

AIRD BERLIS

Jenelle Simpson
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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


per Jenelle 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: 20,772.00
Fee: 0.00

Cheque#: 751
Return Reason: INSUFFICIENT FUNDS
Drawn By:

Item Seq#: 1142044998
Dep Seq#: 146779988
Store Location: 0

NON NEGOTIABLE

SETHI PROPERTIES INC.
SUITE 420
25 KINGSBIDGE GARDEN CIRCLE
MISSISSAUGA ON L5R4R1

DATE 2021-04-23
F Y Y Y M M D D

PAY to the order of Aird & Berls LLP in Trust \$ 20,772.00
Twenty thousand seven hundred & seventy two DOLLARS

ROYAL BANK OF CANADA
DIXIE & MEYERBICH BRANCH
2500 DIXIE RD
MISSISSAUGA ON L5T 1A0

SETHI PROPERTIES INC.

RE Airt Unit 1003 (Bldg) FOR [Signature]

⑈000751⑈ ⑈103252⑈003⑈ ⑈03⑈901⑈5⑈ Airt T1-1003

Deposit to the Order of: AIRD & BERLS LLP
Printed on 1021

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NON NEGOTIABLE

BACK VERSO

F # 147298
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