

THE UNITED STATES OF AMERICA)

) TO ALL WHOM THESE PRESENTS

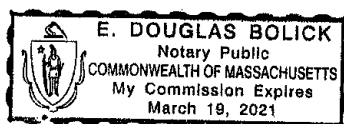
STATE OF MASSACHUSETTS)

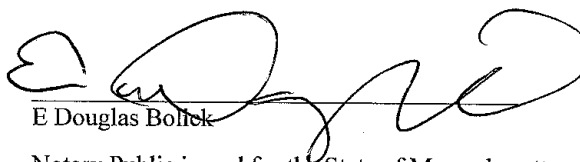
) COME, BE SEEN, OR KNOWN

TO WIT:)

BE IT KNOWN that I, E Douglas Bolick, a Notary Public in and for the State of Massachusetts in the United States of America, duly appointed and residing at the City of Newburyport in said State,

DO CERTIFY AND ATTEST that the Assignment Agreement hereto annexed is the original document signed by RONG JUAN DONG in front of me at the City of Newburyport in the State of Massachusetts, United States of America, this 11th day of September 2020. I have authenticated two valid IDs of RONG JUAN DONG.




E Douglas Bolick

Notary Public in and for the State of Massachusetts,
The United States of America

Attorney E Douglas Bolick
8 Court Street
Newburyport MA 01950
(978) 465-8335

Facsimile (978) 465-2713
doug@bolicklaw.com

Of counsel:
Christopher M Welch

September 11, 2020

TO: SHAO YE DAI
DAI LAW PROFESSIONAL CORPORATION
7030 WOODBINE AVE, SUITE 202
MARKHAM, ON, CA L3R 6G2

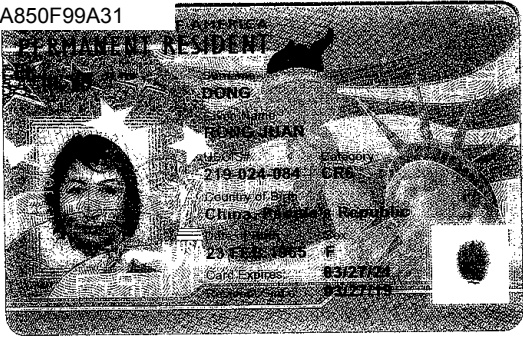
RE: Witness of Signature for Ms Rong Juan Dong

I, E Douglas Bolick, a notary public with good standing in the United States of America, hereby certify that:

1. I have witnessed the signature of RONG JUAN DONG in front of me with respect to the documents enclosed dated September 11, 2020.
2. I have verified two identifications of RONG JUAN DONG, a copy of which is enclosed, and I believe it is RONG JUAN DONG who executed the enclosed documents.
3. Please find enclosed documents: Statutory Declaration; Assignment Agreement
4. If you have any questions I can be reached at:
8 Court Street, Newburyport, Massachusetts 01950
978-465-8335
doug@bolicklaw.com

Yours truly,


E Douglas Bolick



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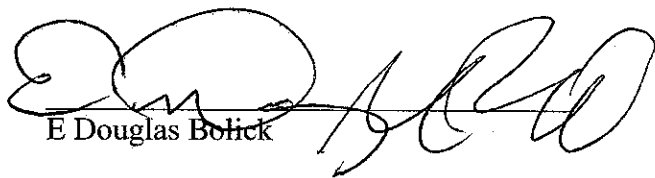
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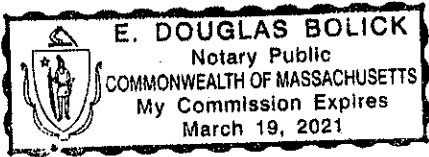
Yours truly,


E Douglas Bolick

I hereby confirm that the copy is a true copy of the original.

Dated this 11th day of September 2020 at the City of Newburyport, Massachusetts, United States of America.


E Douglas Bolick



STATUTORY DECLARATION AS TO IDENTITY

IN THE MATTER OF: Unit 7, Level 22

IN THE REGISTER FOR:

AND IN THE MATTER OF: Verification of the identity of Shahid Sarfraz and Shagufta Noor

I, Ehsan Ahmed, solemnly declare that:

1. I am the solicitor for Shahid Sarfraz and Shagufta Noor, assignees for the property municipally described as 4085 Parkside Village Dr, Suite 2307 (unit 7 level 22), Mississauga, Ontario.
2. I hereby confirm that identity of Shahid Sarfraz and Shagufta Noor have been authenticated at our law office.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at the
City of Mississauga
in the Regional Municipality
of Peel
this 14 day of September, 2020.

A COMMISSIONER, ETC.

}
}
}
} Ehsan Ahmed
}

SUITE 2107 UNIT 7 LEVEL 22

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 9th day of September 2020.

AMONG:

RONG JIJIAN DONG

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

SHAHID SARFRAZ AND SHAQUFTA NOOR

(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 23rd day of July, 2016 and accepted the 28th 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 7, Level 22, Suite 2107, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4085 Parkside Village Drive, 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.

DocuSigned by:

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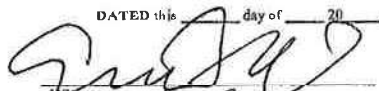
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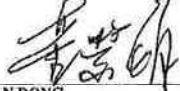
S.S

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 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 Schedules "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 _____ day of _____ 20____


RONG JUAN DONG

 9/11/20
RONG JUAN DONG (Assignor)

Witness

(Assignor)

Witness

SHAHID SARFRAZ (Assignee)

Witness

SHAGUFTA NOOR (Assignee)

EHSAAN AHMED

AMACON DEVELOPMENT (CITY CENTRE) CORP.

DocuSigned by:

Per: 
Name: _____
Title: Authorized Signatory Officer
1AE95D8DD6264E0...
I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	<u>SHAHID SARFRAZ</u>	
	DATE OF BIRTH	<u>1982/04/05</u>	<u>577-378-060</u>
		YYYYMMDD	SIN #
	ADDRESS:	<u>30 STANLEY GREENE BLVD, TORONTO, ON M3K 0A9</u>	
	PHONE:	Tel: <u>647-206-2678</u>	
		Cell: _____	
		Facsimile: _____	
	E-mail:	<u>Shahid_iet@hotmail.com</u>	
ASSIGNEE	NAME:	<u>SHAGUFTA NOOR</u>	
	DATE OF BIRTH	<u>1967/11/19</u>	<u>543 647218</u>
		YYYYMMDD	SIN #
	ADDRESS:	<u>27 DORWOOD CRT, WOODBRIDGE, ON L4L 1M9</u>	
	PHONE:	Tel: <u>416-876-3527</u>	
		Cell: _____	
		Facsimile: _____	
	E-mail:	<u>hamza.awan@hotmail.com</u>	
ASSIGNEE'S SOLICITOR:	NAME:	<u>EHSAN AHMED, BARRISTER & SOLICITOR</u>	
	ADDRESS:	<u>7045 EDWARDS BLVD, SUITE 402, MISSISSAUGA, ON L5S 1X2</u>	
	PHONE:	Bus: <u>905 497 9401</u>	
		Facsimile: <u>905 497 9402</u>	
	E-mail:	<u>ehsanlawoffice@gmail.com</u>	