

Jenelle Simpson
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E-mail:jdsimpson@airdberlis.com

April 28, 2021

BY COURIER

Khalid Sethi 27 Stratford Place Binghamton, New York 13905 USA

Dear Sir or Madam:

Re:

Amacon Development (City Centre) Corp. sale to Khalid Sethi

Dwelling Unit 3 Level 10

Suite 1003, 430 Square One Drive, Mississauga, Ontario

Avia Tower One

We are the solicitors for the Vendor, Amacon Development (City Centre) Corp., in your Agreement of Purchase and Sale dated and accepted by the Vendor on May 4, 2019.

Your original sixth deposit cheque in the amount of \$20,772.00 due April 23, 2021 pursuant to paragraph 5 (b) has been returned by your bank marked insufficient funds. Attached is a copy of the return notification we received from our financial institution.

In accordance with paragraph 32 (b) of the Agreement, we hereby make demand for you to remedy your default under the Agreement. The below-noted payment is due within five (5) days from the date of this letter. Kindly provide replacement funds by way of certified cheque or bank draft representing the outstanding deposit, in the amount of \$20,772.00 payable to AIRD & BERLIS LLP, In Trust, to be received in our office by no later than May 5, 2021.

Please note that we also require a separate cheque in the amount of \$565.00 payable to AIRD & BERLIS LLP, in Trust, representing the fee referenced in paragraph 6 (h) of the Agreement. This separate charge will be adjusted on Occupancy Closing if not remitted with the replacement deposit.

If you have not done so, kindly advise us of your solicitor's contact information as soon as possible and provide a copy of this letter to your solicitor as all future correspondence in connection with closings will be sent to your solicitor.

We look forward to receipt of the outstanding deposit to bring your Agreement back into good standing.

If you have any questions concerning the above matter, please contact the writer.

Yours truly,

AIRD & BERLIS LLP

Pk Jénelle Simpson JDS/kk TD Serv - REO

4/27/2021 2:27:08 AM PAGE

3/003 Fax Server

Deposit Date: 04/23/2021

Item Amt: Fcc:

20,772.00

0.00

Cheque#: 751

Return Reason: INSUFFICIENT FUNDS

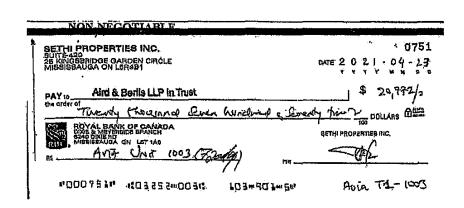
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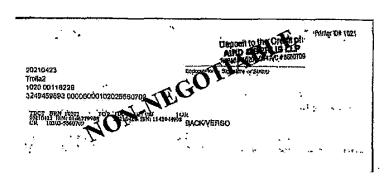
Item Seq#:

1142044998

Dep Seq#: 146779988

Store Location: 0





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