

Worksheet
Standard Assignment
Pre- Occupancy

Suite: 1114 Tower: BK9S Date: SEPT 21/20 Completed by: Andrea Alsip Colnam

Please mark if completed:

- ☒ Copy of Assignment Amendment ✓
- ☒ 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: \$ _____ ✓
- ☐ Certified Deposit Cheque for Assignment fee \$3,955 _____ 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: \$41,310 ✓ $\$68,850 \text{ total} \cdot 25\% = 41,310$
 $\frac{27,540 \text{ owed}}{27,540}$
- ☒ Assignors Solicitors information ✓

Jehanzeb Khalid
Barrister and Solicitor
JZK Law Professional Corporation
50 Corstae Ave. Vaughan ON L4K 4X2
Tel: (416) 746-8005 Fax: 1(888)-661-5993
e-mail: admin@jzklaw.com
- ☒ Assignees Solicitors information — no contact info, only name? ✓
- ☒ Include Fintrac for Assignee – Occupation and Employer X ✓
- ☒ Copy of Assignees ID X ✓
- ☒ Copy of Assignees Mortgage Approval X ✓

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:

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
GHAZALA KHALID HAMID (the "Purchaser")
Suite 1114 Tower 9 South Unit 13 Level 11 (the "Unit")

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
GHAZALA KHALID HAMID (the "Purchaser")
Suite 1114 Tower 9 South Unit 13 Level 11 (the "Unit")

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 15 day of August 2015.

Witness:

Purchaser: **GHAZALA KHALID HAMID**

DATED at Toronto this 18 day of AUGUST 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I have the authority to bind the Corporation

DocuSign Envelope ID: 742989B6-DF1F-4474-9411-813549342A7E

BLOCK
NINE

SUITE 1114 UNIT 13 LEVEL 11

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 9th day of September 2020.

A M O N G:

GHAZALA KHALID HAMID
(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -
ABDUL HAYE MUGHAL
(hereinafter called the "Assignee")

OF THE SECOND PART:

AMACON DEVELOPMENTS (CITY CENTRE) CORP.
(hereinafter called the "Vendor")

OF THE THIRD PART:

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 15th day of August 2015 and accepted the 18th day of August 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 13, Level 11, Suite 1114, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4055 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 for 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:

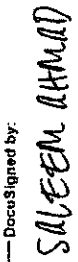
1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges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

DocuSign Envelope ID: 742989B8-DF1F-474-8411-B13549342A7E

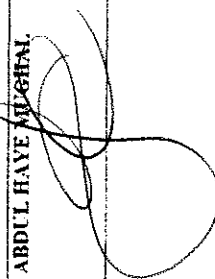
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest under the Agreement or this Assignment 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 enture 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 9th day of Sep 2020

Witness   DocuSigned by:
GHAZALA KHALID HAMID
(Assignor)
SALEEM AHMAD
4373380674CB481

Witness  (Assignor)
ABDUL HAMEED
(Assignee)

Witness  (Assignee)
ABDUL HAMEED
(Assignee)

The undersigned, **GHAZALA KHALID HAMID** (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 **Two Hundred Seventy-Five Thousand Four Hundred (\$275,400.00) 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 **Eleven Thousand Seven Hundred Seventy (\$11,770.00)** 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 **Thirteen Thousand Seven Hundred Seventy (\$13,770.00)** 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 **Thirteen Thousand Seven Hundred Seventy (\$13,770.00)** 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 **Thirteen Thousand Seven Hundred Seventy (\$13,770.00)** 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.

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: Parkside Village Drive
Sales Representative/Broker Name:
Date Information Verified/Credit File Consulted: 2020/02/24

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: Abdul Haya Mughal
2. Address: 1061 Pearson Drive, Oakville, Ontario L6H 2A9
3. Date of Birth: Dec. 25th, 1961
4. Nature of Principal Business or Occupation: Insurance

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 License
2. Document Identifier Number: M9137-06246-11225
3. Issuing Jurisdiction: Ontario
4. Document Expiry Date: 2024/02/25

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). The individual does not need to be physically present.

Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
o Name of Source:
o Account Number**:
Verify the individual's name and address by referring to a document or source containing the individual's name and address*
o Name of Source:
o Account Number**:
Verify the individuals' name and confirm a financial account*
o Name of Source:
o Financial Account Type:
o Account Number**:

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



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:



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.



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

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

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

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

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

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

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

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

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

D.3 Suspicious Transactions

Don't forget, if you see 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.





Royal Bank of Canada
P.O. Box 4047 Terminal A
Toronto ON M5W 1L5

Your RBC personal savings account statement

From July 17, 2020 to August 18, 2020

RBPA10020_5003291_019 E D 018 00257 03307

ABDUL MUGHAL
ABUBAKAR MUGHAL
1061 PEARSON DR
OAKVILLE ON L6H 2A9

Your account number: 00257-5195466
How to reach us: 1-800 ROYAL® 1-1
(1-800-769-2511)
www.rbcroyalbank.com/deposits



Summary of your account for this period

RBC High Interest eSavings™ 00257-5195466

Royal Bank of Canada
495 CHAROLAIS BLVD, BRAMPTON, ON L6Y 0M2

Your opening balance on July 17, 2020 \$426,395.92
Total deposits into your account + 18.06
Total withdrawals from your account - 0.00
Your closing balance on August 18, 2020 = \$426,413.98

Details of your account activity

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
	Opening Balance			426,395.92
3 Aug	Deposit interest		18.06	426,413.98
	Closing Balance			\$426,413.98

Please check this Account Statement without delay and advise us of any error or omission within 45 days of the statement date.
If you opted to receive cheque images, only images of the front of your cheques have been sent to you with this Account Statement. An image included on this Account Statement does not indicate that a cheque has been successfully processed as of the statement date.
Please retain this statement for your records.

™ Trademarks of Royal Bank of Canada. RBC and Royal Bank are registered trademarks of Royal Bank of Canada.
* Registered trade-mark of Royal Bank of Canada. Royal Trust Corporation of Canada and The Royal Trust Company are licensees of the trade-mark.
Royal Bank of Canada GST Registration Number: R105248165
Royal Trust Corporation of Canada GST Registration Number: R104646666
The Royal Trust Company GST Registration Number: R105248264

FD-36 (Rev. 05-2015)

⑈65535784⑈ ⑈03132⑈003⑈ 099⑈013⑈5⑈

RE/OBJET _____
PURCHASER NAME _____
PURCHASER ADDRESS _____
NOM DE L'ACHETEUR _____
ADRESSE DE L'ACHETEUR _____
COUNTERSIGNED / CONTRESIGNE _____
AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE _____
AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE REQUISE POUR UN MONTANT EXCEDANT 5,000.00 \$ CANADIENS _____
CANADIAN DOLLARS CANADIENS \$28,105.00

PAY TO THE ORDER OF: ⑈03132⑈003⑈
PAYER À L'ORDRE DE: ⑈03132⑈003⑈



Royal Bank of Canada
Banque Royale du Canada
33 CITY CENTRE DR
MISSISSAUGA, ON

DATE 20200826
VIA MM DD
65535784 6-516

Ontario

Driver's Licence

Permis de conduire

CANADA

ON

MIRGHAI
ABDUL HAYE

1061 PEARSON DR

OAKVILLE, ON, L6H 2A9

NUMBER/
NUMERO

M9137 - 00246 - 11225

4B EXP/EXP

2020/02/18

2020/12/25

16 HGT/HAUT 188 CM

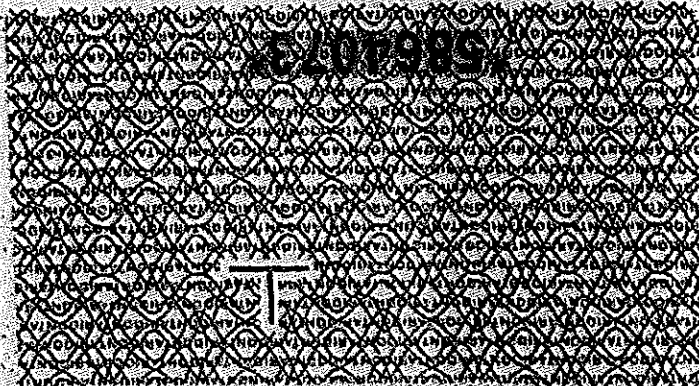
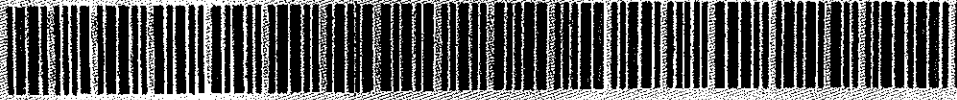
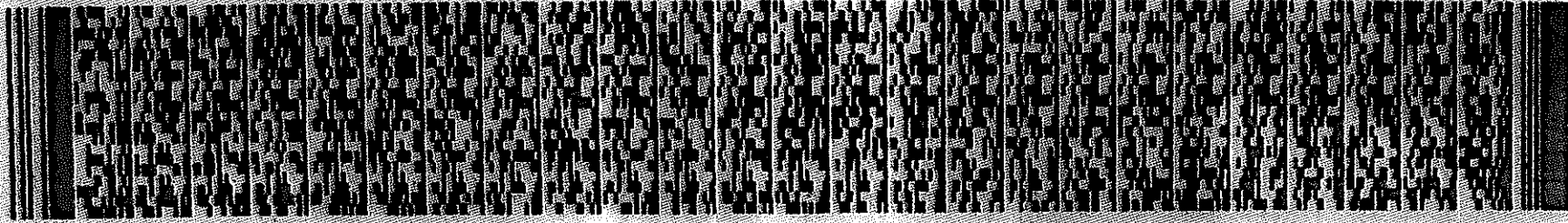
GR2869453

M9137-00246-11225

1961/12/25

1961/12/25



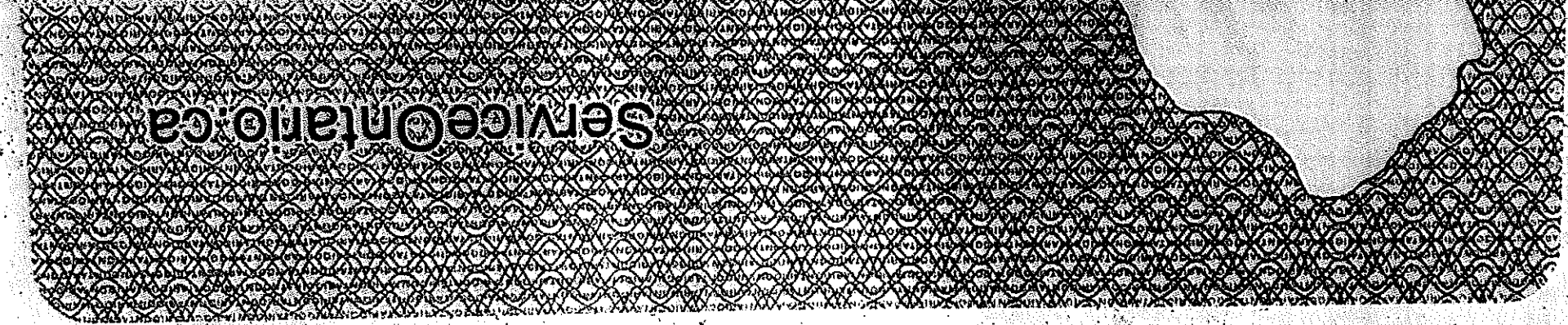


Classe/Catégorie (max. 11,000 kg)
Poids autorisé (max. 4,500 kg)
Poids autorisé (max. 4,500 kg), véhicule remorqué
ne dépassant pas 4,500 kg

GR2869451

12 RESTRICTIONS/CONDITIONS

ServiceOntario.ca



Government of Canada
Gouvernement du Canada



Name/Nom

MUGHAL

ABDUL HAYE

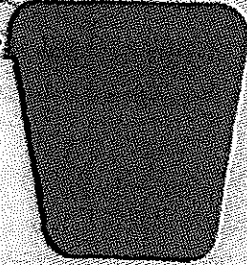
ID No/No ID

5038-6473

Nationality/Nationalité

PAK

MUGHAL ABDUL HAYE



Date of birth/Date de naissance
25 DEC / DEC 61

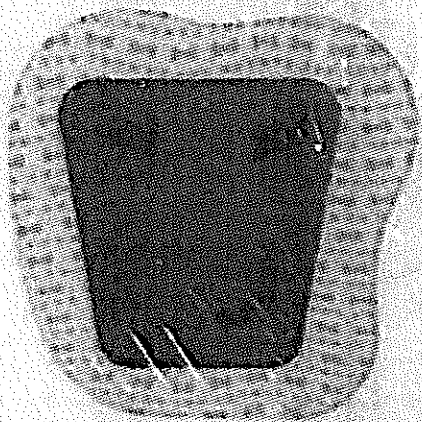
Region/Région

03 MAR / MARS 23

Canada

PERMANENT
RESIDENT
CARD
PERMANENT
RÉSIDENT
DE
CANADA

CACANPB15615053<50386473<<<<<5
6112251M2303037PAK<180303<03<9
MUGHAL<<ABDUL<HAYE<<<<<<<<<<<



XX-11-100

100-100000-100000

ADAM W. ROSE, JR., MD.

SECRET

01 NOV 67



909192192

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

SHAH & SHAH PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR
TRUST ACCOUNT
315 TRADERS BLVD EAST, UNIT 3
MISSISSAUGA, ON L4Z 3E4

TD Canada Trust
20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

0675
Sep 03, 2020

0000675 12752004 9011500 5305762

CERTIFIED CHEQUE
DO NOT DESTROY

*** Twenty Seven Thousand Five Hundred Forty ***** 00/100

TO THE ORDER OF

As per direction File 20-79P

PER *Shah*

SHAH & SHAH PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR - TRUST ACCOUNT

PAY TO THE ORDER OF
SHAH & SHAH PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR
TRUST ACCOUNT
315 TRADERS BLVD EAST, UNIT 3
MISSISSAUGA, ON L4Z 3E4

1275-004

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

SHAH & SHAH PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR
TRUST ACCOUNT
315 TRADERS BLVD EAST, UNIT 3
MISSISSAUGA, ON L4Z 3E4

TD Canada Trust
20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

0674
Sep 03, 2020

0000674 12752004 9011500 5305162

CERTIFIED CHEQUE
DO NOT DESTROY

*** Three Thousand Nine Hundred Fifty Five ***** 00/100

TO THE ORDER OF

As per direction for File # 20-79P

PER *Shah*

SHAH & SHAH PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR - TRUST ACCOUNT

PAY TO THE ORDER OF
Amazon Development (City Centre) Corp.
20 Milverton Drive
Mississauga, ON L5R 3G2

1275-004

From: Admin EJ
To: Aurea Alsip, Saleem Ahmad
Cc: Khalid Khalid, Jazk Law Professional Corporation
Subject: Re: Urgent Fintirac Assignment Process
Date: August 15, 2020 2:50:00 PM
Attachments: Image003.png
Image004.png
Package to build.pdf

Hi Andrea,

Attached are the information documents for the subject property. Kindly review the same and if more information is required.

The solicitor for Assignor is :
Jahanzab Khalid
Barrister and Solicitor
JZK Law Professional Corporation
3-315 Traders Blvd, Mississauga, ON L4Z 3E4
Tel: (416) 746-8005 Fax: 1(888)-661-5993

The solicitor for Assignee is : I cc'd him for the future record purposes.

Tariq Shah
Shah & Shah Lawyers
315 Traders Blvd. E, Suite 3
Mississauga, Ont., L4Z 3E4

905-270-5474
905-270-6033
Email: tariq@shahlawyers.ca

The attachments are:

- Copy of Assignment Amendment
- 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 (25% top up= \$27,540, added together with \$565.00 = \$28,510 in one draft in favour of Aird & Berlis LLP))
- Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to ___ TBD ____ . (Kindly provide us the amount)
- Legal fee- \$500+HST payable to Aird & Berlis LLP (\$565.00, added above)
- Agreement must be in good standing.
- Include Fintirac for Assignee- Occupation and Employer, is the assignee and investor or will be residing in the unit? (Yes, information attached)
- Copy of Assignees ID
- Copy of Assignees Mortgage Approval

On your email, I will prepare the package for the courier. Thanks.

Yours truly,
SONIA KANDA, Student-at-law,
B.Com, LL.B., LL.M, Osgoode Hall Law School, Toronto.

Jahanzab Khalid
Barrister and Solicitor
JZK Law Professional Corporation
3-315 Traders Blvd, Mississauga, ON L4Z 3E4
Tel: (416) 746-8005 Fax: 1(888)-661-5993
e-mail: admin@jklaw.com

This e-mail message, and any attachments, is intended only for the named recipient above and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient, please immediately notify the sender and delete this message.



Please consider the impact on the environment before printing this e-mail.

From: Andrea Alsip <alsip@lifestparkside.com>
Sent: August 15, 2020 5:16 PM
To: Saleem Ahmad <saleemahmad@outlook.com>
Cc: Khalid - Hamid <hamid@UCA.COM.SA>; Admin #1 <admin@jklaw.com>
Subject: RE: URGENT - Block Nine Assignment Process

Good evening,

We are starting to sign assignments next week, do you have an assignee?

If so here are the items that are needed to proceed- these are general instructions.

- Copy of Assignment Amendment
- Assignment Agreement Signed by both Assignor and Assignee
- Certified Deposit Cheque for Top up Deposit to 25% payable to Aird and Berdis LLP in Trust
- Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to TBD
- Legal fee- \$500+HST payable to Aird & Berdis LLP
- Agreement must be in good standing.
- Assignors Solicitors information
- Assignees Solicitors information
- Include Enlirac for Assignee- Occupation and Employer, is the assignee and investor or will be residing in the unit?
- Copy of Assignees ID
- Copy of Assignees Mortgage Approval

ANDREA ALSIP COTNAM
DIRECTOR, SALES



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



From: Saleem Ahmad <saleemahmad@outlook.com>
Sent: August 15, 2020 10:26 AM
To: Andrea Alsip <aalsip@liffeatparkside.com>
Cc: Khalid, Hamid <hamid@UCA.COM.SA>; Admin #1 <admin@jklaw.com>
Subject: URGENT - Block Nine Assignment Process

Dear Andrea,

Thanks for the below email sent to Khalid Hamid on the subject of assignment. As already conveyed to you that I am the attorney of Ghazala Khalid and will be looking after the assignment process with the help of our lawyer whose details are below. I have copied this email to him as well. I would prefer to communicate through emails with a copy to Khalid Hamid and the lawyer Jahanzaib Khalid who are copied on this email.

I now look forward to hearing from you.

Jahanzaib Khalid
Barrister and Solicitor
JZK Law Professional Corporation
3-315 Traders Blvd, Mississauga, ON L4Z 3E4
Tel: (416) 746-8005 Fax: 1(888)-661-5993
e-mail: admin@jklaw.com

Thanks and kind regards

Saleem
CAPT. SALEEM AHMAD
110 STANDISH STREET,
GEORGETOWN ON L7G 5W3

EMAIL: saleemahmad@outlook.com
PHONE: 416-902-0459

From: Khalid, Hamid <hamid@UCA.COM.SA>

Sent: Friday, August 14, 2020 11:21 AM
To: Saleem Ahmad <saleemahmad@outlook.com>
Subject: FW: URGENT - Block Nine Assignment Process

Dear Saleem,

For your action please.

Kindest Regards,
Khalid Hamid | Chief Risk Officer

From: Andrea Alsip <aalsip@lifeatparkside.com>
Sent: Friday, August 14, 2020 8:19 PM
To: Andrea Alsip <aalsip@lifeatparkside.com>
Subject: [EXTERNAL] URGENT - Block Nine Assignment Process

Good Morning,

I'm reaching out to you to inform you that we are starting our Assignment process. You have posed interest in assigning your unit. We are starting our signing appointments next week. Please email me back to let me know if you still wish to assign your unit at Block Nine. We can discuss over the phone or through email of what is required for an assignment prior to Occupancy.

Thank you,

ANDREA ALSIP COTNAM
DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T: 905-273-9933 | F: 905-273-7772
LIFEATPARKSIDE.COM



Disclaimer:

This email is confidential and may be legally privileged, and is intended only for the addressee. If you receive this in error, please notify us, delete the email and do not use it in any way. Any disclosure, copying, dissemination or any action taken or omitted to be taken in reliance on it, is strictly prohibited. UCA does not accept or undertake responsibility for any use of or reliance on this email by anyone, other than the intended addressee.

إعلان مسؤوليت:

هذا البريد الإلكتروني سري وهو مخصص فقط للمرسل إليه. يرجى إخبارنا إذا تلقيت هذا البريد عن طريق الخطأ، وحذف البريد الإلكتروني وعدم استخدامه بأي طريقة. نطلب منك إخطار أي شخص أو إجراء يتم اتخاذه بالبريد. لا تقبل المسئولية للتأمين الإلكتروني أو تتحمل مسؤولية أي استخدام أو الإحتكاك على هذا البريد الإلكتروني من قبل أي شخص آخر ، هو المرسل إليه المقصود.

Affidavit

I Tariq Shah, am solicitor representing the assignee Abdul Haye Mughal in the assignment/purchase of property Project Block-9, Suite 1114, Parkside Village Drive, Mississauga, Ontario. I have witnessed the document of Assignment executed by him.



Tariq Shah

Sworn before me in the city of Missauga
on this 22nd day of September 2020.



Tamur Shah Barrister & Solicitor

**POWER OF ATTORNEY
FOR PROPERTY - (SPECIFIC)**

THIS SPECIFIC POWER OF ATTORNEY FOR PROPERTY is given by Ghazala Khalid Hamid.

1. **I, APPOINT, my family friend, Saleem Ahmad, resident of the town of Georgetown, Ontario to be my lawful attorney.**

SA
Ghazala Khalid

2. **It is my intention and I so authorise my attorney that this authority shall be exercised during any incapacity on my part, pursuant to the Substitute Decisions Act, 1992, S.O. 1992, c. 30, as amended from time to time, (hereinafter "the Act") to do on my behalf anything that I could normally and lawfully do by an attorney subject to the following reasons ONLY.**

3. This power of attorney is being for the reason of my being out of country. This power of attorney is for the property currently known as Suite 1114, Unit 13, Level 110 South Tower 9 in the City of Mississauga, Ontario. My attorney has all the authority to deal with the property that I would have if I was present in Canada except to mortgage it. However, without limiting the generality of the foregoing my attorney has the authority to deal with the City of Mississauga for property taxes, to deal with the tenants and to execute all the documents with my lawyer Jahanzaib Khalid, Barrister & Solicitor, to assign and/or sell the property. This power of attorney comes into effect as of the date of execution set out below.

CONDITIONS AND RESTRICTIONS

4. There are no restrictions on this power of attorney except that the attorney has no power to placing a mortgage on the property, with regards to the purpose stated herein; however, this power of attorney is for the following purposes;
- a) To execute all the documents for the assignment and/or the sale of the property with my lawyer Jahanzaib Khalid, Barrister & Solicitor.
 - b) To communicate and co-ordinate with City of Mississauga for the property taxes, to deal with tenants, i.e. to sign a tenancy agreement to get the property vacated.

My attorney has the authority to sign all documents pertaining to the above said intended purposes.

Executed at Mississauga, ON this 16th day of July, 2020 in the presence of both witnesses, each present at the same time.

[Signature]
Witness:
Jahanzaib Khalid
3-315 Traders Blvd East, Mississauga ON

Ghazala Khalid
Ghazala Khalid Hamid

[Signature]
Witness:
Sonia Kanda
3-315 Traders Blvd East, Mississauga ON

Jahanzaib Khalid
JZK LAW PC
Tel: 416-746-8005
Fax: 888-661-5993
info@jzklaw.com

