

VOYA

AMENDMENT TO THE  
AGREEMENT OF PURCHASE AND SALE  
ADDING A PURCHASER (CORPORATION)

B E T W E E N:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(The “Vendor”)

- and –

GOPINATHAN PONMANADIYIL

(The “Original Purchaser”)

RE:    Unit:    10                      Level:    40                      Suite:    4010

WHEREAS the Vendor and Original Purchaser entered into a Purchase Agreement for the Purchased Home at VOYA;

NOW THEREFORE for the sum of FIVE DOLLARS (\$5.00) given by each party to the other, the covenants contained herein and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties acknowledge and agree as follows:

It is hereby understood and agreed between the Vendor and the Original Purchaser that the following changes shall be made in the Purchase Agreement, and, save and except for such change(s) noted below, all other terms and conditions of the Purchase Agreement with any and all addendums and amendments thereof, shall remain in full force and effect as stated therein, and time shall continue to be of the essence. Capitalized terms used but undefined herein shall have the meaning ascribed thereto in the Purchase Agreement.

1.        The following corporation shall be added to the Purchase Agreement as an additional purchaser:

|                         |  |
|-------------------------|--|
| Corporate Name:         | PONMAR INVESTMENTS LTD.                        |
| Address:                | 5076 Guildwood Way Mississauga Ontario L5R 2R6 |
| Nature of the Business: |  |
| Date of Incorporation:  | 28 April 2017                                  |
| Jurisdiction:           | Canada   |

(collectively, the “Additional Purchaser” and together with the Original Purchaser, collectively, the “Purchaser”).

Signing Officer:

|                 |                         |                  |                        |
|-----------------|-------------------------|------------------|------------------------|
| Name:           | GOPINATHAN PONMANADIYIL |                  |                        |
| Date of Birth:  | 1965/08/28              |                  |                        |
| Identification: | Type:                   | Driver’s licence | No.: P6418-29706-50828 |
| Telephone:      | (647)300-0249           |                  |                        |
| Email:          | gopinathan@chakrayog.ca |                  |                        |

2.        The Additional Purchaser’s information in Section 1 is hereby added to Appendix 2 of the Addendum.

3.        The Additional Purchaser confirms receipt of the following documentation and a copy of the executed Purchase Agreement:

- (a) Disclosure Statement;
- (b) proposed First Year Operating Budget;
- (c) proposed Declaration;
- (d) proposed By-Law No. 1 (General By-law);
- (e) proposed By-Law No. 2 (Shared Facilities Agreements);
- (f) proposed By-Law No. 3 (Assumption Agreements);
- (g) proposed By-Law No. 4 (Waiver Agreement);
- (h) proposed By-Law No. 5 (Standard Unit By-Law);
- (i) proposed By-Law No. 6 (Insurance Deductibles);
- (j) proposed Management Agreement;
- (k) proposed Rules and Regulations;
- (l) proposed Draft Plan of Condominium; and
- (m) Ontario’s Residential Condominium Buyers’ Guide.

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- 4. The Additional Purchaser hereby waives its rights to a ten (10) day rescission period and agrees that for the purposes of Section 73(2) of the Condominium Act, 1998, the ten (10) day statutory rescission period commenced on the date the Original Purchaser received all of the documents set forth in Section 3 and a copy of the executed Purchase Agreement.
- 5. This Amendment is conditional on the Additional Purchaser complying in advance with all Financial Transactions and Reports Analysis Centre of Canada and financing requirements to the complete satisfaction of the Vendor, failing which this Amendment shall be rendered null and void, all in the Vendor's sole and absolute discretion.
- 6. The Additional Purchaser shall assume and be bound by all Purchaser obligations under the Purchase Agreement.

*[remainder of page intentionally left blank; signature page follows]*

Adding a Purchaser (Corporation)

DATED at 05-Jul-21 this day of , 20.

IN WITNESS whereof the parties hereto have affixed their hands and seals.

SEALED AND DELIVERED

In the presence of:

|          |  |
|----------|--|
| Witness: | <div>DocuSigned by:<br/>Gopinathan Ponmanadiyil<br/>5CEf3E893CE24C8...</div> |
|          | Original Purchaser: GOPINATHAN PONMANADIYIL                                  |
| Witness: |  |
|          | Original Purchaser:  |

Additional Purchaser (Corporation):

|      |  |           |
|------|--|-----------|
| Per: | <div>DocuSigned by:<br/>Gopinathan Ponmanadiyil<br/>5CEf3E893CE24C8...</div> | 05-Jul-21 |
|      | Authorized Signing Officer:<br>GOPINATHAN PONMANADIYIL                       |           |
|      | I have authority to bind the Corporation                                     |           |

AMACON DEVELOPMENT (CITY CENTRE) CORP.

|      |   |           |
|------|---|-----------|
| Per: | <div>DocuSigned by:<br/>ANDREA ALSIP COITMAN<br/>D0B4B10DC6F4461...</div> | 06-Jul-21 |
|      | Authorized Signing Officer:   |           |

I/We have authority to bind the Corporation