

Worksheet

Family Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

Suite: 3208 Tower: PSV Date: _____ Completed by: _____

Please mark if completed:

- ☒ • Assignment Agreement Signed by both Assignor and Assignee
- ☒ • Certified Deposit Cheque for Top up Deposit to 20% Not Required
- ☒ • Certified Deposit Cheque for Family Assignment administration fee of \$500 +HST payable to Amacon City Centre Seven New Development Partnership, Courier to Dragana at Amacon Head office (Toronto). \$565.00 (ft NO. 56802833)
- ☒ • Agreement must be in good standing. Funds in Trust: \$ 29,490
- ☒ • 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 customercaretto@amacon.com
- ☒ • Include Fintrac for Assignee
- ☒ • Copy of Assignees ID
- ☒ • Copy of Assignees Mortgage Approval

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 Parksides 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:

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 13TH day of FEBRUARY, 2017

AMONG:

JASWANT SINGH KALSI AND PRITPAL PANESAR

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

PRITPAL PANESAR

(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 21st day of August 2012 and accepted the 31st day of August 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 08, Level 31, Suite 3208, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as PSV1, 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
14. This Assignment shall ensure 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.
15. 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.

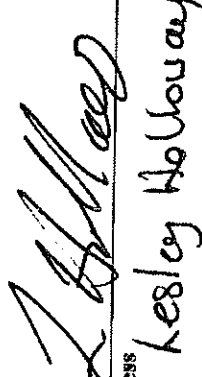
DATED this 13TH day of FEBRUARY 2017

* 
Witness Lesley Holman

* 
PRITHPAL PANESAR (Assignor)

Witness 

JASWANT SINGH KALSI (Assignor)

* 
Witness Lesley Holman

* 
PRITHPAL PANESAR (Assignee)

Inksters Solicitors
The Exchange
142 St. Vincent Street
Glasgow G2 5LA

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per: 
Name: STEPHANIE BABINEAU
Title: VP, SALES AND MARKETING

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE (1)

NAME: Pritpal Panesar
DATE OF BIRTH: Nov. 7, 1972
ADDRESS: 63 Larson Peak Rd Caledon
PHONE: 647-667-6799 L7C 3P2
EMAIL: None.
OCCUPATION: Student
EMPLOYER: N/A

ASSIGNEE (2)

NAME:
DATE OF BIRTH:
ADDRESS:
PHONE:
EMAIL:
OCCUPATION:
EMPLOYER:

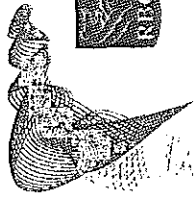
SOLICITOR

NAME: Gurban S. Virk
LAW FIRM: Gurban S. Virk Barrister, Solicitor Notary
ADDRESS: 13-6980 Maritz Dr
Mississauga, ON, L5W 1Z3
virkgs@gmail.com
T (905) 564-0072

Gurbans S. Virk B.E., L.L.B.
Barrister • Solicitor • Notary

Tel: (905) 564-0072
Fax: (905) 564-0073
virkgs@gmail.com

13-6980 Maritz Drive
Mississauga, Ontario
L5W 1Z3
(Huronario St & Derry Rd.)



Royal Bank of Canada
Banque Royale du Canada
11806 BRAMALEA RD.
BRAMPTON, ON

56802833 6-516

DATE 20170213
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE

AMADON CITY CENTRE SEVEN NEW Development

EXACTLY \$565.00

Partnership inc.

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$500.00 CANADIAN / SIGNATURE AUTORISEE REQUISE POUR UN MONTANT EXCEDANT \$500.00 CANADIENS

REOBJET DEVELOPMENT PARTNERSHIP

CANADIAN DOLLARS CANADIENS

\$565.00

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

1876 3208 Family Assignment Rd

4011 Brickstone Mews

COUNTERSIGNED / CONTRESIGNE

HNSW

56802833 020640031 099013151

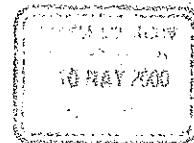
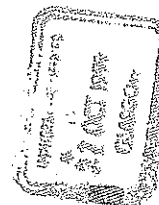
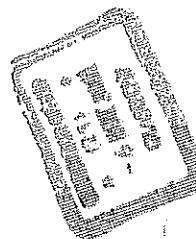
A handwritten number '30' on lined paper. The '3' is formed by two curved strokes, and the '0' is a single oval stroke. The number is written in black ink.

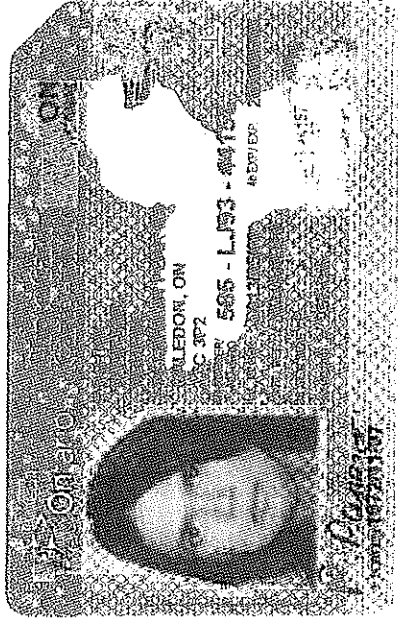
CONFIDENTIAL

12 St Vincent Street, Glasgow G2 5LA

1. **IDENTIFICATION INFORMATION**
 2. **PERSONAL INFORMATION**
 3. **TRAVEL INFORMATION**
 4. **SECURITY INFORMATION**
 5. **OTHER INFORMATION**
 6. **REMARKS**
 7. **SIGNATURE**
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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 #: **3208** Phase/Tower: **ONE** Plan No.:

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

Date of Offer: **January 08, 2013**

Sales Representative: **In2ition Realty**

Verification of Individual

- | | |
|---|--|
| 1. Full Legal Name of Individual: | PRITPAL PANESAR |
| 2. Address: | 51 LARSON PEAK RE,
CALEDON, ON, L7C 3P2 |
| 3. Date of Birth: | November 07, 1972 |
| 4. Principal Business or Occupation: | Student |
| 5. Identification Document (must see original): | Passport |
| 6. Document Identification Number: | <u>PASSPORT:BA534375 (Exp.) New passport : 6A274267</u> |
| 7. Issuing Jurisdiction: | Canada |
| 8. Document Expiry Date (must not be expired): | July 4, 2019 |

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: | _____ |



Popular Mortgages

NIRPREET THIND AMP

Direct: 416-826-7744

Office: 905-564-1150

FAX: 905-564-1151

To: Pritpal Panesar	DATE: Feb 27 2017
Closing Date: June 21 2017	No. OF PAGES: (INCLUDING COVER SHEET)
FAX:	
☐ URGENT	☐ REVIEW
*COMMENTS:	☐ PLEASE UP DATE ON THIS FILE

Reference:

This is to confirm that Ms. Pritpal Panesar R/O 51 Larson Peak Rd, Caledon is pre-approved for the mortgage amount of \$294,900.00 with \$58,980.00 down payment from your own savings.

Subject property: 3208 - 4011 Brickstone Mews, Mississauga, On. L5B-OL7

Conditions: Subject to CMHC/GE/CG approval & Jobs Verification, credit check is required at the time of new application. Appraisal to subject property may require.

Should you have any questions please feel free to call me.

Thanks

Nirpreet Thind AMP

Popular Mortgages

1315 Derry Road East Unit 5B

Mississauga, On

L5T 1V6