

Worksheet

Standard Assignment

Pre-Occupancy

Suite: 327 Tower: BLK9S Date: Jan 13/21 Completed by: Andrea Alsip Cotnam

Please mark if completed:

- ☒ Copy of Assignment Amendment \$500+HST & Legal fee \$565.00 ✓
- ☐ 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: \$ Family assignment top up waived ✓
- ☐ Certified Deposit Cheque for Assignment fee \$ \$500+HST & Legal fee \$565.00 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: \$ \$56,535 (15% as of November 2020 trust report) ✓

☒ Assignors Solicitors information Assignee and Assignor Solicitor - Family assignment ✓
Gurpreet Kaur Pathreja J.D.
Barrister, Solicitor & Notary Public

☒ Assignees Solicitors information 250 Dundas Street West, Suite 402 ✓
Mississauga, ON, L5B1J2
Fax: 416-548-6039
Tel: 416-548-6038

☒ Include Fintrac for Assignee – Occupation and Employer all individuals are on the Agreement, we are simply deleting one person ✓

☒ Copy of Assignees ID ✓

☐ Copy of Assignees Mortgage Approval Need assignment completed first to get the mortgage document ✓

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:

No date change Amendment needed (HST)

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

NALINIE RISHA SHARMA (the "Purchaser")

Suite **327** Tower **9** South Unit **26** Level **3** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Five Hundred (\$500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.



- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 01 day of August 2015.



Witness:



Purchaser: **NALINIE RISHA SHARMA**

DATED at Toronto this 4 day of AUGUST 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 13th day of January 2021.

A M O N G:

Nalanie Risha Sharma and Nikhil Shrey Sharma and Alka R Sharma
(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Alka R Sharma and Nikhil Shrey Sharma
(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 1st day of August, 2015 and accepted the 4th 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 26, Level 3, Suite 327, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4055 Parkside Village Dr, Mississauga, Ontario (the "Property");

(B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof, and

(C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.

5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the 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 endure 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 herein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 13 day of Jun 2021.

Witness

Witness

Nikhil Risha Sharma

(Assignor)

Witness

Nikhil Shrey Sharma

(Assignor)

Witness

Alka R Sharma

(Assignor)

Witness

Alka R Sharma

(Assignee)

Witness

Nikhil Shrey Sharma

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

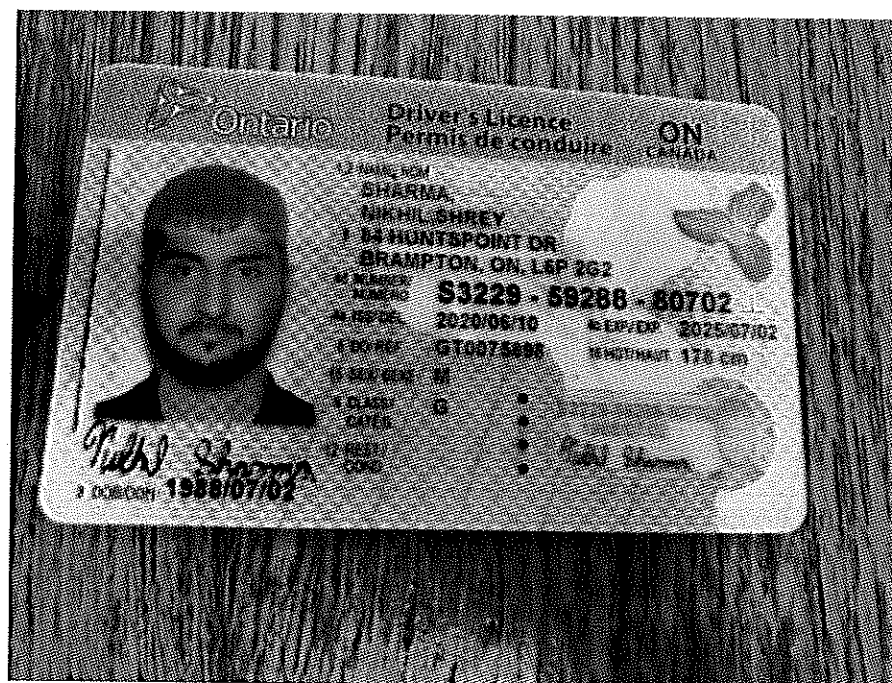
Per:

Name:

Title: Authorized Signing Officer

I have authority to bind the Corporation





Details of Assignment

From: Sharma, Alka
To: Andrea Alsip; Patheja Law Information
Subject: RE: Suite 327 - Amacon Development (City Centre) Corp. s/t Sharma
Date: January 13, 2021 10:42:59 AM
Attachments: image002.png
image003.png
image004.png

Hello

Please see below the required information.

Please provide the following:

- Updated ID for the Assignee --* see attached copies of DL for Nikhil and Alka ,
- Phone number--- Nikhil 416-833-4735, Alka 647-668-0624
- Email----- Nikhil (Sharma.nikh72@gmail.com), Alka (alka.r.sharma@gmail.com)
- SIN#----- Nikhil # 521 688 572, Alka # 635 009 319

Alka Sharma | Premier Banking Advisor | Royal Bank of Canada | 4 Robert Speck Parkway, Suite 1040, Mississauga, ON L4Z 1S1 Cell 416-262-5273
Alka Sharma | Premier Banking Advisor | Royal Bank of Canada | 3250 Bloor St. West, Suite 705, East Tower, Etobicoke, ON M8X 2X9 Cell 416-262-5273

From: Andrea Alsip [mailto:aalsip@lifeatparkside.com]
Sent: Wednesday, January 13, 2021 10:24 AM
To: Patheja Law Information <info@pathejalaw.com>
Cc: Sharma, Alka <alka.sharma@rbc.com>
Subject: RE: Suite 327 - Amacon Development (City Centre) Corp. s/t Sharma

[External/External]

Hello,

I require some information to draft the assignment agreement.

Please provide the following:

- Updated ID for the Assignee
- Phone number
- Email
- SIN#

Are you working with both the assignor and assignee?

There is an assignment fee of \$500+Hst to the builder and a legal fee of \$500+HST to the vendors lawyer. this will need to be paid on final closing, please prepare your client for this. Typically there is a top up fee but in the case that the assignor and assignee are immediate family, the builder will waive the top up.

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



From: Patheja Law Information <info@pathejalaw.com>

Sent: January 11, 2021 12:05 PM

To: Andrea Alsip <aalsip@lifeatparkside.com>

Cc: 'Sharma, Alka' <alka.sharma@rbc.com>

Subject: RE: Suite 327 - Amacon Development (City Centre) Corp. s/t Sharma

Dear Andrea,

We are just following up on our previous request with respect to the name deletion of Nalinie Sharma.

We do request this to be done as soon as possible, as our client requires the same to complete their financing obligations.

Kindly confirm next steps for the same.

Regards,
Liam Davidson
Law Clerk

Gurpreet Kaur Patheja J.D
Barrister, Solicitor & Notary Public

250 Dundas Street West, Suite 402
Mississauga, ON, L5B1J2
Fax: 416-548-6039
Tel: 416-548-6038

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From: Patheja Law Information [<mailto:info@pathejalaw.com>]
Sent: Wednesday, January 6, 2021 1:22 PM
To: 'aalsip@lifeatparkside.com'
Cc: 'Sharma, Alka'
Subject: Suite 327 - Amacon Development (City Centre) Corp. s/t Sharma

Dear Andrea,

We have been in contact with your solicitor's office with respect to the above noted property address, our client is also cc'd to this email. We have been redirected to you with respect to a request to have Nalinie Sharma deleted from title.

Our client requires this to be done in order to secure financing for the property. If you could kindly start the process to have the above completed and advise us on the next steps for the same.

Regards,
Liam Davidson
Law Clerk

Gurpreet Kaur Patheja J.D
Barrister, Solicitor & Notary Public

250 Dundas Street West, Suite 402
Mississauga, ON, L5B1J2
Fax: 416-548-6039
Tel: 416-548-6038

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Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future. Vous pouvez vous désinscrire de la liste d'envoi de courriels promotionnels.

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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/purchaser or seller/vendor) . 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 mandatory to verify the identity of an individual, special process and caution needs to be used.

1. Full Legal Name of Individual:

ALKA R SHARMA
2. Address:

84 HUNTSPPOINT DR,
BRAMPTON, ONTARIO, L6P 2G2
3. Date of Birth:

April 18, 1962
4. Principal Business or Occupation:

RBC/financial advisor

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

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

1. Type of Identification Document (must see original):

Drivers License
2. Document Identification Number:

S3229-02676-25418
3. Issuing Jurisdiction:

ONTARIO
4. Document Expiry Date (must not be expired):

A.2 Credit File

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

1. Name of Canadian Credit Bureau Holding the Credit File:
2. Reference Number of Credit File:

A.3 Dual ID Process Method

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

Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth

- Name of Source:
- Account Number**:

Verify the individual's name and address by referring to a document or source containing the individual's name and address

- Name of Source:
- Account Number**:

Verify the individuals' name and confirm a financial account

- Name of Source:
- Financial Account Type:
- Account Number**:

** Or reference number if there is no account number.

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

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

Asked unrepresented individual for information to ascertain their identity

Other, explain:

Date on which above measures taken:

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

Unrepresented individual did not provide information

Other, explain:

B. Verification of Third Parties (if applicable)

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

B.1 Third Party Reasonable Measures

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

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

Yes

No

Measures taken (check one):

Asked if client was acting on behalf of a third party

Other, explain:

Date on which above measures taken:

Reason why measures were unsuccessful (check one):

Client did not provide information

Other, explain

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

No

Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:

2. Address:

3. Date of Birth:

4. Nature of Principal Business or Occupation:

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

6. Relationship between third party and client:

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

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

Low Risk

- ☐ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident - High Crime Area - No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain below

High Risk

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

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

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

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

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

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

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

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

D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer.

Consult your policies and procedures manual for more information.

NOTE: An Individual Identification Information Record is required by the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. This Record must be completed whenever there is an 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.

Vendor: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** Lot/Suite #: **327** Phase/Tower: **9 South** Plan No.:
Transaction Property Address: **4055-4085 Parkside Village Drive** in the City of **Mississauga**
Sales Representative/Broker: **Ben Warsh**
Date Information Verified: _____.

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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/purchaser or seller/vendor) . 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 mandatory to verify the identity of an individual, special process and caution needs to be used.

1. Full Legal Name of Individual:

NIKHIL SHREY SHARMA
2. Address:

84 HUNTSPPOINT DR,
BRAMPTON, ONTARIO, L6P 2G2
3. Date of Birth:

July 02, 1988
4. Principal Business or Occupation:

TTC/IT systems analyst

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

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

1. Type of Identification Document (must see original):

Drivers License
2. Document Identification Number:

S3229-59288-80702
3. Issuing Jurisdiction:

ONTARIO
4. Document Expiry Date (must not be expired):

A.2 Credit File

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

1. Name of Canadian Credit Bureau Holding the Credit File:
2. Reference Number of Credit File:

A.3 Dual ID Process Method

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

Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth

- Name of Source:
- Account Number**:

Verify the individual's name and address by referring to a document or source containing the individual's name and address

- Name of Source:
- Account Number**:

Verify the individuals' name and confirm a financial account

- Name of Source:
- Financial Account Type:
- Account Number**:

** Or reference number if there is no account number.

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

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

Asked unrepresented individual for information to ascertain their identit

Other, explain:

Date on which above measures taken:

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

Unrepresented individual did not provide informatio

Other, explain:

B. Verification of Third Parties (if applicable)

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

B.1 Third Party Reasonable Measures

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

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

Ye

N

Measures taken (check one):

Asked if client was acting on behalf of a third part

Other, explain:

Date on which above measures taken:

Reason why measures were unsuccessful (check one):

Client did not provide informatio

Other, explain

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

N

Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:

2. Address:

3. Date of Birth:

4. Nature of Principal Business or Occupation:

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

6. Relationship between third party and client:

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

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

Low Risk

- ☐ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident - High Crime Area - No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain below

High Risk

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

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

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

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

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

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

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

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

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

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

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

D.3 Suspicious Transactions

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

Parkside Village - Block 9 - South
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

NALINIE RISHA SHARMA (the "Purchaser")

Suite **327 Tower 9 South Unit 26 Level 3** (the "Unit")

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

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

N/A

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The undersigned, **ALKA R SHARMA** (collectively, the "Purchaser")

DATE OF BIRTH: 1962/04/18

DRIVER'S LICENCE: S3229-02676-25418

SIN No:

CURRENT ADDRESS: 84 HUNTSPPOINT DR., BRAMPTON, ON, L6P 2G2

TELEPHONE: 647-668-0624

EMAIL: alka.r.sharma@gmail.com

OCCUPATION: FINANCIAL ADVISOR

EMPLOYER: RBC

(Relationship to original purchaser: MOTHER)

Signature: 

Dated at **Mississauga, Ontario** this 29 day of September 2019.

SIGNED, SEALED AND DELIVERED

In the Presence of:



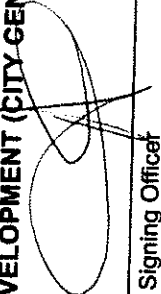
Witness



Purchaser - **NALINIE RISHA SHARMA**

Accepted at **Mississauga, Ontario** this 29 day of September 2019.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: 

Authorized Signing Officer

I have the authority to bind the Corporation.

c/s

Parkside Village - Block 9 - South
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

ALKA R SHARMA and NALINIE RISHA SHARMA (the "Purchaser")

Suite 327 Tower 9 South Unit 26 Level 3 (the "Unit")

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

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

N/A

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The undersigned, NIKHIL SHREY SHARMA (collectively, the "Purchaser")

DATE OF BIRTH: 07/02/1988

DRIVER'S LICENCE: S3229-59288-80702

SIN No: n/a

CURRENT ADDRESS: 84 Huntspoint Drive, Brampton, ON L6P2G2

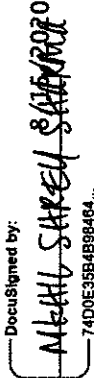
TELEPHONE: 416-833-4735

EMAIL: Sharma.nik72@gmail.com

OCCUPATION: IT Systems Analyst

EMPLOYER: Toronto Transit Corporation

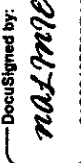
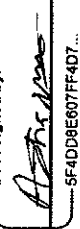
(Relationship to original purchaser: brother and son)

Signature:  DocuSigned by: ALKA R SHARMA 74D0E35B4898464

Dated at Mississauga, Ontario this 8/15/2020 day of 2020.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Witness  DocuSigned by: NALINIE RISHA SHARMA 940324892825446
Purchaser - NALINIE RISHA SHARMA
Witness  DocuSigned by: ALKA R SHARMA 5F4DD8E607FF4D7...

Accepted at Mississauga, Ontario this 8/15/2020 day of 2020.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

DocuSigned by:  Per: 0884B4950CF4461... c/s
Authorized Signing Officer
I have the authority to bind the Corporation.