

PSV - TOWER ONE AGREEMENT OF PURCHASE AND SALE

Suite 401
Unit 1 Level 4
Floor Plan five (T)

The undersigned, RABIA SAQIB (collectively, the "Purchaser"), hereby agrees with Amacon Development (City Centre) Corp. (the "Vendor") to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project knows as PSV - Tower ONE in Mississauga, Ontario, Canada (the "Project") together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the "Unit") on the following terms and conditions:

- The purchase price of the Unit (the "Purchase Price") is Three Hundred Fourteen Thousand Four Hundred (\$314,400.00) DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:
 - (a) to Blaney McMurtry LLP (the "Vendor's Solicitors"), in Trust, in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Closing Date:
 - (i) the sum of Two Thousand (\$2,000.00) Dollars submitted with this Agreement;
 - (ii) the sum of **Thirteen Thousand Seven Hundred Twenty (\$13,720.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;
 - (iii) the sum of Fifteen Thousand Seven Hundred Twenty (\$15,720.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
 - (iv) the sum of Fifteen Thousand Seven Hundred Twenty (\$15,720.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser; and
 - (v) the sum of **Thirty-One Thousand Four Hundred Forty (31,440.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty-five (25%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);
 - (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.
- 2. (a) The Purchaser shall occupy the Unit on **June 03, 2016** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates ("**TARION Statement**") annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the "**TARION Statement and Addendum**") annexed hereto (the "**Occupancy Date**").
 - (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the "Closing Date"). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

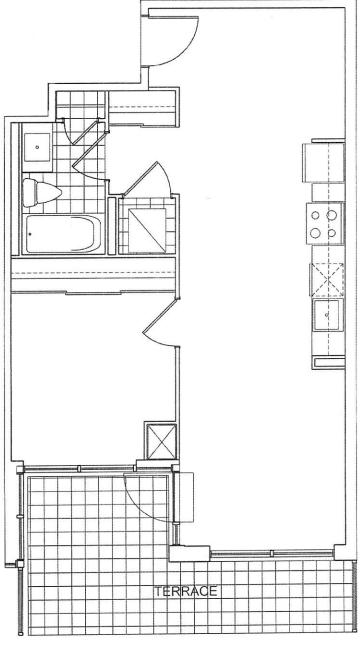
Paragraphs 3 through 56 hereof, Schedules "A"(Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

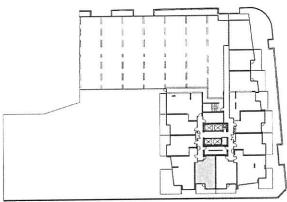
DATED at Mississauga, Ontario	this 1 day of tebsilary	2016.
SIGNED, SEALED AND DELIVE In the Presence of:	Rabiasar	D.O.B. 16-Apr-72 S.I.N. 551-176-369
Witness:		
DATED at	this day of	FEBRUARY 2016.
Vendor's Solicitor: BLANEY MCMURTRY LLP 2 Queen Street East, Suite 1500 Toronto, Ontario M5C 3G5 Attn: Tammy A. Evans	Purchaser's Solicitor:	PER: Authorized Signing Officer I/We have the authority to bind the Corporation.

SCHEDULE "A" - TOWER 1

TO AGREEMENT OF PURCHASE AND SALE

Unit 1, Level 4, Suite 401





This drawing is not to scale. All details and dimensions, if any, are approximate, and subject to change without notice. Floor plans are subject to change in accordance with the Condominium Documents. Balconies and terraces are shown for display purposes only and are subject to change for architectural or approval authority requirements and may vary from floor to floor. Window design may vary. Suite purchased may be mirror image of layout shown. Flooring patterns may vary.



Purchaser's Initials

K:3

Purchaser's Initials

Vendor's Initials



VENDOR:



Property: PSV - Block 7 - PSV Suite: 401 -

Statement Of Critical Dates

Delayed Occupancy Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. **The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.**

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Occupancy Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the occupancy of your home.

	issential reading for all nome buyers. The website leatures a callious Critical Dates related to the occupancy of your home.	iculator which will assist you in
VENDOR	AMACON DEVELOPMENT (CITY CENTRE) CORP.	
PURCHASER	RABIA SAQIB	
1. Critical Dates		
The First Tentativ home will be com	ve Occupancy Date, which is the date that the Vendor anticipates the pleted and ready to move in, is:	the 3rd day of June, 2016.
Tentative Occupa	elay Occupancy on one or more occasions by setting a subsequent ancy Date, in accordance with section 1 of the Addendum by giving proper set out in section 1.	
least 90 days prio	0 days after the Roof Assembly Date (as defined in section 12), with at r written notice, the Vendor shall set either (i) a Final Tentative ; or (ii) a Firm Occupancy Date .	
For purchase agreements signed after the Roof Assembly Date, the First Tentative Occupancy Date is inapplicable and the Vendor shall instead elect and set either a Final Tentative Occupancy Date or Firm Occupancy Date.		theday of, 20 Final Tentative Occupancy Date
		<u>or</u>
Final Tentative Oc	a Final Tentative Occupancy Date but cannot provide Occupancy by the ccupancy Date, then the Vendor shall set a Firm Occupancy Date that is days after the Final Tentative Occupancy Date, with proper written notice on 1 below.	theday of, 20 Firm Occupancy Date
entitled to delayed	not provide Occupancy by the Firm Occupancy Date, then the Purchaser is d occupancy compensation (see section 7 of the Addendum) and the a Delayed Occupancy Date which cannot be later than the Outside	
The Outside Occ provide Occupand	supancy Date, which is the latest date by which the Vendor agrees to cy, is:	the 29th day of June, 2018.*
2. Notice Period	for an Occupancy Delay	
Purchaser's conse	upancy date requires proper written notice. The Vendor, without the ent, may delay Occupancy one or more times in accordance with ddendum and no later than the Outside Occupancy Date.	
Notice of a delay	beyond the First Tentative Occupancy Date must be given no later than:	the 4th day of March, 2016.
(i.e., at least 90 d . Occupancy Date a	ays before the First Tentative Occupancy Date), or else the First Tentative automatically becomes the Firm Occupancy Date.	
The same of the sa	Termination Period	
the transaction du	complete by the Outside Occupancy Date, then the Purchaser can termina uring a period of 30 days thereafter (the "Purchaser's Termination Period ess extended by mutual agreement, will end on:	ate l"), the 30th day of July, 2018.*
Purchaser is entiti paid plus interest	erminates the transaction during the Purchaser's Termination Period, then led to delayed occupancy compensation and to a full refund of all monies (see sections 7, 10 and 11 of the Addendum).	
any given time the	Critical Date is set or changed as permitted in the Addendum, other C parties must refer to: the most recent revised Statement of Critical D Date, and calculate revised Critical Dates using the formulas contain there are unavoidable delays (see section 5 of the Addendum).	ates; or agreement or written notice
Acknowledged this 9	th day of February, 2016.	abjosasib

CONDO PSV Tentative - 2012

Addendum to Agreement of Purchase and Sale **Delayed Occupancy Warranty**

This addendum, including the accompanying Statement of Critical Dates (the "Addendum"), forms part of the agreement of purchase and sale (the "Purchase Agreement") between the Vendor and the Purchaser relating to the Property. This Addendum is to be used for a transaction where the home is a condominium unit (that is not a vacant land condominium unit). This Addendum contains important provisions that are part of the delayed occupancy warranty provided by the Vendor in accordance with the Ontario New Home Warranties Plan Act (the "ONHWP Act"). If there are any differences between the provisions in the Addendum and the Purchase Agreement, then the Addendum provisions shall prevail. PRIOR TO SIGNING THE PURCHASE AGREEMENT OR ANY AMENDMENT TO IT, THE PURCHASER SHOULD SEEK ADVICE FROM A LAWYER WITH RESPECT TO THE PURCHASE AGREEMENT OR AMENDING AGREEMENT, THE ADDENDUM AND THE DELAYED OCCUPANCY WARRANTY.

Tarion recommends that Purchasers register on Tarion's MyHome on-line portal and visit Tarion's website - tarion.com, to better understand their rights and obligations under the statutory warranties.

The Vendor shall complete all blanks set out below.

VENDOR

AMACON DEVELOPMENT (CITY CENTRE) CORP. Full Name(s)

38706

Tarion Registration Number

(416) 369-9069

(416) 369-9068

Suite 400, 37 Bay Street

Toronto

Ontario Province

M5J 3B2

Postal

info@amacon.com

PURCHASER

RABIA SAQIB

35 TOBERMORY DRIVE Apt# 1010

(416) 827-9744

Phone

NORTH YORK

ONTARIO Province

M3N 2R6

Postal

sagib-ahmed@hotmail.com

Fmail*

PROPERTY DESCRIPTION

Municipal Address

Mississauga

Ontario

Province

Postal Code

Short Legal Description

INFORMATION REGARDING THE PROPERTY

The Vendor confirms that:

(a) The Vendor has obtained Formal Zoning Approval for the Building.

Yes

O No

If no, the Vendor shall give written notice to the Purchaser within 10 days after the date that Formal Zoning Approval for the Building is obtained.

(d) Commencement of Construction:

has occurred; or Ois expected to occur by

The Vendor shall give written notice to the Purchaser within 10 days after the actual date of Commencement of Construction.

*Note: Since important notices will be sent to this address, it is essential that you ensure that a reliable email address is provided and that your computer settings permit receipt of notices from the other party.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

SUITE FINISHING CHANGE ORDER

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

RABIA SAQIB (the "Purchaser")

Suite 401 Tower ONE Unit 1 Level 4 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the 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:

Insert:

- 1. The Vendor's acceptance hereof hereby constitutes the Vendor's agreement to complete the change(s), as requested by the Purchaser and set out in below (the "Change Order") subject to the following terms and conditions:
 - a. The Purchaser acknowledges the cost(s) of the Change Order cannot be determined by the Vendor prior to acceptance hereof, and the Vendor shall advise the Purchaser in writing the cost of the Change Order within fifteen (15) days of the date hereof;
 - b. The Purchaser shall pay to the Vendor the cost of the Change Order within five (5) business days' Notice from being so notified. Failure to pay for the Change Order within the time frame specified results in automatic cancellation of the Change Order and the Vendor shall be entitled to complete the Unit to the original specifications as set out in Schedule B to the Agreement;
 - c. All other reasonable costs, such as, but not limited to, consultant fees incurred by the Vendor for consultant's review, for the purpose of incorporating the Purchaser's change(s) shall be payable by the Purchaser and included in the Change Order; and
- 2. The change(s) requested by the Purchaser are/is as follows:
 - a. The Vendor agrees to supply and install Stainless Steel Kitchen Appliances consisting of Fridge, Range, Dishwasher and Microwave Hood Fan Combination as per Vendors samples at no additional cost.
 - b. The Vendor agrees to supply and install Blinds throughout as per Vendor's samples at no additional cost.
 - The Vendor agrees to supply and install Front Loading Stacking Washer Dryer as per Vendor's samples at no additional cost.
- a. In the event that the purchase and sale transaction is not completed for any reason all moneys paid for the Change Order are forfeited to the Vendor as a genuine pre-estimate of liquidated damages.
 - b. If any of the Change Order items remain incomplete in whole or in part as at the Occupancy Date, the Vendor shall be entitled to provide an undertaking to complete same within a reasonable period of time, which the Purchaser shall accept without any holdback; or, the Vendor may, at its sole option, elect not to complete same and provide a credit on Closing to the Purchaser for the value of such incomplete items which credit shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to such incomplete item.
- 4. The Purchaser acknowledges that construction and/or installation of any specified items in the Change Order may result in delays in the completion of construction of the Unit due to availability of services, materials and/or supplies. In such event, the Purchaser covenants and agrees to complete the Agreement notwithstanding such delays or incomplete items and shall not make any claim to the Vendor or to Tarion in connection with same.

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	ent .
DATED at Mississauga, Ontario this day of	Purchaser: RABIA SAQIB
WILLIESS.	
THE UNDERSIGNED hereby accepts this offer. DATED at this	12 day of FERRUARY 2016.
	AMACON DEVELOPMENT (CITY CENTRE) CORP.
	PER: Authorized Signing Officer I have the authority to bind the Corporation

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

CAPPING

Between:

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

RABIA SAQIB (the "Purchaser")

Suite 401 Tower ONE Unit 1 Level 4 (the "Unit")

IN WITNESS WHEREOF the parties have executed this Agreement

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the 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:

Insert:

In consideration of the Purchaser entering into this Agreement and provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to cap the charges as follows, as set out in the Agreement:

- The amount of any increases in or new development charge(s) or levies, education development charge(s) or levies, and/or any fees, levies, charges or assessments from and after the date hereof, assessed against or attributable to the Unit, as such charges are referred to in paragraph 6(b)(v) of the Agreement, to a maximum of \$5,000.00;
- The amount of any community service or public art levy charge or contribution(s) assessed against the Unit or the Project, the Property or a portion thereof and attributable to any part thereof calculated by pro-rating same in accordance with the proportion of common interest attributable to the Unit, as such charges are referred to in paragraph 6(b)(vi) of the Agreement, to a maximum of \$2,750.00; and
- The cost of gas and hydro meter or check or consumption meter installations, if any, water and sewer service connection charges and hydro and gas installation and connection or energization charges for the Condominium and/or the Unit, as such charges are referred to in paragraph 6(b)(viii) of the Agreement, to a maximum of \$1,350.00.

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

Ephrica.

DATED at Mississauga, Ontario the	nisday of	February	2016.	
		Rasi	agagib	
Witness:		Purchaser: RA	ABIA SAQIB	
DATED at TORONTO		this day of	FEBRUARY	2016.
DATED at 10707010		•		

AMACON DEVELOPMENT (CITY CENTRE) CORP.

I have the authority to bind the Corporation

Authorized Signing Officer

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

RABIA SAQIB (the "Purchaser")

Suite 401 Tower ONE Unit 1 Level 4 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

- (i) the sum of Two Thousand (\$2,000.00) Dollars submitted with this Agreement;
- (ii) the sum of Thirteen Thousand Seven Hundred Twenty (\$13,720.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;
- (iii) the sum of Fifteen Thousand Seven Hundred Twenty (\$15,720.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
- (iv) the sum of Fifteen Thousand Seven Hundred Twenty (\$15,720.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser; and
- (v) the sum of Thirty One Thousand Four Hundred Forty (31,440.00) Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty five (25%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

- (i) the sum of Five Thousand (\$5,000.00) Dollars submitted with this Agreement;
- Hundred Twenty (\$10,720,00) Dollars submitted with this Agreement and post dated sixty (60)

(ii) the sum of TenThousand Seven Hundred Twenty (\$10,720.00) days following the date of execution of this Agreement by the Purc	chaser;
Dated at Mississauga, Ontario this day of	Ebruary 2016.
SIGNED, SEALED AND DELIVERED In the Presence of: Witness	Purchaser - RABIA SAQIB

this 12 day of FEBRUARY 2016. TORONTO Accepted at AMACON DEVELOPMENT (CITY CENTRE) CORP. Per: Authorized Signing Officer I have the authority to bind the Corporation.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

CAPPING

Between:

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

RABIA SAQIB (the "Purchaser")

Suite 401 Tower ONE Unit 1 Level 4 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the 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:

Insert:

In consideration of the Purchaser entering into this Agreement and provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to cap the charges as follows, as set out in the Agreement:

- a. The amount of any increases in or new development charge(s) or levies, education development charge(s) or levies, and/or any fees, levies, charges or assessments from and after the date hereof, assessed against or attributable to the Unit, as such charges are referred to in paragraph 6(b)(v) of the Agreement, to a maximum of \$5,000.00;
- b. The amount of any community service or public art levy charge or contribution(s) assessed against the Unit or the Project, the Property or a portion thereof and attributable to any part thereof calculated by pro-rating same in accordance with the proportion of common interest attributable to the Unit, as such charges are referred to in paragraph 6(b)(vi) of the Agreement, to a maximum of \$2,750.00; and
- c. The cost of gas and hydro meter or check or consumption meter installations, if any, water and sewer service connection charges and hydro and gas installation and connection or energization charges for the Condominium and/or the Unit, as such charges are referred to in paragraph 6(b)(viii) of the Agreement, to a maximum of \$1,350.00.

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 ex	ecuted this Agreement			
DATED at Mississauga, Ontario this	22day of	February	2016.	
ClareBroe		Rasi	asagib	
Witness:		Purchaser: RAB	IA SAQIB	
DATED at	this	26_ day of	- ERDINDY	2016.
DATED at	uns	uay or	CORUMN /	20101

PER:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

I have the authority to bind the Corporation

Authorized Signing Officer

masql_313.rpt 23nov15

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Between:

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

RABIA SAQIB (the "Purchaser")

DATE OF BIRTH: JANUARY 20TH, 1980

DRIVER'S LICENCE: A3561-04058-05120

SIN No: 279 422 422 CURRENT ADDRESS:

Suite 401 Tower ONE Unit 1 Level 4 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

The undersigned, AMTUL JAMIL ATIYA AHMED (collectively, the "Purchaser")

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

41 BREMEN LANE MISSISAUGA, ON L5M 1G7		
TELEPHONE: 647 765 6897		
EMAIL: AMTUL916@GMAIL.COM		
OCCUPATION: BILINGUAL CSR EMPLOYER: JET GROUP		
Relationship to original purchaser: SISTER		
Dated at Mississauga , Ontario this day	of February	_ 2016.
SIGNED, SEALED AND DELIVERED In the Presence of:		
Tiffay Clacs		INDIANA PROPERTY IN COLUMN 1
Withess	Purchaser - RABIA SAQIB	
	A. Afuju	
Witness	Purchaser – AMTUL JAMIL AT	YA AHMED
ccepted at TORONTO	this <u>16</u> day of <u>MAR</u>	CH 2016.
	AMACON DEVELOPMENT (CITY	CENTRE) CORP.
	Ab	
	Per:	c/s
	Authorized Signing Officer I have the authority to bind the Cor	poration.