

Worksheet
Standard Assignment
Pre- Occupancy

Suite: TH1 Tower: BK9N Date: SEPT 28/20 Completed by: Andrea Alsip Cotnam

Please mark if completed:

- ☒ Copy of Assignment Amendment ~~\$0.00~~ / LEGAL FEE \$565 ✓
- ☒ Assignment Agreement Signed by both Assignor and Assignee ✓
- ☒ Certified Deposit Cheque for Top up Deposit to 25% payable to Aird and Berlis LLP in Trust: \$ \$62,940 ✓
- ☒ Certified Deposit Cheque for Assignment fee \$ \$565.00 X as per the Assignment Amendment payable to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ 94,410 ✓
- ☒ Assignors Solicitors information ✓
- ☒ Assignees Solicitors information ✓
- ☒ Include Fintrac for Assignee – Occupation and Employer ✓
- ☒ Copy of Assignees ID ✓
- ☒ Copy of Assignees Mortgage Approval ✓

Assignors Solicitor:
Q. ADIL FAROOQ
ADIL Law Professional Corporation
Barrister, Solicitor & Notary
Unit 7 - 120 Watline Avenue
Mississauga, ON, L4Z 2C1
Ph. 905-502-7474
Fax. 905-502-7040
adil@adillaw.ca

Assignees Solicitor:
Rabia Awan
Barrister, Solicitor & Notary Public
102-100 Matheson Blvd. East
Mississauga, ON L4Z 2G7
T: 905-232-2804
F: 866-714-3865
E: rabia@awanlaw.ca
W: awanlaw.ca

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 Aird & Berlis LLP via email. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

Assigning to a corporation

Everything was done via wire transfer- see note backnote

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

SUITE FINISHING CHANGE ORDER

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

IQBAL JAVAID and SHEHLA JAVAID (the "Purchaser")

Suite TH1 Tower 9 North Unit 1 Level 2 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the 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:

Insert:

1. The Vendor's acceptance hereof hereby constitutes the Vendor's agreement to complete the change(s), as requested by the Purchaser and set out in below (the "Change Order") subject to the following terms and conditions:

- a. The Purchaser acknowledges the cost(s) of the Change Order cannot be determined by the Vendor prior to acceptance hereof, and the Vendor shall advise the Purchaser in writing the cost of the Change Order within fifteen (15) days of the date hereof;
- b. The Purchaser shall pay to the Vendor the cost of the Change Order within five (5) business days' Notice from being so notified. Failure to pay for the Change Order within the time frame specified results in automatic cancellation of the Change Order and the Vendor shall be entitled to complete the Unit to the original specifications as set out in Schedule B to the Agreement;
- c. All other reasonable costs, such as, but not limited to, consultant fees incurred by the Vendor for consultant's review, for the purpose of incorporating the Purchaser's change(s) shall be payable by the Purchaser and included in the Change Order; and

2. The change(s) requested by the Purchaser are/is as follows:

- a. The Vendor agrees to supply and install Stainless Steel Kitchen Appliances consisting of Fridge, Range, Dishwasher and Microwave Hood Fan Combination as per Vendor's samples at no additional cost.
- b. The Vendor agrees to supply and install Blinds throughout as per Vendor's samples at no additional cost.
- c. The Vendor agrees to supply and install upgraded Ductless Front Loading stacked Washer and Dryer as per Vendors samples at no additional cost.

3. a. In the event that the purchase and sale transaction is not completed for any reason all moneys paid for the Change Order are forfeited to the Vendor as a genuine pre-estimate of liquidated damages.

b. If any of the Change Order items remain incomplete in whole or in part as at the Occupancy Date, the Vendor shall be entitled to provide an undertaking to complete same within a reasonable period of time, which the Purchaser shall accept without any holdback; or, the Vendor may, at its sole option, elect not to complete same and provide a credit on Closing to the Purchaser for the value of such incomplete items which credit shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to such incomplete item

4. The Purchaser acknowledges that construction and/or installation of any specified items in the Change Order may result in delays in the completion of construction of the Unit due to availability of services, materials and/or supplies. In such event, the Purchaser covenants and agrees to complete the Agreement notwithstanding such delays or incomplete items and shall not make any claim to the Vendor or to Taron in connection with same.

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 24 day of November 2015.

Witness:

Purchaser: IQBAL JAVAID

Witness:

Purchaser: SHEHLA JAVAID

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 24 day of NOVEMBER 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
IQBAL JAVAID and SHEHLA JAVAID (the "Purchaser")
Suite TH1 Tower 9 North Unit 1 Level 2 (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 Purchaser's 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 Zero (\$0.00) 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 24 day of November 2015.

Witness: _____

Purchaser: IQBAL JAVAID

Witness: _____

Purchaser: SHEHLA JAVAID

DATED at TORONTO this 24 day of NOVEMBER 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____
Authorized Signing Officer
I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 28th day of September 2020.

A M O N G:

Iqbal Javaid and Shehla Javaid

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

2644037 Ontario Inc. and Sulman Younas Muhammad

(hereinafter called the "Assignee")

OF THE SECOND PART:

- and -

AMACON DEVELOPMENTS (CITY CENTRE) CORP.

(hereinafter called the "Vendor")

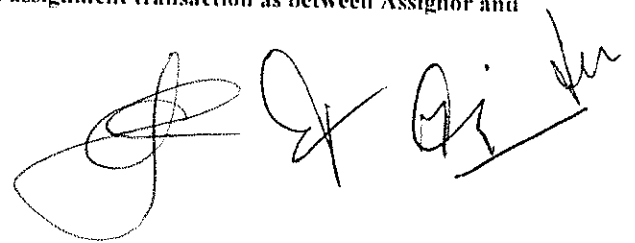
OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 21st day of November, 2015 and accepted the 24th day of November, 2015 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 2, Suite THI, 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:


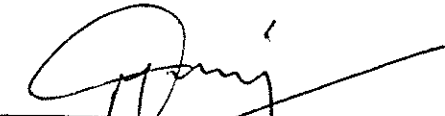
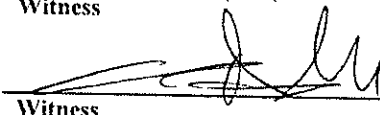
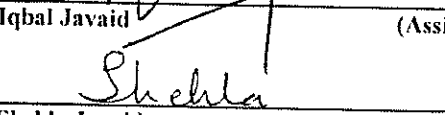
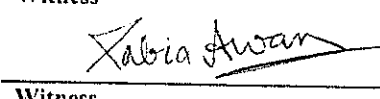
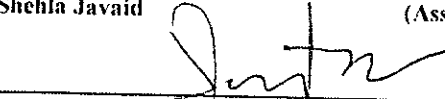


1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges 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.



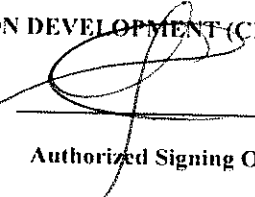
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest under the Agreement or this Assignment 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 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 29 day of Feb 2020.

 _____ Witness	 _____ Iqbal Javaid (Assignor)
 _____ Witness	 _____ Shehla Javaid (Assignor)
 _____ Witness	 _____ 2644037 Ontario Inc (Assignee)
 _____ Witness	 _____ Sulman Younas Muhammad (Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: 
Name: _____
Title: Authorized Signing Officer

I have authority to bind the Corporation

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: Unit 1, Level 1, TH1 4055-4085 Parkside Village Drive Mississauga ON

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted: September 22, 2020

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: MUHAMMAD SULMAN YOUNAS
- 2. Address: 5028 MISSISSAUGA ROAD, MISSISSAUGA, ON, L5M 4Y2
- 3. Date of Birth: 1972/01/26
- 4. Nature of Principal Business or Occupation: GAS STATION & RETAIL STORES

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: Driver's Licence (must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link® for examples)
- 2. Document Identifier Number: M9143-72697-20126
- 3. Issuing Jurisdiction: ON (Insert applicable Province, Territory, Foreign Jurisdiction or "Canada") Country: Canada
- 4. Document Expiry Date: 2024/01/26 (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: Royal Bank of Canada
- 2. Reference Number of Credit File: Attached

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). 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: Passport
 - ☐ Account Number**: BN126921 (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*
 - ☐ Name of Source: Driver's Licence
 - ☐ Account Number**: M9143-72697-20126 (must be valid and not expired; must be recent if no expiry date)
- ☐ 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.



This document has been prepared by The Canadian Real Estate Association ("CREA") to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. The REALTOR® trademark is controlled by CREA. © 2014-2020.

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. Reasons why measures were unsuccessful (check one):

- ☐ Unrepresented individual did not provide information
- ☐ 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 or there is no 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 (if applicable):

4. Nature of Principal Business or Occupation:

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

6. Relationship between third party and client:



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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.



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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:

NO CHANGE

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.

E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.



Corporation/Entity Identification Information Record

NOTE: A Corporation/Entity 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 Corporation/Entity 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: Unit 1, Level 1. TH1 4055-4085 Parkside Village Drive Mississauga ON

Sales Representative/Broker Name:

Date: September 22, 2020

A.1. Verification of Corporation

NOTE: Either section A.1 or A.2 must be completed for your corporate/entity clients or unrepresented entities that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented entity, complete section A.3 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 existence of an entity, see procedure described in CREA's materials on REALTOR Link®.

- 1. Name of Corporation: 2644037, ONTARIO INC.
- 2. Corporate Address: 5028, MISSISSAUGA ROAD, MISSISSAUGA, ON, L5M 4Y2
- 3. Nature of Principal Business: REAL ESTATE MANAGEMENT CORPORATION
- 4. Name of Directors: As set out in certificate of corporate status or other record confirming corporation's existence. SULMAN MUHAMMAD

- 5. Type and Source of Verification Record: Must confirm existence of the corporation (e.g., certificate of corporate status, published annual report, government notice of assessment). If record is in paper format, a copy must be kept. If record is an electronic version, a record of the corporation's registration number and type and source of record (e.g., Corporations Canada website) must be kept. CERTIFICATE OF CORPORATE STATUS
- 6. Registration number of corporation: 002644037
- 7. Attach a copy of corporate records showing authority to bind corporation regarding transaction: (e.g., certificate of incumbency, articles of incorporation, by-laws setting out officers duly authorized to sign on behalf of corporation) ARTICLES OF INCORPROATION

A.2. Verification of Other Entity (if applicable)

- 1. Name of other entity:
- 2. Address:
- 3. Nature of Principal Business:
- 4. Type of Verification Record: Must confirm existence of other entity (e.g., partnership agreement, articles of association).
- 5. Source of Record: Record may be paper or an electronic version. If record is in paper format, a copy must be kept. If record is an electronic version, a record of the entity's registration number and type and source of record must be kept.
- 6. Registration number:



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Corporation/Entity Identification Information Record

A.3 Unrepresented Entity Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the existence of an unrepresented entity.

1. Measures taken to Confirm Existence (check one):

- ☐ Asked unrepresented entity for information to confirm their existence
- ☐ Other, explain:
- Date on which above measures taken:

2. Reasons why measures were unsuccessful (check one):

- ☐ Unrepresented entity did not provide information
- ☐ 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, or there is no 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 other entity:
- 2. Address:
- 3. Date of Birth (if applicable):
- 4. Nature of Principal Business or Occupation:
- 5. Incorporation number and place of issue (if applicable):
- 6. Relationship between third party and client:



Corporation/Entity 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 Corporation or Entity
- ☐ Foreign Corporation or Entity that does not operate in a High Risk Country
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Corporation or Entity that operates in a High Risk Country
- ☐ 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.



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Corporation/Entity 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:

- ☐ Land for Commercial Use
- ☐ Commercial property
- ☒ Other, please specify: Residential Apartment

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

D.2.1 If the client is a corporation, ask if its name and address and name of its directors have changed and if they have include the updated information on page one. If the client is an entity other than a corporation, ask if its name, address and principal place of business has changed and if they have 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:

No change

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.

E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.



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Royal Bank Of Canada
MISS ON-DIXIE & MEYERSIDE
6240 DIXIE RD
MISSISSAUGA, ON L5T 1A6
Tel: 1-416-819-1709

Fax: 1-905-822-7250

September 14, 2020

2644037 ONTARIO INC.
SULMAN MUHAMMAD
5028 MISSISSAGA ROAD
MISSISSAUGA, ON L5M 4Y2

Dear SULMAN MUHAMMAD,

Re: Mortgage application number: 00872989975.

Congratulations and thank you for choosing RBC Royal Bank® for your mortgage needs. I am pleased to confirm that you have been approved for a mortgage as per the details and conditions we've discussed (see below):

Property address: Block 5, 43M-1925, Mississauga ON

Mortgage details:

Mortgage amount:	\$322,720.00
Amortization period:	30 years
Interest rate:	Prime rate ¹ minus 0.55% per year, calculated not in advance, at the same frequency as your payments. The interest rate is based on our prime rate, which is 2.45% per year as of the date of this letter.
Term:	60 months.
Type:	Variable rate closed.
Principal & Interest:	\$1,175.57
Property Taxes:	\$2,585.60
HomeProtector® Premium*:	\$0
Payment frequency:	Monthly
Closing date:	January 12, 2021
Interest adjustment date:	January 12, 2021
First payment due date:	February 12, 2021
Closing date:	January 12, 2021
Rate commitment expiry date:	January 12, 2021

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Rev.: (02/2010)

MR IQBAL JAVAID OR
MRS SHEHLA JAVAID
6610 OPERA GLASS CRES
MISSISSAUGA, ON L5W 1R8

094

DATE 20151126
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Blaney McMurtry LLP in Trust

\$2,000

Two Thousand Can. Dollars

100 DOLLARS

Security features
included
Details on back



Canada Trust
7060 MCLAUGHLIN RD.
MISSISSAUGA, ONTARIO L5W 1W7

MEMO

Unit 101, T4-1, Holo, Block-9
North

[Signature]

MP

⑈094⑈ ⑆15972⑈004⑆ 1597⑈6097478⑈

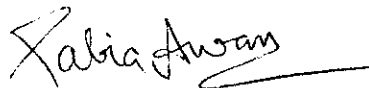
STATUTORY DECLARATION

IN THE MATTER OF an assignment from Iqbal Javaid and Shehla Javaid ("Assignor") to 2644037 Ontario Inc. and Sulman Younas Muhammad ("Assignee") and Amacon Developments (City Centre) Corp. ("Vendor") of the premises² municipally known as Suite TH1, Unit 1, Level 1, 4085 Parkside Village Drive, Mississauga, Ontario (the "Property")

I, Rabia Awan, SOLEMNLY DECLARE and have knowledge of the matters hereinafter deposed to that:

1. The Assignee Corporation's Director, Sulman Younas Muhammad attended my office.
2. I verified his identity and that he is one of the same persons in the above transaction.
3. I obtained his signatures on the Assignment of Agreement of Purchase and Sale for this particular unit.

AND 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.



A COMMISSIONER, ETC.

Sep 29, 2020 .

Rabia Awan
Barrister, Solicitor & Notary Public
Awan Law
102-100 Matheson Boulevard East
Mississauga, ON L4Z 2G7
Tel: 905-232-2804 Fax: 866-714-3865

ADIL LAW PROFESSIONAL CORPORATION
BARRISTERS & SOLICITORS
CLIENT IDENTIFICATION AND VERIFICATION FORM
(For use where client, beneficiary or principal is an individual)

Pursuant to By-law 7.1 made under the Law Society Act, lawyers are required to verify the identity of their clients in the circumstances and in the manner therein set out.

Name: Iqbal Javaid
Date of Birth: April 15, 1955
Home Address: 356 Derrydale Dr, Mississauga, Ontario, L5W 0C9

Original Document Reviewed.

	<i>Drivers Licence</i>	<i>Canadian Passport</i>
Name on ID	Iqbal Javaid	Iqbal Javaid
Number	J0905-36405-50415	<i>G F 6 5 9 4 1 0</i>
Place of Issue	ON	<i>ON</i>
Expiry Date	2022-04-15	<i>25 Sep. 2023</i>


Date Identity Verified:

Lawyer: Adil Farooq

File No.: 20546

Date Reviewed by Lawyer: *Sep 29 / 20*

Solicitor's signature:


Adil Farooq
ADIL Law Professional Corporation


ADIL LAW PROFESSIONAL CORPORATION
BARRISTERS & SOLICITORS
CLIENT IDENTIFICATION AND VERIFICATION FORM
(For use where client, beneficiary or principal is an individual)

Pursuant to By-law 7.1 made under the Law Society Act, lawyers are required to verify the identity of their clients in the circumstances and in the manner therein set out.

Name: Shehla Javaid
Date of Birth: August 22, 1960
Home Address: 356 Derrydale Dr, Mississauga, Ontario, L5W 0C9

Original Document Reviewed.

	Driver's Licence	Canadian Passport
Name on ID	Shehla Javaid	Shehla Javaid
Number	J0905-70406-05822	HN203386
Place of Issue	ON	ON
Expiry Date	2023-08-22	Feb 10, 2027

Date Identity Verified:
Lawyer: Adil Farooq
File No.: 20546
Date Reviewed by Lawyer: Sep 29/20
Solicitor's signature: 
Adil Farooq
ADIL Law Professional Corporation

Schedule "A"
Details of Assignee

ASSIGNEE

NAME: **Sulman Younas Muhammad**
DATE OF BIRTH: 1972/01/26 535 047 476
YYYYMMDD SIN #
ADDRESS: **5028 Mississauga Rd, Mississauga, ON L5M 4Y2**
PHONE: Tel: **647-668-8972**
Cell: _____
Facsimile: _____
E-mail: **salman115 2000@hotmail.com**


ASSIGNEE

NAME: **2644037 Ontario Inc.**
DATE OF BIRTH: N/A N/A
YYYYMMDD SIN #
ADDRESS: **5028 Mississauga Rd, Mississauga, ON L5M 4Y2**
PHONE: Tel: _____
Cell: 647-668-8972
Facsimile: _____
E-mail: _____

ASSIGNEE'S
SOLICITOR:



NAME: **Rabia Awan**
ADDRESS: **102-100 Matheson Blvd East, Mississauga, ON L4Z2G7**
PHONE: Bus: **905-232-2804**
Facsimile: **866-714-3865**
E-mail: **rabia@awanlaw.ca**

41145681.1

**Ontario**

Driver's Licence
Permis de conduire

ON
CANADA



1. NAME / NOM
**MUHAMMAD,
SULMAN YOUNAS**
2. ADDRESS / ADRESSE
**5028 MISSISSAUGA RD
MISSISSAUGA, ON, L5M 4Y2**

3. NUMBER / NUMERO
M9143 - 72697 - 20126

4. ISS/DEL
2020/05/11

5. EXPI/EXP
2024/01/26

6. SEX / SEXE
M


7. HEIGHT / HAUT
183 cm


8. EYES / YEUX
G

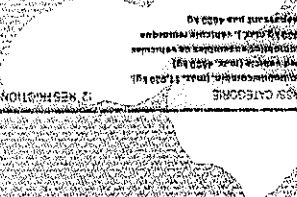
9. HAIR / CHEVEUX
BROWN / BRUN

10. FEET / PIEDS
27.5

11. CATEGORY / CATEGORIE
1572/01/26


6400836


6400836



1. NAME / NOM
**MUHAMMAD,
SULMAN YOUNAS**
2. ADDRESS / ADRESSE
**5028 MISSISSAUGA RD
MISSISSAUGA, ON, L5M 4Y2**

3. NUMBER / NUMERO
M9143 - 72697 - 20126

4. ISS/DEL
2020/05/11

5. EXPI/EXP
2024/01/26

6. SEX / SEXE
M

7. HEIGHT / HAUT
183 cm

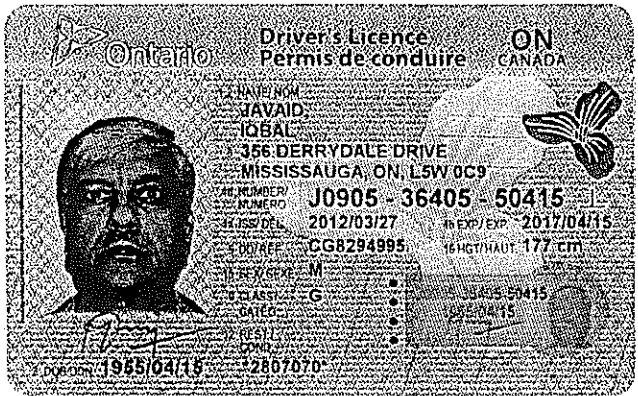
8. EYES / YEUX
G

9. HAIR / CHEVEUX
BROWN / BRUN

10. FEET / PIEDS
27.5

11. CATEGORY / CATEGORIE
1572/01/26

ServiceOntario.ca





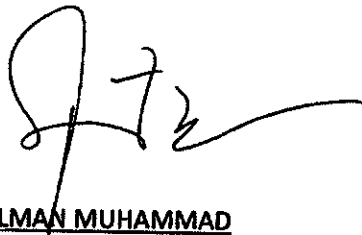
RESOLUTION OF THE BOARD OF DIRECTORS OF THE CORPORATION- 2644037 ONTARIO INC.

BE IT RESOLVED THAT:

Mr. Sulman Muhammad, Incorporator/Director, is be and hereby authorized to negotiate and sign the Assignment of Agreement of Purchase and Sale – Condominium, by and on behalf of the corporation for two units of condos as Unit 1, Level 1, Suite TH1 and Unit 2, Level 13, Suite 1402, Building# 4055-4085 Parkside Village Drive. Mississauga Ontario, with the Assignees Mr. Iqbal Javaid and Mrs. Shehla Javaid.

THE UNDERSIGNED, being the director of the Corporation hereby sign the foregoing resolution pursuant to the provisions of the Business Corporations Act, 1982.

DATED September 16, 2020

A handwritten signature in black ink, appearing to read 'Sulman Muhammad', with a long horizontal flourish extending to the right.

SULMAN MUHAMMAD

Wendy Giang

From: Andrea Alsip <aalsip@lifeatparkside.com>
Sent: Thursday, October 1, 2020 9:53 AM
To: Dragana Marjanovic
Cc: Wendy Giang; Stephanie Babineau
Subject: TH1- Assignment Agreement for review and approval
Attachments: TH1 Assignment Agreement Package.zip; RE: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Categories: TO DO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached for the Assignment Agreement for review and Approval for TH1 Block Nine.

Please note that the Wire Transfer was accepted by Aird & Berlis. See attached email.

ANDREA ALSIP COTNAM
DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772

LIFEATPARKSIDE.COM



Dragana Marjanovic

From: Andrea Alsip <aalsip@lifeatparkside.com>
Sent: Tuesday, September 29, 2020 12:45 PM
To: Ada Htay
Cc: Dragana Marjanovic; Stephanie Babineau; Tammy Evans; Jenelle Simpson
Subject: RE: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


Ada,

TH1
Deposit Top up: \$62,940
Legal Fee: \$565

1402
Deposit Top up:\$40,340
Legal Fee: \$565

Looks like they provide an additional \$200

ANDREA ALSIP COTNAM
DIRECTOR, SALES

 **PARKSIDE VILLAGE**
MISSISSAUGA

465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. [905.273.9333](tel:905.273.9333) | F. [905.273.7772](tel:905.273.7772)

LIFEATPARKSIDE.COM



From: Ada Htay <ahtay@airdberlis.com>
Sent: September 29, 2020 9:37 AM
To: Andrea Alsip <aalsip@lifeatparkside.com>

Cc: Dragana Marjanovic <dmarjanovic@amacon.com>; Stephanie Babineau <sbabineau@amacon.com>; Tammy Evans <tevans@airdberlis.com>; Jenelle Simpson <jdsimpson@airdberlis.com>
Subject: RE: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Hello Andrea,

Please see attached copy of wire transfers received on September 28, 2020. Please advise the deposit breakdown and what units should be allocated to.

Thank you,

Ada Htay
Deposit Administration Clerk

T 416.863.1500 x4112
F 416.863.1515
E ahtay@airdberlis.com

Aird & Berlis LLP | Lawyers
Brookfield Place, 181 Bay Street, Suite 1800
Toronto, Canada M5J 2T9 | airdberlis.com



This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Jenelle Simpson
Sent: September-29-20 7:35 AM
To: Andrea Alsip <aalsip@lifeatparkside.com>; Ada Htay <ahtay@airdberlis.com>
Cc: Dragana Marjanovic <dmarjanovic@amacon.com>; Stephanie Babineau <sbabineau@amacon.com>; Tammy Evans <tevans@airdberlis.com>
Subject: Re: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Hi Andrea,

Ada has to check with our accounting department and as advised yesterday, Ada will give you an update shortly.

Note that we had closings all day yesterday. You will receive confirmation today if we did receive this transfer. Please advise the purchaser's solicitor to be patient.

Thanks.

Sent via [BlackBerry Hub+ Inbox for Android](#)

From: aalsip@lifeatparkside.com
Sent: September 29, 2020 7:24 AM
To: jdsimpson@airdberlis.com; ahtay@airdberlis.com
Cc: dmarjanovic@amacon.com; sbabineau@amacon.com; tevans@airdberlis.com
Subject: Re: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Jenelle

Please confirm as soon as possible if these wires were received.

ANDREA ALSIP COTNAM
DIRECTOR, SALES

465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
LIFEATPARKSIDE.COM

Sent from my iPhone

On Sep 28, 2020, at 12:54 PM, Andrea Alsip <aalsip@lifeatparkside.com> wrote:

Good afternoon

Please confirm receipt of these wire transfers for assignments relating to block nine TH1 and 1402.

Thank you

ANDREA ALSIP COTNAM
DIRECTOR, SALES

465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
LIFEATPARKSIDE.COM

Sent from my iPhone

Begin forwarded message:

From: "Q. Adil Farooq" <adil@adillaw.ca>
Date: September 28, 2020 at 12:41:43 PM EDT
To: Andrea Alsip <aalsip@lifeatparkside.com>, Rabia Awan <rabia@awanlaw.ca>, "Dr. Javaid Iqbal" <jigbal2@hotmail.com>
Cc: Jenelle Simpson <jdsimpson@airdberlis.com>
Subject: RE: ASSIGNMENT - Iqbal Javaid and shehla Javaid - Unit 1, Level 2, Parkside Village Drive, Mississauga - OUR FILE NO. 20546 - Iqbal Javaid and shehla Javaid - Unit 2, Level 13, Parkside Village Drive, Mississauga - OUR FILE NO. 20547

Hi,

Please see attached proof of payment of two payments one for TopUp for \$105,280.00 and other for legal Fee \$1,130.00.