

# Worksheet

## Standard Assignment

Suite: 519 Tower: BLK9S Date: Jan 13/21 Completed by: Andrea

Please mark if completed:

- ☒ Original Closing Date January 26th, 2021 ✓
- ☒ New Closing Date February 8th, 2021 ✓
- ☐ Copy of Date Change Amendment ✓
- ☒ Copy of Assignment Amendment ✓
- ☐ Assignment Agreement Signed by both Assignor and Assignee. ✓
- ☐ Assignment Fee \$ \$3,500 +HST
  - ☐ Certified Cheque (Amacon City Centre Nine Development Partnership)
  - ☒ Final Statement of Adjustment
- ☒ Agreement must be in good standing. Funds in Trust: \$ 109,600 ✓
- ☒ Assignors Solicitors information ✓
- ☒ Assignees Solicitors information ✓
- ☐ Include Fintrac for Assignee – Occupation and Employer ✓
- ☒ Copy of Assignees ID ✓
  - ✓ Articles of Incorporation
- ☒ Copy of Assignees Mortgage Approval ✓
- ☐ \$1000 legal fee cheque to be paid to Aird & Berlis

Assignor is assigning to a Corp.  
Ayoun Haroon  
AYOUN LAW  
GR02 - 25 Watline Avenue  
Mississauga, ON L4Z 2Z1  
CANADA  
Tel: 905.232.2793  
Fax: 905.248.3456  
info@ayounlaw.com

### Note:

to be paid to A&B out of the  
\$3500 assignment fee.

Once all 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:

Assignors solicitor is indicated that they had reached out to A&B prior to Jan 12th and it took a month for A&B to respond to them with my contact info to begin the assignment to his corporation.

Date Change Amendment Included - extended to

February 8th - 2021

As per Steph - no extra interest or legal fee.  
Only charging \$3500 assignment fee.

Legal Fee to A&B to be paid out of the \$3500.

Block Nine

Suite No. 519, Unit 18, Level 5, (the "Unit")

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
ASSIGNMENT

BETWEEN:

AMACON DEVELOPMENT (CITY CENTRE) CORP.  
(the "Vendor")

- and -

Annurag Chawla and Anuraada A. Chaawla  
(the "Purchaser")

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 on April 26 2015 and accepted by the Vendor on April 26 2015 (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

all references to final closing date of January 26, 2021.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

1. All references to final closing date shall mean February 8, 2021.
2. ~~In consideration for the Vendor's agreement to extend the final closing date, the purchaser shall be required to pay a per diem rate of interest on the balance due on final closing of 11% per annum, for each day of extension commencing from January 26, 2021, payable to the Vendor by way of certified funds drawn on solicitor's trust account and delivered with closing funds.~~
3. The purchaser agrees to pay the Vendor's administration costs in the amount of \$Nil by way of certified funds drawn on solicitor's trust account and delivered with closing funds.
4. The purchaser agrees to pay the Vendor's legal fees in the amount of \$Nil by way of certified funds drawn on solicitor's trust account delivered with closing funds and made payable to AIRD & BERLIS LLP.

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

1/25/2021

DATED at Miss, this 25 day of Jan, 20 21

IN WITNESS WHEREOF the parties have executed this Amendment.

SIGNED, SEALED AND DELIVERED  
in the presence of



Witness

Miss 1/25/2021

DATED at Miss, this 25 day of Jan, 20 21

DocuSigned by:

Annurag Chawla

5036C90F280342C...

Purchaser

DocuSigned by:

Anuraada A. Chaawla

Purchaser

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:

Name:

Authorized Signing Officer

I have authority to bind the Corporation

**BLOCK NINE**

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE**

**ASSIGNMENT**

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

**ANNURAG CHAWLA and ANURAADA A. CHAAWLA** (the "Purchaser")

Suite **519** Tower **9 South** Unit **18** Level **5** (the "Unit")

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

**Delete: FROM THE AGREEMENT OF PURCHASE AND SALE**

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

**Insert: TO THE AGREEMENT OF PURCHASE AND SALE**

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

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

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Three Thousand Five Hundred (\$3,500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

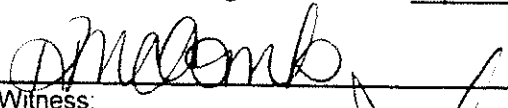



- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;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

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 10<sup>th</sup> day of April 2017.

Witness: 


  
Purchaser: ANNURAG CHAWLA

Witness: 

  
Purchaser: ANURAADA A. CHAWLA

DATED at Mississauga this 14 day of May 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

BLOCK  
**NINE**

SUITE 512 UNIT 18 LEVEL 5

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 17th day of January 2020.

AMONG:

Anurag Chawla and Anurada A. Chawla

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Kasken Homes Inc.

(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 9 day of March 2017 and accepted the 14 day of March 2017 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 18, Level 5, Suite 512, 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:





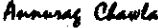
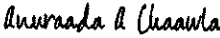

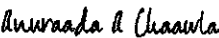
1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges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



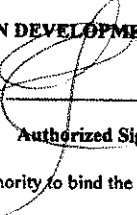
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest under the Agreement or this Assignment 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 & Berle 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 26 day of JAN 2021.

<div>Witness</div> <div></div> <div>Witness</div> <div></div> <div>Witness</div> <div></div> <div>Witness</div> <div></div>	<div>DocuSigned by:</div> <div></div> <div>5036CB0F2B0342C...</div> <div>Annurag Chawla</div> <div>(Assignor)</div> <div>DocuSigned by:</div> <div></div> <div>5036CB0F2B0342C...</div> <div>Anuraada A. Chawla</div> <div>(Assignor)</div> <div>DocuSigned by:</div> <div></div> <div>5036CB0F2B0342C...</div> <div>KASKEN HOMES INC - Sharehold Annurag Chawla</div> <div>(Assignee)</div> <div>DocuSigned by:</div> <div></div> <div>5036CB0F2B0342C...</div> <div>KASKEN HOMES INC - Sharehold Anuraada A. Chawla</div> <div>(Assignee)</div>
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AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:   
Name: \_\_\_\_\_  
Title: **Authorized Signing Officer**  
I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	<b>KASKEN HOMES INC</b>	
	DATE OF BIRTH	<u>Jan 12, 2021</u>	<u>0 0 2 8 0 7 2 7 4</u>
		YYYYMMDD	SIN #
	ADDRESS:	<u>1635 Stillriver Cres, Mississauga ON L5M 3X2</u>	
	PHONE:	Tel: _____	
		Cell: _____	
		Facsimile: _____	
	E-mail:	_____	
ASSIGNEE	NAME:	_____	
	DATE OF BIRTH	_____	_____
		YYYYMMDD	SIN #
	ADDRESS:	_____	
	PHONE:	Tel: _____	
		Cell: _____	
		Facsimile: _____	
	E-mail:	_____	
ASSIGNEE'S SOLICITOR:	NAME:	<b><u>Avoun Law, Avoun Haroon</u></b>	
	ADDRESS:	<b><u>GRo2- 25 Watline Avenue, Mississauga, ON L4Z 2Z1</u></b>	
	PHONE:	Bus: <b><u>905-232-2793</u></b>	
		Facsimile: <b><u>905-248-3456</u></b>	
	E-mail:	<b><u>info@avounlaw.com</u></b>	

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.

4055 Parkside Village, # 519, Mississauga ON L5B 0K8

Transaction Property Address:

Sales Representative/Broker Name:
Date:

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®.

Kasken Homes Inc

- 1. Name of Corporation:
- 2. Corporate Address: 1635 Stillriver Crescent, Mississauga, ON L5M 3X2
Real Estate Investments
- 3. Nature of Principal Business:
- 4. Name of Directors: As set out in certificate of corporate status or other record confirming corporation's existence.

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.

- 6. Registration number of corporation: 002807274
- 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)

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:

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.



# 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: .....

### 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:

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.



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: 4055 Parkside Village, # 519, Mississauga ON L5B 0K8

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted:

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: Annurag Chawla

2. Address: 1635 Stillriver Crescent, Mississauga, ON L5M 3X2

8th June 1995

3. Date of Birth:

4. Nature of Principal Business or Occupation: Real Estate Broker

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: Driving Licence

2. Document Identifier Number: C3265-05207-50608

3. Issuing Jurisdiction: Ontario Country: Canada

4. Document Expiry Date: 2021/06/08 (must be valid and not expired)

A.2 Credit File

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

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). 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\*\*:

\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* 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

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.



# Individual Identification Information Record

## D. Business Relationship

(ask your Compliance Officer when this section is applicable)

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

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

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

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

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

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

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

### D.3 Suspicious Transactions

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

## 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.



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: 4055 Parkside Village, # 519, Mississauga ON L5B 0K8

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted:

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: Anuraada A Chaawla

2. Address: 1635 Still River Crescent, Mississauga, ON L5M 3X2

18 Sept 1977

3. Date of Birth: IT Professional - TCS

4. Nature of Principal Business or Occupation:

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

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

1. Type of Identification Document: ON

2. Document Identifier Number: C3124-05517-75918

3. Issuing Jurisdiction: ON Country: Canada

4. Document Expiry Date: 2024/05/17 (must be valid and not expired)

A.2 Credit File

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

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). 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\*\*:

\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* 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

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.

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

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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.



Driver's Licence  
Permis de conduire

ON  
CANADA



13 NAME / NOM  
CHAVLA  
ANNURAG

16 ADDRESS / ADRESSE  
1635 STILLRIVER CRES  
MISSISSAUGA, ON, L5M 3X2

14 PERMIT  
NUMERO  
C3265 - 05207 - 50608

15 EXP / DEL  
2017/06/26

16 EXP / EXP  
2021/06/08

17 EXP / REF  
DV4113628


18 HEIGHT / HAUT  
175 CM

19 SEX / SEXE  
M

20 CLASS  
G

21 BIRTH  
1975/06/08

19 SIGNATURE  
1975/06/08





Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1,2 NAME/ NOM

CHAAWLA,  
ANURAADA A

8 1635 STILLRIVER CRES  
MISSISSAUGA, ON, L5M 3X2

4a NUMBER/  
NUMERO

C3124 - 05517 - 75918

4b ISS/ DEL

2019/08/09

4b EXP/ EXP

2024/05/17

5 DD/ REF

GL7074890

16 HGT/ HAUT

163 cm

15 SEX/ SEXE

F

9 CLASS/  
CATEG

G

12 REST/  
COND

X

3 DOB/ DEN

1577/09/18



Request ID: 025526560  
Demande n°:  
Transaction ID: 077793342  
Transaction n°:  
Category ID: CT  
Catégorie:

Province of Ontario  
Province de l'Ontario  
Ministry of Government Services  
Ministère des Services gouvernementaux

Date Report Produced: 2021/01/12  
Document produit le:  
Time Report Produced: 12:35:16  
Imprimé à:

## Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

**K A S K E N   H O M E S   I N C .**

Ontario Corporation No.

Numéro matricule de la personne morale en  
Ontario

**0 0 2 8 0 7 2 7 4**

is a corporation incorporated,  
under the laws of the Province of Ontario.

est une société constituée aux termes  
des lois de la province de l'Ontario.

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

**J A N U A R Y   1 2   J A N V I E R ,   2 0 2 1**



Director/Directrice  
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°  
25526560

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2807274

FORM 1  
BUSINESS CORPORATIONS ACT

/

FORMULE NUMÉRO 1  
LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is:  
KASKEN HOMES INC.

Dénomination sociale de la compagnie:

2. The address of the registered office is:  
C/O MR. ANNURAG CHAWLA  
1635 STILLRIVER CRES  
  
(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)  
MISSISSAUGA  
CANADA  
  
(Name of Municipality or Post Office)  
(Nom de la municipalité ou du bureau de poste)

Adresse du siège social:  
  
  
  
ONTARIO  
L5M 3X2  
  
(Postal Code/Code postal)

3. Number (or minimum and maximum number) of directors is:  
Minimum 1

Nombre (ou nombres minimal et maximal) d'administrateurs:  
Maximum 10

4. The first director(s) is/are:  
  
First name, initials and surname  
Prénom, initiales et nom de famille  
  
Address for service, giving Street & No. or R.R. No., Municipality and Postal Code

Premier(s) administrateur(s):  
  
Resident Canadian State Yes or No  
Résident Canadien Oui/Non  
  
Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal

\* ANNURAG  
CHAWLA  
1635 STILLRIVER CRES  
  
MISSISSAUGA ONTARIO  
CANADA L5M 3X2

YES

Request ID / Demande n°  
25526560

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2807274

4. The first director(s) is/are:		Premier(s) administrateur(s):	
First name, initials and surname Prénom, initiales et nom de famille		Resident Canadian Résident Canadien	State Yes or No Oui/Non
Address for service, giving Street & No. or R.R. No., Municipality and Postal Code		Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal	
* ANURAADA			YES
CHAAWLA			
1635 STILLRIVER CRES			
MISSISSAUGA ONTARIO			
CANADA L5M 3X2			

Request ID / Demande n°  
25526560

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2807274

- 
5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.  
*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*
- None

6. The classes and any maximum number of shares that the corporation is authorized to issue:  
*Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*
- UNLIMITED COMMON SHARES WITHOUT NOMINAL OR PAR VALUE.
- UNLIMITED PREFERRED SHARES WITHOUT NOMINAL OR PAR VALUE.

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25526560

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Numéro de la compagnie en Ontario  
2807274

- 
7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:  
*Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:*

None

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25526560

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Numéro de la compagnie en Ontario  
2807274

- 
8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:  
*L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:*

No Shares of the Corporation shall be issued or transferred without either:

The express consent of the Board of Directors evidenced by a resolution passed at a meeting of Directors by the affirmative vote of not less than a majority of Directors or by an instrument in writing signed by a majority of Directors.

OR

The express consent of the Shareholders of the Corporation expressed by a resolution passed with simple majority at a meeting of the holders of such shares or by an instrument or instruments in writing signed by the holders of a majority of such shares.

Request ID / Demande n°  
25526560

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Numéro de la compagnie en Ontario  
2807274

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9. Other provisions, (if any, are):  
*Autres dispositions, s'il y a lieu:*

1. That, the number of Shareholders of the Corporation, is limited to not more than ten (10), two or more persons who are the joint registered owners of one or more shares being counted as one shareholder.
2. The Corporation may at any time and from time to time when authorized by an express resolution of the Board of Directors purchase any of its common shares which shares shall be cancelled.
3. Any invitation to the public to subscribe for securities of the Corporation is prohibited.

Request ID / Demande n°  
25526560

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2807274

10. The names and addresses of the incorporators are  
*Nom et adresse des fondateurs*

First name, initials and last name  
or corporate name

*Prénom, initiale et nom de  
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business  
giving street & No. or R.R. No., municipality and postal code  
*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris  
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

\* ANNURAG CHAWLA  
1635 STILLRIVER CRES  
  
MISSISSAUGA ONTARIO  
CANADA L5M 3X2

\* ANURAADA CHAAWLA  
1635 STILLRIVER CRES  
  
MISSISSAUGA ONTARIO  
CANADA L5M 3X2

PRELIMINARY MORTGAGE APPROVAL NOTICE



BMO BANK OF MONTREAL  
250 YONGE STREET 9TH FLOOR  
TORONTO  
ONTARIO M5B 2M8

Date 01/18/2021

ANNURAG CHAWLA  
ANURAADA A. CHAAWLA

1635 STILLRIVER CRES.  
MISSISSAUGA, ONTARIO  
L5M 3X2

Mortgage Loan No.: 3553  
Application No.: 98202341045370

We are pleased to advise approval<sup>1</sup> of your request for a mortgage on the following property:

519-4055 PARKSIDE VILLAGE DR. MISSISSAUGA ON L5B 0K8

Loan details are as follows:

Total Loan Amount:	\$ 438,400.00	Term of the Loan: 5 years
Default Insurance Premium:	\$ 0.00	Amortization period: 30 years
Instalment (principal and interest):	\$ 1,585.56	Kind of Term: <sup>5</sup> Closed
Prime Interest Rate today: <sup>2</sup>	2.450 % per year	Payment Frequency: every month
Your Premium/Discount: <sup>3</sup>	-0.610 %	
Your Variable Interest Rate today: <sup>4</sup>	1.840 % per year	

Date funds are to be advanced: 01/26/2021

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is \_\_\_\_\_%.  
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:  
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- Proof of property insurance by way of copy of the policy or certificate of insurance;
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "Our Commitment to Lend and Disclosure Statement" specifying the terms of your mortgage and all closing conditions.<sup>6</sup>

Thank you for your mortgage business.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Relationship Manager/Financial Services Manager

(877) 469-2020  
\_\_\_\_\_  
Telephone No.

<sup>1</sup> This replaces any Preliminary Mortgage Approval Notices previously provided to you.

<sup>2</sup> Our prime rate is the yearly interest rate that we fix from time to time as our prime interest rate payable on Canadian dollar loans made in Canada and designated as our "prime rate". The interest rate during a variable rate term is based on our prime rate. The interest rate changes automatically when our prime rate changes. Our prime rate can change at any time. We don't have to send you a notice showing this change.

<sup>3</sup> Your variable interest rate shown is equal to our prime rate today plus a premium or minus a discount, if applicable. If the interest rate shown for your type of mortgage product is above our prime rate today, the difference is the premium. If the interest rate shown for your type of mortgage product is below our prime rate today, the difference is the discount.

<sup>4</sup> Your interest rate is calculated monthly, not in advance.

<sup>5</sup> An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at [www.bmo.com](http://www.bmo.com) to learn more about prepaying your mortgage.

<sup>6</sup> By this time, an appraisal would have been completed and the appraisal fee would be payable by you, even in the event where we do not make the loan.

## Wendy Giang

---

**From:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>  
**Sent:** Monday, January 25, 2021 4:37 PM  
**To:** Andrea Alsip; tevens; jdsimpson  
**Cc:** Wendy Giang; Jasmina Farkas  
**Subject:** RE: Assignment Agreement 519

No extra legals fees. Just the \$3500

**From:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>  
**Sent:** January 25, 2021 12:01 PM  
**To:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>; tevens <[tevens@airdberlis.com](mailto:tevens@airdberlis.com)>; jdsimpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>  
**Cc:** Wendy Giang <[WGiang@amacon.com](mailto:WGiang@amacon.com)>; Jasmina Farkas <[jasmina@lifeatparkside.com](mailto:jasmina@lifeatparkside.com)>  
**Subject:** RE: Assignment Agreement 519

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But is there a \$1000 admin fee?

**ANDREA ALSIP COTNAM**  
DIRECTOR, SALES



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](http://LIFEATPARKSIDE.COM)



**From:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>  
**Sent:** January 25, 2021 10:29 AM  
**To:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>; tevens <[tevens@airdberlis.com](mailto:tevens@airdberlis.com)>; jdsimpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>  
**Cc:** Wendy Giang <[WGiang@amacon.com](mailto:WGiang@amacon.com)>; Jasmina Farkas <[jasmina@lifeatparkside.com](mailto:jasmina@lifeatparkside.com)>  
**Subject:** RE: Assignment Agreement 519

Hi Andrea/Tammy,

Andrea - Go ahead and charge them the \$3500 assignment fee that is in their agreement (make sure you are clear to them that this is a fee in their agreement) , no top up required since they are going straight to final. No extra legal fee and interest. Have them close on Feb 8

Tammy – we will pay you the legal fee out of the \$3500

**From:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>  
**Sent:** January 22, 2021 2:22 PM  
**To:** tevens <[tevens@airdberlis.com](mailto:tevens@airdberlis.com)>; jdsimpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>  
**Cc:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>; Wendy Giang <[WGiang@amacon.com](mailto:WGiang@amacon.com)>; Jasmina Farkas <[jasmina@lifeatparkside.com](mailto:jasmina@lifeatparkside.com)>  
**Subject:** RE: Assignment Agreement 519

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.

Tammy – I will defer this to Stephanie. I will wait for instructions

ANDREA ALSIP COTNAM  
DIRECTOR, SALES



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

[LIFEATPARKSIDE.COM](http://LIFEATPARKSIDE.COM)



**From:** Tammy Evans <[tevans@airdberlis.com](mailto:tevans@airdberlis.com)>  
**Sent:** January 22, 2021 2:17 PM  
**To:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>; Jenelle Simpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>  
**Cc:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>; Wendy Giang <[WGiang@amacon.com](mailto:WGiang@amacon.com)>; Jasmina Farkas <[jasmina@lifeatparkside.com](mailto:jasmina@lifeatparkside.com)>  
**Subject:** RE: Assignment Agreement 519

What are we supposed to do with it Andrea? We don't process assignments, we only direct the request to you guys.

Stephanie, I'll need instructions on this.

Tammy A. Evans  
Aird & Berlis LLP

T 416.865.3411  
E [tevans@airdberlis.com](mailto:tevans@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:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>  
**Sent:** January 22, 2021 2:11 PM  
**To:** Tammy Evans <[tevans@airdberlis.com](mailto:tevans@airdberlis.com)>; Jenelle Simpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>  
**Cc:** Stephanie Babineau <[sbabineau@amacon.com](mailto:sbabineau@amacon.com)>; Wendy Giang <[WGiang@amacon.com](mailto:WGiang@amacon.com)>; Jasmina Farkas <[jasmina@lifeatparkside.com](mailto:jasmina@lifeatparkside.com)>  
**Subject:** FW: Assignment Agreement 519

CAUTION – EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon,

I thought that I would bring this to your attention as the solicitor is not co-operating. I will leave this email for Aird&Berlis to respond. I will indicate to the solicitor that I have forwarded his email to your shop, I will copy you on it. I believe that this is now out of my hands, and I should no longer engage with him. I have attached what I provided them.

Thank you,

ANDREA ALSIP COTNAM  
DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST  
MISSISSAUGA, ON L5B 0E3



**From:** Ayoun Haroon (Barrister & Solicitor) <[info@ayounlaw.com](mailto:info@ayounlaw.com)>

**Sent:** January 22, 2021 2:02 PM

**To:** Andrea Alsip <[aalsip@lifeatparkside.com](mailto:aalsip@lifeatparkside.com)>; Jenelle Simpson <[jdsimpson@airdberlis.com](mailto:jdsimpson@airdberlis.com)>; [annurag@annurag.com](mailto:annurag@annurag.com)

**Subject:** RE: Assignment Agreement 519

Good Afternoon Andrea and Jenelle

You must stop imposing that my clients requested last minute changes. This is the third email where I have factually explained to you (with proof) that your lawyer delayed its response by a month. The vendor is irrationally making my clients pay for their lawyer's deficiencies. We require proof of your claim that my client made the request last minute.

1. My clients were and are ready to close on January 26<sup>th</sup>, 2021 with proof of mortgage approval. The requirement for 25% top up is unreasonable. Asking my clients to present \$27,400 before closing is impractical and an undue burden. You must understand that the assignee is the assignors' corporation and they are the only bonafide directors. The assignor's are not profiting from the assignment. Moreover, the top up clause was removed from the purchase agreement. My clients are not willing to fulfill this requirement.
2. The vendor is charging \$3,500 for the assignment, which is a number on the higher end in the first place. Additional costs for admin and legal fee in the amount of \$2,000 is extremely unreasonable as my clients are **NOT RESPONSIBLE** for the delay in the closing (we require the strictest proof thereof if this will continue to be imposed on my clients). The vendor initially agreed on a \$500 legal fee, which my client is agreeable to.

Please be advised that the purchaser is a realtor and have always supported your projects and have sold close to half a dozen condominiums for it (this can be verified from the vendor records).

My clients have been reasonable and responsive throughout the transaction and believe that they should not be penalized for the vendor's lawyers inaction.

My clients and our office has tried to reach Ms. Andrea and the respective lawyer (and legal assistants) numerous amount of times but to no avail. This does not help rectify and facilitate the situation.

In the light of the above, my clients want to resolve this matter amicably and rationally.

I look forward to your timely attention.

Sincerely

Ayoun Haroon  
Barrister, Solicitor & Notary Public  
LL.B. (Hons.)



**AYOUN LAW**

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**From:** Andrea Alsip  
**Sent:** January 22, 2021 11:08 AM  
**To:** Ayoun Haroon (Barrister & Solicitor)  
**Subject:** Assignment Agreement 519

Hello.

I have attached the assignment agreement for signature. All signatures must be on one documents for the vendor to execute.

Please note that we require as statutory declaration that confirms each solicitor has authenticated their clients identity and signatures, Including the corporation

Attached is closing date amendment that needs to be signed by the assignors as you requested last minute changes to the agreement of purchase and sale. The builder has waived the 11% per diem fee but the admin fee and the legal fee still applies.

Please send the signed assignment back to me along with the statutory declarations, amendment and the fintrac forms and I will package everything up for the builders review and approval. Please also have the Fintrac forms completed for the corporation and the shareholders, I have attached the forms that you need to complete.

There are some fees that need to be addressed, will your clients be couriering a certified cheque to Aird&Berlis for the following or do you prefer for it to be paid on final closing?

Here are the fees and deposit that need to be addressed.

As per the assignment amendment in the APS:

- Assignment top up to 25% of the purchase price: \$27,400 payable to Aird&Berlis LLP in Trust
- Assignment fee:\$3,500+HST certified cheque payable to Amacon Development (City Centre) Corp.

Fees in the closing date amendment:

- \$1000 Admin fee certified cheque payable to Amacon Development (City Centre) Corp.
- \$1000 legal fee certified cheque payable to Aird&Berlis LLP

Thank you,  
**ANDREA ALSIP COTNAM**  
DIRECTOR, SALES



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