

URGENT

Worksheet Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Occupancy - April 28/17

Suite: 1002 Tower: PSV 2 Date: Apr 24/17 Completed by: Anita

Please mark if completed:

- ✓ Copy of Assignment Amendment
- ✓ Assignment Agreement Signed by both Assignor and Assignee
- ✓ Certified Deposit Cheque for Top-up Deposit to 25% payable to Blaney McMurtry LLP in Trust - 35% non-resident (20% - due on occupancy)
- ✓ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership - Courier to Dragana at Amacon Head office (Toronto). zero (\$0)
- * Agreement must be in good standing. Funds in Trust: \$ 61,165.00. 15% should total \$6,185
* short \$20.00
- ✓ Assignors Solicitors information
- ✓ Assignees Solicitors information
- ✓ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customercareto@amacon.com - not sure as he was out of country
- ✓ Include Fintrac for Assignee
- ✓ Copy of Assignees ID
- ✓ Copy of Assignees Mortgage Approval - Account balances showing sufficient funds to pay in full without mortgage
* is this sufficient?

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

- Assignor Flew in from Egypt to sign these docs - returning to Egypt Apr 29
- This deal was in default
- Purchaser consulted with his lawyer to fulfill requirements to revive deal - VERIFY please
- Take note of FINAL occupancy date - April 28/17

- (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.

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

DATED at Mississauga, Ontario this 10th day of June 2012.

Witness:

Purchaser, FREDERICK J. MALIK

DATED at MISSISSAUGA this 10 day of June 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer
I have the authority to bind the Corporation

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

FREDERICK JOHN MALIK (the "Purchaser")

Suite **1002** Tower **TWO** Unit **2** Level **10** (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:

The undersigned, FREDERICK JOHN MALIK (collectively, the "Purchaser").

DOB: June 21, 1947

Home Address: 136 Blackfriar Lane, Brantford, ON. N3R 6S5

SIN No: 459 446 822

E mail address: jmalik@gmail.com

Telephone No.: 519 753 5439 & 905 268 1000

Paragraph 1 (a)

- (v) the sum of Twenty Thousand Three Hundred Forty Five (20,345.00) Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty (20%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

INSERT:

The undersigned, SHERAZ WILLIAM (collectively, the "Purchaser").

DOB: January 24, 1973

Passport #: AE6797202 Expiration: December 30, 2015

Home Address: 4 Omaratel Yamany St. Suite #20, Zamalek, Cairo Egypt

E mail Address: shiraz@saifgroup.com

Paragraph 1 (a)

- (v) the sum of Eighty One Thousand Five Hundred Eighty (81,580.00) Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to thirty five (35%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

Dated at Mississauga, Ontario this 14th day of JUNE 2012.

SIGNED, SEALED AND DELIVERED

In the Presence of:

[Signature]
Witness

[Signature]
Purchaser - FREDERICK JOHN MALIK

[Signature]
Witness

P.O.A. In Sheraz William [Signature]
Purchaser - SHERAZ WILLIAM

Accepted at MISSISSAUGA this 25 day of JUNE 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: [Signature] c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 24th day of April 2016.

AMONG:

Sheraz William

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Muhammad S Mirza

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 10th day of June, 2012 and accepted the 10th day of June, 2012 between the Assignor as Purchaser and the Vendor as may have been amended (the "Agreement"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 2, Level 10, Suite 1002, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 5512 Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.
7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.
8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.
10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.
11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
zero (\$0)
12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.
13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.
14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.
16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 24th day of Apr. 2017

Witness

(Assignor)

Sheraz William

Witness

(Assignor)

Witness

(Assignee)

Muhammed S Mirza

Witness

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per:

Name:

Title:

Authorized Signing Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME:

Muhammad S Mirza.

DATE OF
BIRTH

1987/11/08

ADDRESS:

YYYYMMDD

SIN #

5783 Mersey Street
Mississauga, ON L5V 1V8.

PHONE:

Tel:

Cell: (416) 827-3036

Facsimile:

E-mail:

msmirza007@yahoo.com

ASSIGNEE

NAME:

DATE OF
BIRTH

YYYYMMDD

SIN #

ADDRESS:

PHONE:

Tel:

Cell:

Facsimile:

E-mail:

ASSIGNEE'S
SOLICITOR:

NAME:

Malik Law Office

Muhammad Atique Malik Barrister + Solicitor

ADDRESS:

1825 Markham Rd. Suite 205
Scarborough ON M1B 4Z9.

PHONE:

Bus: (647) 726-1949.

Facsimile: (647) 726-1985

E-mail:

maliklaw@live.ca

mm


ASSIGNORS SOLICITORS FOR UNIT 802 IN PSV2

ASSIGNORS NAME SHERAZ WILLIAM

JESSE J MALIK

3036 GUYATT ROAD

HANNON, ONTARIO

LOR 1P0

TELEPHONE (OFFICE) 905-692-9717 AND CELL NUMBER 905-869-3332

FAX NUMBER 905-692- 9720

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 #: 1002 Phase/Tower: ^{PSV ~~ONE~~ TWO} ~~TWO~~ Plan No.: Blanc.

Street: _____

Date of Offer: April 24/17

Sales Representative: 162ition

Verification of Individual

1. Full Legal Name of Individual: Muhammad S Mirza
2. Address: 5783 Mersey Street
Mississauga, ON L5V 1V8
3. Date of Birth: 1987/11/08
4. Principal Business or Occupation: Industrial Millwright@Atlantic Packaging
5. Identification Document (must see original): Driver's Licence
6. Document Identification Number: M4623-56888-71108
7. Issuing Jurisdiction: Ontario
8. Document Expiry Date (must not be expired): 2021/11/08


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



2 NAME/ NOM
**MIRZA,
MUHAMMAD S**

6 5783 MERSEY STREET
MISSISSAUGA, ON, L5V 1V8

4d NUMBER/
NUMERO **M4623 - 56888 - 71108**

1a ISS/ DÉL. **2016/12/01** 4b EXP/ EXP. **2021/11/08**

5 DD/ REF **DR2282541** 16 HGT/ HAUT. **163 cm**

15 SEX/ SEXE **M**

9 CLASS/ CATÉG **G**

12 REST/ COND.

3 DOB/ DCM **1987/11/08**

Anuk

April 24/17



05432

5985 LATIMER DRIVE
MISSISSAUGA, ON

APR 15 2017

April 15, 2017 at 3:56 p.m. ET

MY ACCOUNTS

5783 MERSEY STMISSISSAUGA, ON L5V 1V8
mirzaishfaq@yahoo.com
905-567-7822
647-784-8047

Welcome, MUHAMMAD MIRZA. Your last visit: April 15, 2017 at 3:35 p.m. ET.

Deposit Accounts	Credit Balance	
\$178,868.62	-\$376.43	Apply for a new product

View: List Pie Charts	Available Funds	Balance
Deposit Accounts		
Chequing 01652-73-48487	\$20,962.74	\$20,962.74
Savings 05432-88-19386	\$158,305.88	\$157,905.88
Credit		
CIBC VISA 4505 5300 2565 1041	\$8,869.00	-\$376.43
Line of Credit 05432-19-37030 Link Account	\$10,000.00	\$0.00

Investments

You don't have any investments with CIBC. [Apply for an investment product today.](#)

Note:

"My Accounts" includes the online accounts you hold with CIBC and its affiliates. For help, please contact the CIBC Online Banking® support line at 1-888-872-2422.

Trademarks and Disclaimers



Prepared for:
MUHAMMAD SHAHBAZ MIRZA
MUHAMMAD SHAHBAZ MIRZA
5783 MERSEY ST
MISSISSAUGA, ON, CAN
L5V 1V8

Prepared by:
Nicholas Will, Customer Service Rep
6051 CREDITVIEW RD
MISSISSAUGA , ON , CAN L5V 2A8
Phone: (905) 542-3112
E-mail:
EasyLine: 1-866-222-3456
EasyWeb: www.tdcanadatrust.com

As at: April 15, 2017

TD Assets:

Account(s)	Balance	Description
TD ALL-INCLUSIVE BANKING PLAN - 1870 6537286	\$232,849.94	
Total TD Assets: CDN	\$232,849.94	

Total Assets: CDN \$232,849.94

TD Liabilities

Account(s)	Balance	Description
MORTGAGE - 1579 1007998	\$359,994.23	MORTGAGOR
TD AEROPLAN VISA PLATINUM - 1844 4520023002666829	\$1,241.47	OWNER Credit Limit: \$15,500.00
Total TD Liabilities: CDN	\$361,235.70	

Total Liabilities: CDN \$361,235.70

Net Worth: CDN -\$128,385.76
Net Worth: USD \$0.00
Your Net Worth* -\$128,385.76

It makes good sense to pay off your most expensive (higher-interest) debt first. But don't put off your other credit obligations: always make the minimum required payment by the due date.

Do all of your investments look the same? Diversify your portfolio to enjoy a mix that blends safety, income and growth potential.

The Total Net Worth value is a combination of both the CDN and USD products in your Portfolio. * The Total Net Worth value assumes USD \$1 = CDN \$1.

This report has been prepared using TD Bank Financial Group information, as well as information that you have provided to us. While every reasonable effort has been made to ensure the accuracy and completeness of the other financial institution information included herein, the information contained herein is for illustration purposes only. Any legal or tax issues should be confirmed by your own legal or tax advisers.

