

Check List for Assignment			
	Tower: PSV1		
	Unit: 4107		
		Completed	Date
1	Page of Original Signed Amendment for Assignment Consent	✓	
	*the % of deposit & Assignment fee must be confirmed (% <u>10</u> Assignment fee \$ <u>5000.90</u>)	✓	
2	Receipt of Certified Check for Balance Deposit (if applicable, +HST) bring total deposit to 20% on Occupancy payable to "BLANEY MCMURTRY LLP IN TRUST"	✓	
	Amount require (\$ <u>40,090.09</u>)	✓	
3	Certified Check for the Assignment Fee (+HST) made to "Amacon Development (City Centre) Corp"	✓	
	Amount require (\$ <u>5,650.09</u>)		
4	Copy of ID – Assignee	✓	
5	Copy of Bank's Mortgage Commitment for New Purchaser (Assignee)	✓	
6	Solicitor Information – Assignee	✓	
7	Fintrac for Assignee	✓	

* Assignee's lawyers Info:

S & S lawyer
Arni Shah

T: 416-818-4000

E: ashah@sslawyers.ca

Address:

1780 Albion Road, Toronto, ON

THIS AGREEMENT MADE this 5th day of May, 2016.

Omar Lababidi

(hereinafter referred to as the “Assignor”)

OF THE FIRST PART

Vipul Agrawal

(hereinafter referred to as the “Assignee”)

OF THE SECOND PART

-AND-

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(hereinafter referred to as the “Vendor”)

OF THE THIRD PART

WHEREAS pursuant to the terms and provisions of an agreement of purchase and sale between the Assignor, as the purchaser, and the Vendor, as the vendor, accepted by the Vendor on the 28 day of April, 2012, being proposed condominium units situate at 4011 Brickstone Mews Parkside Village Drive, Mississauga, Ontario L5B 0J7 (the “**Residential Purchase Agreement**” and/or “**Purchase Agreement**”), which units are now legally described as residential Unit 7, Level 40, to be located in the proposed condominium project known as “**PSV1** 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 part of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the “Unit”)

AND WHEREAS the Assignor and the Assignee desire that the Assignor assign unto the Assignee all of his right, title and benefits under the Purchase Agreement.

AND WHEREAS the Vendor wishes to consent to the said assignment on the terms hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants and agreements herein contained and the sum of TEN DOLLARS (\$10.00) of lawful money of Canada paid by each of the parties hereto to the other and for good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by each of them) the parties hereby covenant and agrees as follows:

1. The parties hereto hereby acknowledge and confirm that the foregoing recitals are true both in substance and in fact.
2. The Assignor does hereby assign, transfer and set over to and in favour of the Assignee by way of absolute assignment, all of its rights, title, benefit and interest in, to and under the Purchase Agreement.
3. The Assignee hereby covenants and agrees to and with the Assignor and the Vendor to assume the burden of all obligations on the part of the Assignor to be performed and/or borne pursuant to the Purchase Agreement, and further covenants and agrees to be bound by the terms and provisions of the Purchase Agreement as though he had originally executed same as the Purchaser.
4. The Assignee covenants and agrees with the Vendor that he shall forthwith do and suffer any act, and/or execute any documentation, which the Vendor may require from time to time in its sole, absolute and unfettered discretion for the purposes of confirming the assumption by the Assignee of the Assignor’s obligations pursuant to the Purchase Agreement.

5. The Vendor hereby consents to the within assignment from the Assignor to the Assignee.
6. In the event that, upon entering this Assignment Agreement, the Assignor has not made his selection from Vendor's samples of those items requiring selection as noted in the Purchase Agreement, it is understood and agreed that the Assignee shall make such selections directly with the Vendor. Similarly, in the event that the Assignor has not carried out his inspection of the Unit and executed a Certificate of Completion and Possession (the "**Certificate**") in accordance with the Ontario New Home Warranties Plan Act as provided for in the Purchase Agreement, it is further understood and agreed between the parties hereto that the Assignee shall carry out such inspection with a representative of the Vendor and complete the Certificate. For the purposes of this paragraph, the Assignor hereby irrevocably constitutes and appoints the Assignee to be and act as his lawful attorney, in the Assignor's name, place and stead, in order to make such selections and/or to carry out such inspection and to execute the Certificate, and the Assignor hereby confirms and agrees that his power of attorney may be executed by the Assignee during subsequent legal incapacity of the Assignor. It is further specifically understood and agreed upon between the parties that the Assignee shall also constitute and appoint the Vendor as his attorney, in the Assignee's name, place and stead, in all situations provided for in the Purchase Agreement. Without limiting the generality of the foregoing, the Assignee agrees to accept and also be bound to any selections made by the Assignor and/or any upgrades or changes ordered by the Assignor, including payment of any monies owing in connection therewith selected or ordered by the Assignor prior to the date of this Assignment Agreement. The Assignee acknowledges and agrees that by executing this Assignment Agreement, the Assignee confirms being advised by the Assignor of all such items, including particulars of all such selections, upgrades or changes.
7. The Assignee covenants and agrees not to list or advertise for sale and/or sell the Unit or further assign his interest under the Purchase Agreement or this Assignment Agreement to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.
8. The Assignee agrees within five (5) days of the date of this Assignment Agreement to provide to the Vendor all financial and personal information, including written advice as to how the Assignee wishes to take title together with other documentation or verification as required by the Vendor for the purpose of confirming the Assignee's ability to complete this purchase.
9. This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.
10. The Assignor, Assignee and Vendor agree that the Title Transfer Date shall be determined. Time shall be of the essence for this Agreement and the Purchase Agreement and all other terms of the Purchase Agreement shall continue in full force and effect.
11. This Agreement shall enure to the benefit of and be binding upon the parties hereto their respective successors and assigns.
12. The Vendor warrants and confirms that the Purchase Agreement is in good standing and all deposits paid by Purchaser to date under paragraph 1 therein, shall be credited to the Assignee on closing as part of the purchase price.
13. The Assignee agrees to pay all further deposits payable under the Purchase Agreement, if any, and the balance of the purchase price by bank draft or by certified cheque to the Vendor on closing in accordance with the provisions of the Purchase Agreement.
14. The Assignee further agrees to pay to the Vendor upon execution of this Assignment Agreement a sum equivalent to **\$ 5000.00, plus applicable HST** as an administration fee to the Vendor for giving its consent as described herein.
15. **The Purchaser/Assignor shall remain liable for all obligations hereunder until transfer of title to the Assignee.**
16. Any further assignment of the Purchase Agreement by the Assignee shall remain to be subject to the terms of the Purchase Agreement.
17. The parties hereto agree that notice of acceptance and delivery of the within offer and all communications thereto may be made by facsimile machine addressed to the parties hereto or their solicitors or their agents. The parties hereto agree facsimile copies shall constitute original copies.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement on the 5
day May of 2016.

Jasmine Adhig
Witness

[Signature]
Assignor
Name: Omar Lababidi
Date: May 5/16.

Jasmine Adhig
Witness

Vipul Agrawal
Assignee
Name: Vipul Agrawal
Date: May 5th, 2016
Address: 839 BETHANY CRES
MISSISSAUGA, ON L5V 3B9
Phone No:
S.I.N.: NA
D.O.B.: 08/06/1987

Amacon Development (City Centre) Corp.

Per: _____
Name:
Title:
I have the authority to bind the Corporation



RBC Royal Bank

March 28, 2016

VIPUL AGRAWAL
839 BETHANY CRES
MISSISSAUGA, ON L5V 3B9

Royal Bank of Canada

OAKVILLE ON-W CHURCHILL BR
2460 WINSTON CHURCHILL BLVD
OAKVILLE, ON L6H 6J5
Tel: 1-800-769-2511
Fax: 1-905-829-8733

Dear VIPUL AGRAWAL,

Thank you for choosing RBC Royal Bank

Re: Residential mortgage application number 100477924 - 600617827.

We are pleased to confirm that you are pre-approved for a mortgage with RBC Royal Bank® based on the information you have provided and subject to our standard lending criteria.¹ Please review all of the details below and contact us if you have any questions or if any of the information is incorrect.

You are pre-approved for a mortgage loan of: \$ 300,000.00

Application Details:

Purchase price / property value of:	\$ 450,000.00
With a down payment of:	\$ 150,000.00
Estimated annual property taxes of:	\$ 3,690.00
Amortization:	30.00 years.
Interest rate:	2.5900000 % per year — calculated semi-annually, not in advance.
Term:	48 months
Type:	Fixed Closed
Principal and Interest Payment:	\$ 1,197.28 Monthly
Rate commitment expiry date:	July 26, 2016
One-time Processing Fee:	\$ 250.00, if applicable

Your interest rate is guaranteed until July 26, 2016 and is also subject to our standard lending criteria.¹ If your rate commitment expires please contact me to review and update your pre-approval.

We will require a property valuation supporting the market value in accordance with our standard lending criteria.¹ Additional documentation may be required based on your individual situation at the time of a full application. We recommend if you are purchasing a property that you do not waive your financing conditions until we provide you with a final approval. RBC® has alternative financing options to discuss with you if you cannot satisfy all of the requirements.



S 32300 (09/2015)

Thank you for the opportunity to assist you in finding the best possible financing solution for your home. If you have any questions, please do not hesitate to call me at 1-905-407-3251. I will be happy to help.

Sincerely,



KERRI ANN BECKER

Mortgage Specialist

Cell: 1-905-407-3251.

E-mail: kerri.becker@rbc.com

¹ Your mortgage application and rate guarantee will be subject to our standard lending criteria as well as the criteria of a mortgage default insurer if applicable. We reserve the right to revoke your mortgage pre-approval if the information you provided at the time of application has changed or no longer meets our standard lending criteria



INDIVIDUAL IDENTIFICATION INFORMATION RECORD
Information required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*.

Vendor: **AMACON DEVELOPMENT (CITY CENTRE) CORP.**

Lot/Suite #: **4107** Phase/Tower: **ONE** Plan No.:

Street: **4011 Brickstone Mews** in the City of **Mississauga**

Date of Offer: **April 28, 2012**

Sales Representative: **In2ition Realty**

Verification of Individual

- | | |
|---|---|
| 1. Full Legal Name of Individual: | VIPUL AGRAWAL |
| 2. Address: | 839 BETHANY CRES
MISSISSAUGA, ON L5V 3B9 |
| 3. Date of Birth: | August 6th, 1987 |
| 4. Principal Business or Occupation: | <u>Electrical Engineer</u> |
| 5. Identification Document (must see original): | <u>ON Drivers Licence</u> |
| 6. Document Identification Number: | <u>A3109-77158-70806</u> |
| 7. Issuing Jurisdiction: | <u>ON</u> |
| 8. Document Expiry Date (must not be expired): | <u>08/06/2020</u> |

H: 905-507-6644
T: 647-688-4076
e-mail: agrawal.vipul@gmail.com

NOTE: This section must be completed for each purchaser. If the individual refuses to provide information must make a record of same detailing what efforts were made to get such information.

Acceptable Identification Documents: birth certificate, driver’s licence, passport, record of landing , permanent resident card, old age security card, certificate of Indian Status or SIN card (although SIN numbers are NOT to be provided to FINTRAC). If the identification is from a foreign jurisdiction should be equivalent to one of the above noted documents. Provincial health card NOT an acceptable form of identification.

Verification of Third Parties (if applicable)


Note: Must be completed with a client or unrepresented individual if acting on behalf of a third party. If you suspect the client is acting on behalf of a third party but cannot verify same you must keep record of that fact.

- | | |
|---|-------|
| 1. Name of third Party: | _____ |
| 2. Address: | _____ |
| 3. Date of Birth: | _____ |
| 4. Principal Business or Occupation: | _____ |
| 5. Incorporation number and place of issue (corporations/other entities only) | _____ |
| 6. Relationship between third party and client: | _____ |

Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME / NOM

AGRAWAL,
VIPUL K

44 NUMBER /
NUMERO

839 BETHANY CRESCENT
MISSISSAUGA, ON, L5V 3B9

4a ISS/DEL

2015/06/30

5 DO REF

DG0532115

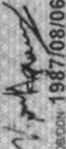
15 SEX / SEXE

M


9 CLASS /
CATEG.

G

12 REST /
COND.



3 DOB/COE 1987/08/06



4b EXP/EXP.

2020/08/06

16 HGT/HAUT

164 cm

• A3105-77453-70806

1837/0303

Parkside Administrative

From: Andrea Alsip
Sent: Tuesday, May 03, 2016 6:14 PM
To: Parkside Administrative; Parkside Village; Parkside Village Sales
Subject: Fwd: Amacon PSV Tower One - Suite 4107 - Assignment Amendment
Attachments: image001.png; image002.png; image003.png; image004.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

FYI when Omar comes in please direct him to admin

ANDREA ALSIP COTNAM
SITE MANAGER

PARKSIDE VILLAGE
465 BURNHAMTHORPE RD W.
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
LIFEATPARKSIDE.COM

Begin forwarded message:

From: Dragana Marjanovic <dmarjanovic@amacon.com>
Date: May 3, 2016 at 4:54:31 PM EDT
To: "Andrea (aalsip@lifeatparkside.com)" <aalsip@lifeatparkside.com>
Subject: FW: Amacon PSV Tower One - Suite 4107 - Assignment Amendment

Hi Andrea,

Please note that PSV One 4107 was granted an assignment. They will be contacting the sales centre for further instruction.

Thanks

From: Dragana Marjanovic
Sent: May-03-16 4:54 PM
To: 'Jasmine Allen'; Frank DaSilva
Cc: Tammy A. Evans; Tashana Watts; Paul Pimentel; Jenelle Simpson
Subject: RE: Amacon PSV Tower One - Suite 4107 - Assignment Amendment

Hi Jasmine,

Go ahead.

Thanks

From: Jasmine Allen [<mailto:JAllen@blaney.com>]
Sent: May-03-16 12:41 PM
To: Frank DaSilva; Dragana Marjanovic
Cc: Tammy A. Evans; Tashana Watts; Paul Pimentel; Jenelle Simpson
Subject: Amacon PSV Tower One - Suite 4107 - Assignment Amendment

Hi Frank/Dragana,

Please see attached request from Purchaser's solicitor together with our response, for your review and comment.

Thank you
Jasmine for
Tammy

Jasmine Allen

Legal Assistant to Tammy Evans
TEL 416.593.7221 ext. 4500
JAllen@blaney.com

Blaney McMurtry LLP | 2 Queen Street East, Suite 1500 | Toronto, Canada M5C 3G5
TEL 416.593.1221 | MAIN FAX 416.593.5437 | www.blaney.com

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