

The Toronto-Dominion Bank

60 MAPLEVIEW DRIVE BARRIE, ON L4N 9H6

Purchaser MR MOHAMED DHIRANI

3026669

2022-03-17
YYYYMMDD

DATE

Transit-Serial No. 182-03026669

Pay to the Order of BELLAIRE PROPERTIES INC.

\$ *****30,000.00

THIRTY THOUSAND**00/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈03026669⑈ ⑆09512⑈004⑆

⑈3808⑈

LOT 5-33

REC'D MAR. 21, 2022



AGREEMENT OF PURCHASE AND SALE



CARSON'S CREEK

The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser **MOHAMED ALI GULAMHUSSEIN DHIRANI**

Purchaser **SAYYEDA KHATAU**

Vendor: **Bellaire Properties Inc.**

Date of Birth **30-Jun-84**

Date of Birth **9-Jan-84**

Lot No: **33**

Phase: **5**

Street: **1417 STOVELL CRESCENT**

Registered Plan Number: **51M-1169**

Town of Innisfil, County of Simcoe

Model: **Fraser (2250) Elev B**

of Bedrooms: **4**

of Bathrooms: **2+1**

Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control

Type / Lot Description:

Detached Walk Out Basement

DS
Initials:

PURCHASE PRICE:

(i)	Base Sale Price	\$1,123,990.00
(ii)	Lot Premium (if applicable)	\$30,000.00
(iii)	Lot Treatment (if applicable)	\$0.00
(iv)	Extras	\$0.00

TOTAL PURCHASE PRICE

\$1,153,990.00

DEPOSITS

Initial Deposit	\$10,000.00	Due Upon Acceptance
Further Deposit	\$30,000.00	Due on or before February 18, 2022;
Further Deposit	\$30,000.00	Due on or before March 18, 2022;
Further Deposit	\$30,000.00	Due on or before April 18, 2022;
Further Deposit	\$20,000.00	Due on or before May 18, 2022;

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing:

PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.

The following Schedules attached hereto form part of this agreement:

B	Luxury Standard Features	F	Floor Plan & Elevation
B1	PE001, Incentives	G	Granite
B1A	Extras	H	Hardwood
B2	Bonus	W	Warning Clauses (G1 & G2)
D	Customer Declaration		Appendix X11
DECK	Deck Disclosure		Statement of Critical Dates / Addendum
E	Site Plan		Warranty Information for New Freehold Homes

Date of Agreement:

January 03, 2022

Irrevocable Date:

January 08, 2022

First Tentative Closing Date:

June 06, 2023

DS
Initials: