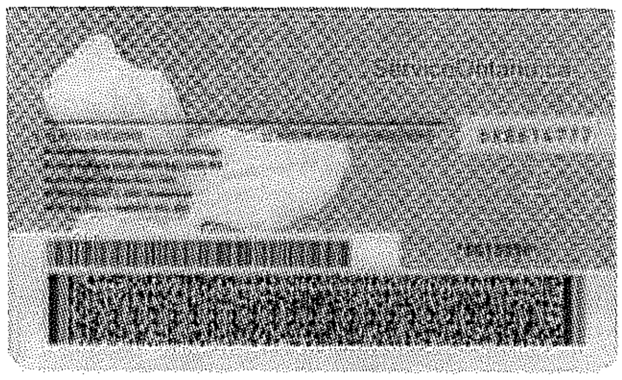
Human Resources Development Canada | Développement des ressources humaines Canada

SOCIAL INSURANCE NUMBER | NUMÉRO D'ASSURANCE SOCIALE

542 392 220

ASHFAQ KHAN





Social Insurance Number (SIN):
680-257-086

Names on the SIN record

First Name: **SADIA**
Middle Name(s):
Family Name(s): **SHAHID NAWAZ**

ROYAL BANK OF CANADA
33 CITY CENTRE DR
MISSISSAUGA ON
L5B 2N5 03132

Investment Account
Account Statement

December 31, 2018

078036

SADIA SHAHID NAWAZ
SUITE 3407
4065 BRICKSTONE MEWS
MISSISSAUGA ON
L5B 0G3

Account Number: 00140185835

Summary Of Your Investments

	Current Value CAD
Guaranteed Investment Certificates	$308,025.15

2115-003
ROYAL BANK OF CANADA
PARKSIDE VILLAGE BRANCH
APR - 2 2019
MISSISSAUGA, ONTARIO
2115-003

How to reach us

- By telephone at
  1 800 ROYAL® 1-1 (1 800 769-2511)
- By e-mail at
  www.rbcroyalbank.com/email
- Visit our website at
  www.rbcroyalbank.com/products/gic
- Visit your local branch

How to invest with us

- Call an Investment representative at
  1 800 ROYAL® 1-1 (1 800 769-2511)
- Through Online Banking at
  www.rbconlinebanking.com
- Visit your local branch

-- Continued On Next Page --
Thank you for investing with RBC Financial Group

BLOCK NINE

AGREEMENT OF PURCHASE AND SALE

Suite **1816**
Unit **15** Level **17 - South Tower**
Floor Plan **DUKE**

The undersigned, **ASHFAQ AHMAD KHAN** (collectively, the "**Purchaser**"), hereby agrees with **Amacon Development (City Centre) Corp.** (the "**Vendor**") to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project known as BLOCK NINE in Mississauga, Ontario, Canada (the "**Building**") together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the "**Unit**") on the following terms and conditions:

1. The purchase price of the Unit (the "**Purchase Price**") is **Three Hundred Forty Thousand Four Hundred ($340,400.00)** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:

   (a) to Blaney McMurtry LLP (the "Vendor's Solicitors"), in Trust, in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Closing Date:

   (i) the sum of **Two Thousand ($2,000.00)** Dollars submitted with this Agreement;

   (ii) the sum of **Fifteen Thousand Twenty ($15,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

   (iii) the sum of **Seventeen Thousand Twenty ($17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

   (iv) the sum of **Seventeen Thousand Twenty ($17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and eighty (180) days following the date of execution of this Agreement by the Purchaser; and

   (v) the sum of **Seventeen Thousand Twenty (17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty (20%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

   (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.

2. (a) The Purchaser shall occupy the Unit on **June 14, 2018** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates ("**TARION Statement**") annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the "**TARION Statement and Addendum**") annexed hereto (the "**Occupancy Date**").

   (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the "**Closing Date**"). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

Paragraphs 3 through 56 hereof, Schedules "A"(Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

DATED at Mississauga, Ontario this 21 day of September 2016.

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness: [signature]) [signature]
) Purchaser: ASHFAQ AHMAD KHAN D.O.B. 01-Oct-61 S.I.N. --

DATED at MISSISSAUGA this 4 day of OCTOBER 2016.

Vendor's Solicitor:
BLANEY MCMURTRY LLP
2 Queen Street East, Suite 1500
Toronto, Ontario M5C 3G5
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [signature]
Authorized Signing Officer
I/We have the authority to bind the Corporation.

SN

OREA Ontario Real Estate Association

Individual Identification Information Record

Toronto Real Estate Board

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: 4065 - 4085 Parkside Village Dr 1816 (Block 9 South - 1816 - Level 17 - Unit 15)
Mississauga, ON
Sales Representative/Broker Name: Moe Dib CITYVIEW REALTY INC.
Date Information Verified/Credit File Consulted: March 28/2019

A. Verification of Individual

Sadia Shahid Nawaz

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: Sadia Shahid Nawaz
2. Address: 4065 Brickstone Mews 3407
Mississauga, ON L5B 0G3
3. Date of Birth: June 28 /1983
4. Nature of Principal Business or Occupation: Medical Office Assistance / Student

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*: DL
(must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link® for examples)
2. Document Identifier Number: S3144-68408-35628
3. Issuing Jurisdiction: Province of Ontario (insert applicable Province, Territory, Foreign Jurisdiction or "Canada") **Country:** Canada
4. Document Expiry Date: 2022/09/25 (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*
- **Name of Source:** (must be valid and not expired; must be recent if no expiry date)
- **Account Number****:

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

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

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

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 something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

OREA Ontario Real Estate Association

Individual Identification Information Record

Toronto Real Estate Board

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: 4065 - 4085 Parkside Village Dr 1816 (Block 9 South - 1816 - Level 17 - Unit 15)
Mississauga, ON
Sales Representative/Broker Name: Moe Dib CITYVIEW REALTY INC.
Date Information Verified/Credit File Consulted: March 28/2019

A. Verification of Individual Ashfaq Ahmad Khan

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: Ashfaq Ahmad Khan
2. Address: 7561 Darcel Ave.
Mississauga, ON, L4T 2X6
3. Date of Birth: October 1/1951
4. Nature of Principal Business or Occupation: Retired

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*: (must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link® for examples)
2. Document Identifier Number:
3. Issuing Jurisdiction: Province of Ontario (insert applicable Province, Territory, Foreign Jurisdiction or "Canada") **Country:** Canada
4. Document Expiry Date: (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*
- ○ **Name of Source:** (must be valid and not expired; must be recent if no expiry date)
- ○ **Account Number**:**

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

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

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

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 something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

BLOCK NINE

AGREEMENT OF PURCHASE AND SALE

Suite **1816**
Unit **15** Level **17 - South Tower**
Floor Plan **DUKE**

The undersigned, **ASHFAQ AHMAD KHAN** (collectively, the **"Purchaser"**), hereby agrees with **Amacon Development (City Centre) Corp.** (the **"Vendor"**) to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project known as BLOCK NINE in Mississauga, Ontario, Canada (the **"Building"**) together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the **"Unit"**) on the following terms and conditions:

1. The purchase price of the Unit (the **"Purchase Price"**) is **Three Hundred Forty Thousand Four Hundred ($340,400.00))** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:

   (a) to Blaney McMurtry LLP (the "Vendor's Solicitors"), in Trust, in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Closing Date:

   (i) the sum of **Two Thousand ($2,000.00)** Dollars submitted with this Agreement;

   (ii) the sum of **Fifteen Thousand Twenty ($15,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

   (iii) the sum of **Seventeen Thousand Twenty ($17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

   (iv) the sum of **Seventeen Thousand Twenty ($17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and eighty (180) days following the date of execution of this Agreement by the Purchaser; and

   (v) the sum of **Seventeen Thousand Twenty (17,020.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty (20%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

   (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.

2. (a) The Purchaser shall occupy the Unit on **June 14, 2018** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates (**"TARION Statement"**) annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the **"TARION Statement and Addendum"**) annexed hereto (the **"Occupancy Date"**).

   (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the **"Closing Date"**). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

Paragraphs 3 through 56 hereof, Schedules "A"(Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

DATED at **Mississauga, Ontario** this 27 day of September 2016.

SIGNED, SEALED AND DELIVERED
In the Presence of:

[signature]
Witness:

[signature]
Purchaser: ASHFAQ AHMAD KHAN D.O.B. 01-Oct-51 S.I.N. –

DATED at MISSISSAUGA this 4 day of OCTOBER 2016.

Vendor's Solicitor:
BLANEY MCMURTRY LLP
2 Queen Street East, Suite 1500
Toronto, Ontario M5C 3G5
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [signature]
Authorized Signing Officer
I/We have the authority to bind the Corporation.

TARION
PROTECTING ONTARIO'S NEW HOME BUYERS

Condominium Form
(Tentative Occupancy Date)

Addendum to Agreement of Purchase and Sale
Delayed Occupancy Warranty

This addendum, including the accompanying Statement of Critical Dates (the "**Addendum**"), forms part of the agreement of purchase and sale (the "**Purchase Agreement**") between the Vendor and the Purchaser relating to the Property. This Addendum is to be used for a transaction where the home is a condominium unit (that is not a vacant land condominium unit). This Addendum contains important provisions that are part of the delayed occupancy warranty provided by the Vendor in accordance with the *Ontario New Home Warranties Plan Act* (the "ONHWP Act"). If there are any differences between the provisions in the Addendum and the Purchase Agreement, then the Addendum provisions shall prevail. **PRIOR TO SIGNING THE PURCHASE AGREEMENT OR ANY AMENDMENT TO IT, THE PURCHASER SHOULD SEEK ADVICE FROM A LAWYER WITH RESPECT TO THE PURCHASE AGREEMENT OR AMENDING AGREEMENT, THE ADDENDUM AND THE DELAYED OCCUPANCY WARRANTY.**

Tarion recommends that Purchasers register on Tarion's **MyHome** on-line portal and visit Tarion's website - **tarion.com**, to better understand their rights and obligations under the statutory warranties.

The Vendor shall complete all blanks set out below.

VENDOR

AMACON DEVELOPMENT (CITY CENTRE) CORP.
Full Name(s)

38706 Tarion Registration Number	**Suite 400, 37 Bay Street** Address		
(416) 369-9069 Phone	**Toronto** City	**Ontario** Province	**M5J 3B2** Postal
(416) 369-9068 Fax	**InfoTO@amacon.com** Email		

PURCHASER

ASHFAQ AHMAD KHAN
Full Name(s)

7561 DARCEL AVE
Address

(647) 449-7865 Phone	**MISSISSAUGA** City	**ONTARIO** Province	**L4T 2X6** Postal
Fax	**ashfaqkhan2711@gmail.com** Email*		

PROPERTY DESCRIPTION

4055-4085 Parkside Village Drive
Municipal Address

Mississauga City	**Ontario** Province	Postal Code

Block 5, Plan 43M-1925, City of Mississauga
Short Legal Description

INFORMATION REGARDING THE PROPERTY

The Vendor confirms that:

(a) The Vendor has obtained Formal Zoning Approval for the Building. ● Yes ○ No

If no, the Vendor shall give written notice to the Purchaser within 10 days after the date that Formal Zoning Approval for the Building is obtained.

(d) Commencement of Construction: ○ has occurred; or ● is expected to occur by **June 15, 2016**

The Vendor shall give written notice to the Purchaser within 10 days after the actual date of Commencement of Construction.

***Note: Since important notices will be sent to this address, it is essential that you ensure that a reliable email address is provided and that your computer settings permit receipt of notices from the other party.**

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

<u>ASSIGNMENT</u>

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

ASHFAQ AHMAD KHAN (the **"Purchaser"**)
Suite **1816** Tower **9 South** Unit **15** Level **17** (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 Three Thousand Five Hundred ($3,500.00) 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 8 day of October **2016.**

Witness: ____________________

Purchaser: **ASHFAQ AHMAD KHAN**

DATED at Mississauga this 8 day of October **2016.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: ____________________

Authorized Signing Officer
I have the authority to bind the Corporation

masql_312.rpt 26sep16

www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com

MRS NAYYAR SULTANA OR
MR ASHFAQ KHAN
(905) 956-3314

221

DATE 2019-06-10
Y Y Y Y M M D D

PAY TO THE ORDER OF Aird & Berlis LLP $-500/-

five hundred only — 0/100 DOLLARS

Security features included. Details on back

Canada Trust
MISSISSAUGA CENTRE
20 MILVERTON DR. & HWY. #10
MISSISSAUGA, ONTARIO L5R 3G2

MEMO #1816 Block nine South

⑈221⑈ ⑆12752⑉004⑆ 0646⑉6265036⑈

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www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com

MRS NAYYAR SULTANA OR
MR ASHFAQ KHAN
(905) 956-3314

220

(City Centre) Corp

DATE 2019-06-10
Y Y Y Y M M D D

PAY TO THE ORDER OF AMACON DEVELOPMENT $-3500/-

Thirty five hundreds only 0/100 DOLLARS

Security features included. Details on back.

Canada Trust
MISSISSAUGA CENTRE
20 MILVERTON DR. & HWY. #10
MISSISSAUGA, ONTARIO L5R 3G2

MEMO #1816 Block nine South

⑈220⑈ ⑆12752⑉004⑆ 0646⑉6265036⑈

SADIA SHAHID NAWAZ

SIGNATURE Sadia Shahid

041

DATE 2019-06-17
Y Y Y Y M M D D

PAY TO THE ORDER OF AIRD AND BERLIS LLP, IN TRUST $ 2,000/-

TWO thousand only /100 DOLLARS

Security features included. Details on back

ROYAL BANK OF CANADA
CITY CENTRE DRIVE BRANCH
33 CITY CENTRE DR.
MISSISSAUGA, ON L5B 2N5

MEMO Unit 1816 Advance Payment.

Sadia Shahid.

⑈041⑈ ⑆03132⑉003⑆532⑉003⑉1⑈

June 17, 2019