

MR ASHISH SHARMA
MISS JAINIBEN MODI
8 ARMADA CRT
SCARBOROUGH ON M1G 1X1

004

DATE 2017-02-11
Y Y Y Y M M D D

Blaney McMurtry LLP in Trust

PAY TO THE
ORDER OF

\$ 12,025/-

Twelve thousand and twenty five only -00/100 DOLLARS

THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
CEDARBRAE PLAZA
3475 LAWRENCE AVE. EAST
SCARBOROUGH, ONTARIO M1H 1B2

71332

ScotiaLine® line of credit

MEMO

58 down (30 days)
UNIT 3211 (South)

⑈004⑈ ⑆67

MR ASHISH SHARMA
MISS JAINIBEN MODI
8 ARMADA CRT
SCARBOROUGH ON M1S 1Y3

003

Blaney McMurtry LLP in Trust

DATE 2017-02-10
Y Y Y Y M M D D

PAY TO THE
ORDER OF

\$ 5000/-

Five Thousand only 00/100 DOLLARS

Security features
included.
Details on back.

THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
CEDARBRAE PLAZA
3475 LAWRENCE AVE. EAST
SCARBOROUGH, ONTARIO M1H 1B2

71332

ScotiaLine® line of credit

MEMO

Deposit (South Deer
Parkside 3211)

⑈003⑈ ⑈67462⑈002⑈ 38116044145⑈

Feb 11th 2017
received by
[Signature]



Feb 11th 2017
received by:

Platan



FEB. 11/17

3211 BNS

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 #: **3211** Phase/Tower: **9 South** Plan No.:

Street: **4055-4085 Parkside Village Drive in the City of Mississauga**

Date of Offer: **February 12, 2017**

Sales Representative: **In2ition Realty**

Verification of Individual

1. Full Legal Name of Individual: **JAINIBEN VINODCHANDRA MODI**
2. Address: **8 ARMADA COURT,
SCARBOROUGH, ONTARIO, M1G 1X1**
3. Date of Birth: **March 16, 1977**
4. Principal Business or Occupation: *Gala Travels - Travel Consultant*
5. Identification Document (must see original): *Driver's Licence.*
6. Document Identification Number: **M6084-38387-75316**
7. Issuing Jurisdiction: *Ontario*
8. Document Expiry Date (must not be expired): *2017 / 03 / 16.*

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 #: **3211** Phase/Tower: **9 South** Plan No.:

Street: **4055-4085 Parkside Village Drive** in the City of **Mississauga**

Date of Offer: **February 12, 2017**

Sales Representative: **In2ition Realty**

Verification of Individual

1. Full Legal Name of Individual: **ASHISH SHARMA**
2. Address: **8 ARMADA COURT,
SCARBOROUGH, ONTARIO, M1G 1X1**
3. Date of Birth: **June 25, 1973**
4. Principal Business or Occupation: **HRG North America - Ticketing Agent**
5. Identification Document (must see original): **Driver's Licence**
6. Document Identification Number: **S3229-06307-30625**
7. Issuing Jurisdiction: **Ontario**
8. Document Expiry Date (must not be expired): **2018/05/30**

BLOCK NINE
SCHEDULE "D"
ACKNOWLEDGEMENT OF RECEIPT

Suite **3211** Tower **9 South** Unit **11** Level **31** (the "Unit")

THE UNDERSIGNED, **ASHISH SHARMA and JAINIBEN VINODCHANDRA MODI** being the Purchaser(s) of the Unit hereby acknowledges having received from the Vendor with respect to the purchase of the Unit the following documents on the date noted below:

1. A copy of the Agreement of Purchase and Sale (to which this acknowledgment is attached as a Schedule) executed by the Vendor and the Purchaser.
2. A Disclosure Statement dated April 1, 2015, and accompanying documents in accordance with Section 72 of the Act.

The Purchaser hereby acknowledges that the Condominium Documents required by the Act have not been registered by the Vendor, and agrees that the Vendor may, from time to time, make any modification to the Condominium Documents in accordance with its own requirements and the requirements of any mortgagee, governmental authority, examiner of Legal Surveys, the Land Registry Office or any other competent authority having jurisdiction to permit registration thereof.

The Purchaser further acknowledges and agrees that in the event there is a material change to the Disclosure Statement as defined in subsection 74(2) of the Act, the Purchaser's only remedy shall be as set forth in subsection 74(6) of the Act, notwithstanding any rule of law or equity to the contrary.

DATED at Mississauga, Ontario this 12 day of FEB 2017.



The undersigned, **ASHISH SHARMA and JAINIBEN VINODCHANDRA MODI** (collectively, the "Purchaser"), hereby agrees with **Amacon Development (**

3. The meaning of words and phrases used in this Agreement and its Schedules shall have the meaning ascribed to them in the *Condominium Act, 1998*, S.O. 1998, C.19, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise defined in the TARION Statement and Addendum.
- (a) "Agreement" shall mean this agreement including all Schedules and the TARION Statement and Addendum

acknowledges that, in the event the transaction contemplated herein is not completed due to the default of the Purchaser, any payments made by the Purchaser under this subparagraph shall be forfeited to the Vendor as partial payment toward a genuine estimate of liquidated damages. In the event any such extras or amendment to finishes are unable to be completed by the Vendor for any reason whatsoever, the payment made by the Purchaser for same shall be credited to the Purchaser on the Statement of Adjustments on Closing, without interest and without any further recourse available to the Purchaser in connection

the Unit, following which said realty taxes shall be readjusted in accordance with subsections 80(8) and (9) of the Act;

- (ii) common expense contributions attributable to the Unit, with the Purchaser being obliged to provide the Vendor on or before the Closing Date with a series of post dated cheques payable to the condominium corporation or preauthorized payment form (as directed by the Vendor) for the common expense

the production of any surveys, title deeds, abstracts of title, grading certificates, occupancy permits or certificates, nor any other proof or evidence of the title or occupiability of the Unit, except such copies thereof as are in the Vendor's possession. If within the Examination Period, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove and which the Purchaser will not waive, this Agreement shall, notwithstanding any intervening acts or negotiations in respect of such objections, be null and void and the deposit monies together with the interest required by the Act to

The Purchaser may direct the Vendor not to use the Purchaser's personal information for marketing purposes, including the purposes identified in subparagraphs (k) and (l), by giving notice to the Vendor at the address and telephone number that appears in the Agreement of Purchase and Sale.

The Purchaser may obtain additional information about the Vendor's personal information management practices, make a complaint to the Vendor about its practices and request access to, or a correction of, personal information about the Purchaser in the Vendor's possession or control, by contacting the Vendor at the

SCHEDULE "A" OF AGREEMENT OF PURCHASE AND SALE

SKETCH

Initials: Vendor:

[Handwritten signature

SCHEDULE "B"**FEATURES AND FINISHES****BLOCK NINE – SOUTH AND NORTH TOWERS**

The follow are included in the purchase price:

Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request.
4. References to model types or model numbers refer to

of the Purchaser, after the Occupancy Date to insure the improvements or betterments to the Unit and to replace and/or repair same if they are removed, injured or destroyed. The Vendor is not liable for the Purchaser's loss occasioned by fire, theft or other casualty, unless caused by the Vendor's wilful conduct.

- C.11. The Purchaser agrees to indemnify the Vendor for all losses, costs and expenses incurred as a result of the Purchaser's neglect, damage or use of the Unit or the Condominium, or by reason of injury to any person or property in or upon the Unit or the Condominium resulting from the negligence of the Purchaser, members of his immediate family, servants, agents

SCHEDULE "A"

TO AGREEMENT OF
PURCHASE AND SALE

Unit 1 , Level 31 , Suite 3201

3211

Addendum to Agreement of Purchase and Sale Delayed Occupancy Warranty

Business Days prior to the commencement of the postal stoppage or interruption must be re-sent by another means in order to be effective. For purposes of this section 14, Business Day includes Remembrance Day, if it falls on a day other than Saturday or Sunday, and Easter Monday.

SCHEDULE A

Types of Permitted Early Termination Conditions

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

**APPENDIX TO
TARION ADDENDUM TO AGREEMENT OF PURCHASE AND SALE
ADDITIONAL EARLY TERMINATION CONDITIONS**

The following Early Termination Conditions shall form an integral part of the Agreement of Purchase and Sale and Tarion Addendum, as contemplated therein:

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

SUITE FINISHING CHANGE ORDER

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

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- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

CAPPING

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

