

**Worksheet**  
**Standard Assignment**  
Post Occupancy

Suite: TH3 Tower: BLK9N Date: Dec 17/20 Completed by: Andrea Alsip Cotnam

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 Aird and Berlis LLP in Trust: \$ \$32,045 - sent to A&B directly ✓
- ☒ Certified Deposit Cheque for Assignment fee \$ \$3,955 ✓ as per the Assignment Amendment payable to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto).
- PP: \$640,900 ☒ Agreement must be in good standing. Funds in Trust: \$ \$96,135 ✓
- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Assignors Solicitors information ✓ | Assignees Solicitor:<br>Jitesh Bhalla   | Eduardo Cisternas   |
| <input checked="" type="checkbox"/> Assignees Solicitors information ✓ | Barristers and Solicitors<br>13-7015 Tranmere Drive (Facing Derry Road East)<br>Mississauga, ON L5S 1T7 | CORE LAWYERS<br>3300 Highway 7, Suite 904<br>Vaughan, Ontario<br>L4K 4M3                    |
|  | P: 905-673-7222<br>F: 1-877-719-1629<br>E: jbhalla@bridgelawyers.ca<br>www.bridgelawyers.ca             | Phone 416-849-3116<br>Fax 905-850-3120<br>E: ecisternas@corelawyers.ca / www.corelawyers.ca |
- ☒ Include Fintrac for Assignee – Occupation and Employer ✓
- ☒ 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 Aird & Berlis LLP via email. Please remember that the Assignment fee cheque should be couriered to Amacon.

**Administration Notes:**

Closing Date Amendment Included - Closing on February 8, 2021

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**BLOCK NINE**

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE**

**ASSIGNMENT**

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

**ANTHEA K DESCARTIN and RUEL ASPILLA DESCARTIN (the "Purchaser")**

**Suite TH3 Tower 9 North Unit 3 Level 2 (the "Unit")**

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

**Delete: FROM THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

**Insert: TO THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchaser's covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Three Thousand Five Hundred (\$3,500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

- (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 1st day of DECEMBER

2020  
2017

Witness: MELINA MORA

Ordercraft  
Purchaser: ANTHEA K DESCARTIN

Witness: MELINA MORA

Ruel Aspilla  
Purchaser: RUEL ASPILLA DESCARTIN

DATED at Mississauga, Ontario this 20th day of December, 2020

2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]  
Authorized Signing Officer  
I have the authority to bind the Corporation

Block/Note

Suite No. JH3, Unit 3, Level 2, (the "Unit")

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
ASSIGNMENT

BETWEEN:

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

- and -

Anthea K Descartes and Ruel Aspillia Descartes  
(the "Purchaser")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser on March 6, 2017 and accepted by the Vendor on March 6, 2017 (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:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

all references to final closing date of January 25, 2021.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

1. All references to final closing date shall mean February 8, 2021.
2. In consideration for the Vendor's agreement to extend the final closing date, the purchaser shall be required to pay a per diem rate of interest on the balance due on final closing of 11% per annum, for each day of extension commencing from January 25, 2021, payable to the Vendor by way of certified funds drawn on solicitor's trust account and delivered with closing funds.
3. The purchaser agrees to pay the Vendor's administration costs in the amount of \$1,000.00 by way of certified funds drawn on solicitor's trust account and delivered with closing funds.
4. The purchaser agrees to pay the Vendor's legal fees in the amount of \$1,000.00 by way of certified funds drawn on solicitor's trust account delivered with closing funds and made payable to AIRD & BERLIS LLP.

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

DATED at Vaughan this 17 day of Jan, 2021

IN WITNESS WHEREOF the parties have executed this Amendment.

SIGNED, SEALED AND DELIVERED  
in the presence of

Witness Eduardo Cisternas

DATED at Wroter this 10 day of January, 2021

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:

Name: [Signature]  
Authorized Signing Officer  
I have authority to bind the Corporation

BLOCK  
**NINE**

SUITE TH3 UNIT 3 LEVEL 2

**ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE**

THIS ASSIGNMENT made this 17th day of December 2020.

AMONG:

Anthea K Descarlis and Ruel Anillo Descarlis

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Kamlesh Ruel Bhatia and Anneli Swam Bhatia

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) CORP.

(hereinafter called the "Vendor")

OF THE THIRD PART,

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 6th day of March, 2017 and accepted the 6th day of March, 2017 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 3, Level 2, Suite TH3, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4085 Parkside Village Dr, 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 thereon (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 directly 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.

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K.B. A

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 Deposit 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 Aird & Berlis, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
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 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.
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 5<sup>th</sup> day of JAN 2021.

Witness Eduardo Cisternas

Witness Eduardo Cisternas

Witness SURINDER BHATIA

Witness SURINDER BHATIA

Andreas K. Desautels  
Andreas K. Desautels (Assignor)

Ruel Andria Desautels  
Ruel Andria Desautels (Assignor)

Amol Segun Bhatia  
Amol Segun Bhatia (Assignee)

Kamlesh Rani  
Kamlesh Rani Bhatia (Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

For:  
Name:  
Title: Authorized Signaling Officer

I have authority to bind the Corporation

**Schedule "A"**

**Details of Assignee**

**ASSIGNEE**

**NAME:** Kamlesh Rani Bhatia  
**DATE OF BIRTH:** 1983/02/02 546-138-439  
**YYYYMMDD** **SIN #**  
**ADDRESS:** 28 Fensbridge Cr. Brampton, ON L7A 2P2  
**PHONE:** **Tel:** 416-414-0673  
**Cell:** \_\_\_\_\_  
**Facsimile:** \_\_\_\_\_  
**E-mail:** Kamleshbhatia89@gmail.com

**ASSIGNEE**

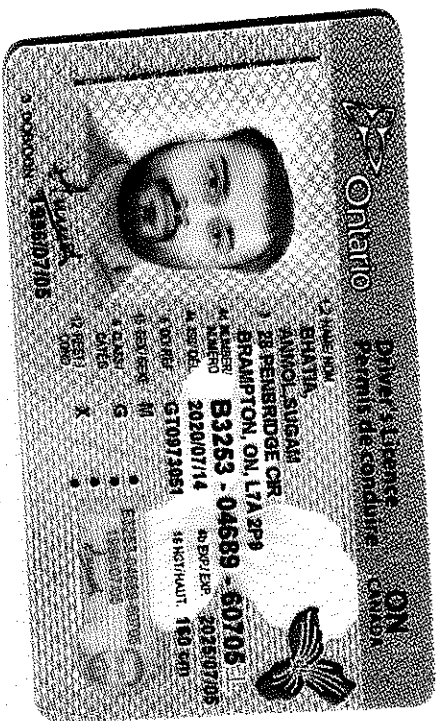
**NAME:** Anmol Suram Bhatia  
**DATE OF BIRTH:** 1996/07/05 546-138-389  
**YYYYMMDD** **SIN #**  
**ADDRESS:** 28 Fensbridge Cr. Brampton, ON L7A 2P2  
**PHONE:** **Tel:** 547-406-0786  
**Cell:** \_\_\_\_\_  
**Facsimile:** \_\_\_\_\_  
**E-mail:** anmolbhatia1111@gmail.com

**ASSIGNEE'S SOLICITOR:**

**NAME:** Jitesh Bhatia  
**ADDRESS:** 13-7815 Transmere Drive (Faber Derry Road East)  
Mississauga, ON L5S 1T7  
**PHONE:** **Bus:** 905-673-7222  
**Facsimile:** 1-877-719-1829  
**E-mail:** Jbhatia@bridgeslawyers.ca

41145581.1

K.B.A. 28 mg



Ontario

Driver's License  
Permis de conduire

ON

1. NAME / NOM

Elnatia Annol Sugan

2. RESIDENCE / RÉSIDENT

Braampton, ON, L7A 2P9

3. LICENSE NUMBER / NUMÉRO DE LA LICENCE

B3253-04689-60706

4. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/14

5. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

6. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

7. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

8. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

9. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

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2028/07/05

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2028/07/05

12. EXPIRATION DATE / DATE D'ÉCHÉANCE

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2028/07/05

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2028/07/05

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2028/07/05

18. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

19. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

20. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

21. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

22. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

23. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

24. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

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2028/07/05

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2028/07/05

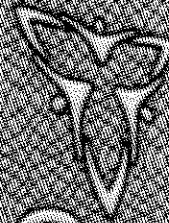
27. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05

28. EXPIRATION DATE / DATE D'ÉCHÉANCE

2028/07/05





Ontario

Photo Card  
Carte - photo

ON  
CANADA



1,2 NAME / NOM

BHATIA,

KAMLESH,RANI

8 28 PENERIDGE CIR

BRAMPTON, ON

L7A 2P9

40 NUMBER/  
NUMERO

232 - YR62 - 73725

4a ISS/DEL

2018/03/14

5 PD/REF

KA8471642

16 SEX/SEXE

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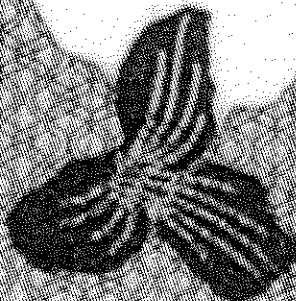
18 HGT/HAUT

150 cm

3 DOB/DBN 1963/02/02

Kamlesh Rani

4b EXP/EXP. 2023/03/14



CORE LAWYERS IN TRUST  
 904-3300 HIGHWAY 7  
 VAUGHAN, ONTARIO L4K 4M3  
 (416) 849-3116

CIBC  
 CANADIAN IMPERIAL BANK OF COMMERCE  
 7850 WESTON RD UNIT 200  
 WOODBRIDGE ONTARIO L4L 1C5

32-76910 06367 6367

Three Thousand Nine Hundred Fifty Five \*\*\*\*\* 00/100

PAY  
 Amazon Development (City Centre) Sec 2  
 11/Dec/2020 \$3,955.00

TO THE ORDER OF  
 CORE LAWYERS IN TRUST

TH#3 Tower 9 North, Unit 3, Level 2 Assignment Fee, 20-0210 *E. Lit*

⑈0006367⑈ ⑆08152⑈010⑆ 09⑈30016⑈

CORE LAWYERS IN TRUST  
 904-3300 HIGHWAY 7  
 VAUGHAN, ONTARIO L4K 4M3  
 (416) 849-3116

CIBC  
 CANADIAN IMPERIAL BANK OF COMMERCE  
 7850 WESTON RD UNIT 200  
 WOODBRIDGE ONTARIO L4L 1C5

32-76910 06365 6365

Thirty Two Thousand Forty Five \*\*\*\*\* 00/100

PAY  
 Aird & Berlis LLP, In Trust  
 11/Dec/2020 \$32,045.00

TO THE ORDER OF  
 CORE LAWYERS IN TRUST

TH#3 Tower 9 North, Unit 3, Level 2 5% Depo 51st Top Up, 20-0210 *E. Lit*

⑈0006365⑈ ⑆08152⑈010⑆ 09⑈30016⑈

CORE LAWYERS IN TRUST  
 904-3300 HIGHWAY 7  
 VAUGHAN, ONTARIO L4K 4M3  
 (416) 849-3116

CIBC  
 CANADIAN IMPERIAL BANK OF COMMERCE  
 7850 WESTON RD UNIT 200  
 WOODBRIDGE ONTARIO L4L 1C5

32-76910 06366 6366

Five Hundred Sixty Five \*\*\*\*\* 00/100

PAY  
 Aird & Berlis LLP  
 11/Dec/2020 \$565.00

TO THE ORDER OF  
 CORE LAWYERS IN TRUST

TH#3 Tower 9 North, Unit 3, Level 2 Assignment Legal Fee, 20-0210 *E. Lit*

⑈0006366⑈ ⑆08152⑈010⑆ 09⑈30016⑈

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed: (i) for a buyer when the offer is submitted and/or a deposit made, and (ii) for a seller when the seller accepts the offer.

Transaction Property Address: Th#3 Tower-9 North unit 3 level 2 block 9 Mississauga
Sales Representative/Broker Name:
Date Information Verified/Credit File Consulted: Dec 03-2020

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.
1. Full legal name of individual: Anmol Sugam Bhatia
2. Address: 28 Pen-Bridge Circle Brampton ON L7A 2P9
3. Date of Birth: July-05-1996
4. Nature of Principal Business or Occupation: Job

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.
1. Type of Identification Document: Driving License
2. Document Identifier Number: B3253-04689-60705
3. Issuing Jurisdiction: Ontario Country: Canada
4. Document Expiry Date: 2025-07-05

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.
1. Name of Canadian Credit Bureau Holding the Credit File:
2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). The individual does not need to be physically present.
[X] Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth\*
[ ] Verify the individual's name and address by referring to a document or source containing the individual's name and address\*
[X] Verify the individuals' name and confirm a financial account\*
\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* Or reference number if there is no account number.



Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

- 1. Measures taken to Ascertain Identity (check one):
  - ☐ Asked unrepresented individual for information to ascertain their identity
  - ☐ Other, explain: .....
- Date on which above measures taken: .....
- 2. Reasons why measures were unsuccessful (check one):
  - ☐ Unrepresented individual did not provide information
  - ☐ Other, explain: .....

B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party or there is no third party, complete this section.

- Is the transaction being conducted on behalf of a third party according to the client? (check one):
- ☐ Yes
  - ☐ No
- Measures taken (check one):
- ☐ Asked if client was acting on behalf of a third party
  - ☐ Other, explain: .....
- Date on which above measures taken: .....
- Reason why measures were unsuccessful (check one):
- ☐ Client did not provide information
  - ☐ Other, explain: .....
- Indicate whether there are any other grounds to suspect a third party (check one):
- ☐ No
  - ☐ Yes, explain: .....

B.2 Third Party Record

Where there is a third party, complete this section.

- 1. Name of third party: .....
- 2. Address: .....
- 3. Date of Birth (if applicable): .....
- 4. Nature of Principal Business or Occupation: .....
- 5. Incorporation number and place of issue (if applicable): .....
- 6. Relationship between third party and client: .....



# Individual Identification Information Record

NOTE: Only complete Sections C and D for your clients.

## C. Client Risk (ask your Compliance Officer if this section is applicable)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

### Low Risk

- ☒ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

### Medium Risk

- ☐ Explain:

### High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.



This document has been prepared by The Canadian Real Estate Association ("CREA") to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. The REALTOR® trademark is controlled by CREA. © 2014-2020.

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# Individual Identification Information Record

## D. Business Relationship

(ask your Compliance Officer when this section is applicable)

### D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☐ Residential property
- ☐ Residential property for income purposes
- ☐ Commercial property
- ☐ Land for Commercial Use
- ☐ Other, please specify: .....

### D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - If you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

### D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

## E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.



Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: Th#3 Tower-9 North unit 3 level 2 block 9 Mississauga

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted: Dec.03-2020

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of individual: Kamlesh Rani Phatia

2. Address: 28 Pen-Bridge Circle Brampton ON L7A 2P9

3. Date of Birth: 02-02-1963

4. Nature of Principal Business or Occupation: Job

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document: Ontario Id

2. Document Identifier Number: 232-YR64-73725

3. Issuing Jurisdiction: Ontario Country: Canada

4. Document Expiry Date: 2023-03-04

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). The individual does not need to be physically present.

☒ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth\*

- ☐ Name of Source: Ontario Id
- ☐ Account Number\*\*: 232-YR64-73725

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address\*

- ☐ Name of Source:
- ☐ Account Number\*\*:

☒ Verify the individuals' name and confirm a financial account\*

- ☐ Name of Source: Bank Account statement
- ☐ Financial Account Type: Checking account
- ☐ Account Number\*\*: 0099564635

\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* Or reference number if there is no account number.



# Individual Identification Information Record

## A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity
- ☐ Other, explain: .....

Date on which above measures taken: .....

2. Reasons why measures were unsuccessful (check one):

- ☐ Unrepresented individual did not provide information
- ☐ Other, explain: .....

## B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

### B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party or there is no third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes
- ☐ No

Measures taken (check one):

- ☐ Asked if client was acting on behalf of a third party
- ☐ Other, explain: .....

Date on which above measures taken: .....

Reason why measures were unsuccessful (check one):

- ☐ Client did not provide information
- ☐ Other, explain: .....

Indicate whether there are any other grounds to suspect a third party (check one):

- ☐ No
- ☐ Yes, explain: .....

### B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party: .....
2. Address: .....
3. Date of Birth (if applicable): .....
4. Nature of Principal Business or Occupation: .....
5. Incorporation number and place of issue (if applicable): .....
6. Relationship between third party and client: .....





# Individual Identification Information Record

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## CIBC Pre-Approved Mortgage Certificate

Number: 11620200

Issue Date: November 17, 2020

Effective From: November 17, 2020

Expiry Date: February 15, 2021

(Note: If your certificate has expired, please contact your CIBC representative)

**KAMLESH RANI BHATIA & ANMOL SUGAM BHATIA**

KAMLESH RANI BHATIA & ANMOL SUGAM BHATIA

is eligible for a mortgage loan amount of	\$522,315.96
with a downpayment of	\$128,000.00
to purchase a house in a price range of	\$650,315.96

and has/have selected the following mortgage loan type and term:

Mortgage Loan Type	5 Year Fixed Closed
Mortgage Loan Term	5 Years
Posted Interest Rate	4.94%

Monthly Payment (Principal & Interest Payments Only)	\$3,074.36
Amortization	25

This certificate only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage loan application: satisfactory property appraisal, satisfactory credit review by CIBC Mortgages & Lending and Genworth Financial Mortgage Insurance Company Canada/Canada Mortgage and Housing Corporation approval (if applicable).

Note: This certificate does not apply to refinances and equity takeouts

Customer Signature(s):

Kamlesh Rani / Anmol

### RATE INFORMATION

- For fixed-rate mortgage loans, your quoted rate is guaranteed not to increase provided the mortgage loan amount is fully advanced on or before the Expiry Date of this Certificate. Your interest rate will be determined on the date funds are advanced and you will receive the lower of the interest rate indicated on this Certificate and the interest rate posted for the selected mortgage loan type and term on the date funds are advanced. Interest is calculated semi-annually, not in advance.
- For variable-rate mortgage loans, interest rates are based upon CIBC Prime Rate which fluctuates from time to time and, therefore, there are no rate guarantees for variable rate mortgage loans. The interest rates indicated on this Certificate simply represent the rates based upon CIBC Prime Rate in effect as at the date of the Certificate and are subject to change. Interest for variable rate mortgages is calculated daily using a simple interest formula (which is the same as calculated yearly), not in advance.