

\$ 297,900
5% \$14,895

Worksheet
Standard Assignment

Suite: 1203 Tower: BK9N Date: Jan 13/21 Completed by: Andrea Alsif Cotnam

Please mark if completed:

- ☒ Copy of Assignment Amendment \$0.00 / legal fee \$565 ✓
- ☐ 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: \$ ✓
- ☐ Certified Deposit Cheque for Assignment fee \$0.00 / \$565 legal as per the Assignment Amendment payable to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto). ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ \$59,580 ✓
- ☒ Assignors Solicitors information ✓ Assignors Solicitor
Tahir Majeed
- ☒ Assignees Solicitors information ✓ Assignees Solicitor
Narin Malik
- ☒ Include Fintrac for Assignee - Occupation and Employer ✓
- ☒ Copy of Assignees ID ✓
- ☒ Copy of Assignees Mortgage Approval Pre 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.

TDP up and Fee to be paid on
Final Closing

Date Change Amendment Included -
extended to February 10, 2021

Suite No. 1203, Unit 3, Level 12, (the "Unit")

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
ASSIGNMENT

BETWEEN:

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

-- and --

Raghdas Abdelhady
(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 February 28, 2016 and accepted by the Vendor on February 29, 2016 (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 27, 2021

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

1. All references to final closing date shall mean February 10, 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 27, 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 \$1000.00 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 RS this 18th day of Jan, 2021

IN WITNESS WHEREOF the parties have executed this Amendment

SIGNED, SEALED AND DELIVERED
in the presence of

Witness _____

Purchaser _____

DocuSigned by:
Raghdas Abdelhady
4210C2E8E5B9E43B

Toronto January
DATED at _____ this 21 day of January, 2021

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per _____
Name:
Authorized Signing Officer
I have authority to bind the Corporation

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

RAGHDAA ABDELHADY (the "Purchaser")

Suite **1203** Tower **9 North** Unit **3** Level **12** (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

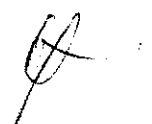
22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise 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 Zero (\$0.00) 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.



- 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 Mississauga, Ontario this 10 day of February 2016.

Purchaser: RAGHDAA ABDEL HADY

PER

Page 2 of 2



SUITE 1203 UNIT 3 LEVEL 12

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 14th day of January 2021.

A M O N G:

Raghdaa Abdelbady

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Siddharth Gupta

(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 28th day of Feb 2016 and accepted the 29th day of Feb 2016 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 12, Suite 1203, 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 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 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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RA

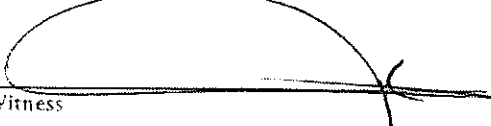
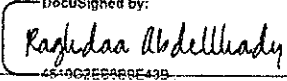
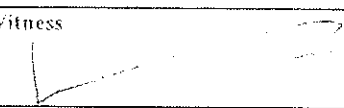
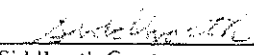

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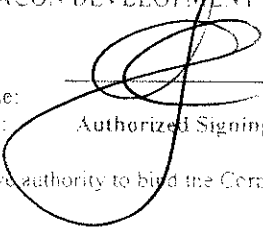
- 5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest under the Agreement or this Assignment 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 Ajrd & Baris, 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 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 18 day of Sep 2024.

 Witness	 DocuSigned by: Raghdad Abdelhady 454032E8488E43B Raghdad Abdelhady (Assignor)
 Witness	 Siddharth Gupta (Assignee)
 Witness	(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	<u>Siddharth Gupta</u>	
	DATE OF BIRTH	<u>1999/09/10</u>	<u>531 476 778</u>
		<u>YYYYMMDD</u>	<u>SIN #</u>
	ADDRESS:	<u>3444 Crompton Cres, Mississauga, ON L5B 4C5</u>	
	PHONE:	Tel: <u>437-855-3344</u>	
		Cell: _____	
		Facsimile: _____	
	E-mail:	<u>sid.a.gupta@gmail.com</u>	
ASSIGNEE	NAME:	_____	
	DATE OF BIRTH	_____	_____
		<u>YYYYMMDD</u>	<u>SIN #</u>
	ADDRESS:	_____	
	PHONE:	Tel: _____	
		Cell: _____	
		Facsimile: _____	
	E-mail:	_____	
ASSIGNEE'S SOLICITOR:	NAME:	<u>Narin N. Malik</u>	
	ADDRESS:	<u>4-7900 Hurontario Street</u> <u>Brampton, ON, L6Y 0P6</u>	
	PHONE:	Bus: <u>(905) 450-9473</u>	
		Facsimile: <u>(905) 450-9479</u>	
	E-mail:	<u>narinmaliklaw@gmail.com</u>	

Individual Identification Information Record

Form 630

for use in the Province of Ontario

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: 1203-4085 Parkside Village Drive Mississauga

Sales Representative/Broker Name: Sushilkumar Agrawal

Date Information Verified/Credit File Consulted: January 4, 2021

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: Siddharth Gupta

2. Address: 3444 Crompton Cres Mississauga ON L5B 4C5

3. Date of Birth: September 10, 1999

4. Nature of Principal Business or Occupation: Service

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: Driver's licence

2. Document Identifier Number: G9328-71009-90910

3. Issuing Jurisdiction: Ontario

4. Document Expiry Date: March 2, 2021

Country: Canada

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). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. 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:

☐ Account Number**:

☐ 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:

☐ Financial Account Type:

☐ Account Number**:

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



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2017. easyOFFER 2019 by Reagency Systems Corp. www.Reagency.ca

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, 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:

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.

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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Residential property | <input type="checkbox"/> Residential property for income purposes |
| <input type="checkbox"/> Commercial property | <input type="checkbox"/> Land for Commercial Use |
| <input type="checkbox"/> 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.



Waiver
Assignment of Agreement of Purchase and Sale

ASSIGNEE: Siddharth Gupta
ASSIGNOR: Raghdad Abdelhady
REAL PROPERTY: 1203-4085 Parkside Village Drive Mississauga ON

In accordance with the terms and conditions of the Assignment of Agreement of Purchase and Sale dated the 4th day of January 2021, regarding the above property, I/We hereby waive the condition(s) which read(s) as follows:

The assignee agrees to provide the vendor a new mortgage firm approval or financing documents as indicated on the vendor's agreement of purchase and sale in the amount required by the vendor within five business days from the date of acceptance of this offer. Unless the assignee gives notice in writing delivered to the assignor personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6:00 p.m. on third (3rd) business day that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

This Assignment of Agreement of Purchase and Sale is conditional upon the review by the Assignee's Solicitor and which terms are deemed reasonable and appropriate of the sole and absolute discretion of the assignee. Unless the Assignee gives notice in writing delivered to the Assignor, no later than 11:59pm on the (3RD) business day from the date of acceptance of this Assignment Agreement, that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the Assignee in full without deduction. This condition is included for the benefit of the Assignee and may be waived by the Assignee's sale agent by notice in writing to the Assignor within the time period.

All other terms and conditions in the aforementioned Assignment of Agreement of Purchase and Sale to remain unchanged.

WAIVED at _____, Ontario, at _____ this _____ day of _____ 20_____
(a.m./p.m.)

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:
(Witness) _____ (Assignee/Assignor) _____ (Seal) (Date) _____
(Witness) _____ (Assignee/Assignor) _____ (Seal) (Date) _____

Receipt acknowledged at _____ this _____ day of _____ 20_____
(a.m./p.m.) by:

Print Name: _____ Signature: _____

Waiver
Assignment of Agreement of
Purchase and Sale

ASSIGNEE: Siddharth Gupta
ASSIGNOR: Raghdah Abdelhady
REAL PROPERTY: 1203-4085 Parkside Village Drive Mississauga ON

In accordance with the terms and conditions of the Assignment of Agreement of Purchase and Sale dated the 4th day of January 2021, regarding the above property, I/We hereby waive the condition(s) which read(s) as follows:

This Assignment of Agreement of Purchase and Sale is conditional upon the approval of the terms thereof by the Assignor's Solicitor. Unless the Assignor gives notice in writing delivered to the Assignee, that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the Assignee in full without deduction. This condition is included for the benefit of the Assignor and may be waived by the Assignor sale agent by notice in writing to the Assignee within the time period, not later than 11.59pm on the 3rd business days from the date of acceptance of this assignment agreement.

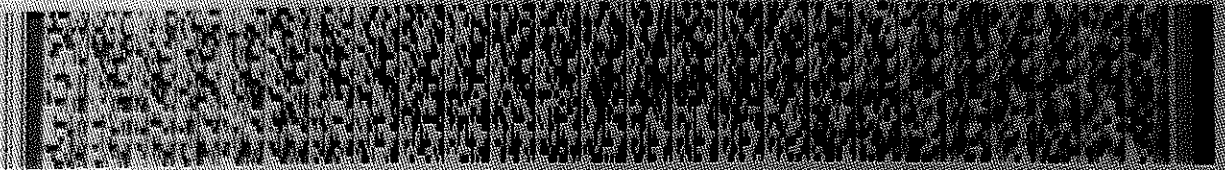
All other terms and conditions in the aforementioned Assignment of Agreement of Purchase and Sale to remain unchanged.

WAIVED at Mississauga, Ontario, at 4:00 p.m. this 8th day of January 2021 (a.m./p.m.)

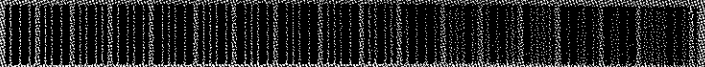
SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:
(Witness) Siddharth Gupta 01/08/2021
(Assignee) (Seal) (Date)
(Witness) (Assignor/Assignor) (Seal) (Date)

9:00 pm 2021-01-08
Receipt acknowledged at this day of 20 by:

Print Name: Raafat Metwaly Signature: DocuSigned by: Raafat Metwaly



4938351



Maximum weight (max. 4500 kg)
Maximum weight (max. 4500 kg)
Maximum weight (max. 4500 kg)
Maximum weight (max. 4500 kg)

Corr. Lensa/Variac, Cor.

6P3172301

12 RESTRICTIONS/CONDITIONS

ServiceOntario.ca



Driver's Licence
Permis de conduire

ON
CANADA



1. NAME / NOM

GUPTA,
SIDDHARTH

2. ADDRESS / ADRESSE

3344 CROMPTON CRES
MISSISSAUGA, ON. L5B 4C5

3. NUMBER /
NUMERO

G9328 - 71009 - 90910

4. ISS/DEL

2019/11/29

5. EXP/EXP

2027/03/02

6. DO/REF

GP3172301

15. HGT/HAUT

1.68 CM

16. SEX/SEXE

M

7. CLASS/
CLASSE

G

8. DATE OF BIRTH / DATE DE NAISSANCE

1999/09/10

9. SIGNATURE /
SIGNATURE

X

10. SIGNATURE / SIGNATURE

Siddharth

11. EXPIRATION DATE / DATE D'EXPIRATION

1999/09/10



Form 150
for use in the Province of Ontario

Assignment of Agreement
of Purchase and Sale
Condominium

Toronto
Real Estate
Board

This Assignment of Agreement of Purchase and Sale dated this 4th day of January 2021

ASSIGNEE: Siddharth Gupta (Full legal names of all Assignees), agrees to purchase from

ASSIGNOR: Raghdad Abdelhady (Full legal names of all Assignors), the following

THE ASSIGNOR'S INTEREST IN THE REAL PROPERTY:

a unit in the condominium property located at 1203-4085 Parkside Village Drive in the City of Mississauga being

Unit No. 1203 Level No. 12 Condominium Plan No.

Building No. known as Unit No. 1203 (Apartment/Townhouse/Suite/Unit) together with ownership

or exclusive use of Parking Space(s) One / Underground (Number(s), Level(s)) together with ownership or exclusive use of

Locker(s) One/ Underground (Number(s), Level(s)) together with seller's proportionate undivided tenancy-in-common interest

in the common elements appurtenant to the Unit as described in the Declaration and Description including the exclusive right to use such other parts of the common elements appurtenant to the Unit as may be specified in the Declaration and Description: the Unit, the proportionate interest in the common elements appurtenant thereto, and the exclusive use portions of the common elements, being herein called the "property".

PURCHASE PRICE: Dollars (CDN\$) 490,000.00 Four Hundred Ninety Thousand Dollars

DEPOSIT: Assignee submits Upon Acceptance (Herewith/Upon Acceptance/as otherwise described in this Agreement) Eighty Thousand Dollars (CDN\$) 80,000.00

by negotiable cheque payable to Exp Realty, Brokerage "Deposit Holder" to be held in trust pending completion or other termination of this Assignment agreement ("Assignment") and to be credited toward the Purchase Price on completion. For the purposes of this Assignment, "Upon Acceptance" shall mean that the Assignee is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Assignment agreement. The parties to this Assignment hereby acknowledge that, unless otherwise provided for in this Assignment, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

The Assignee and Assignor acknowledge that the Purchase Price noted above includes both the purchase price the Assignor is paying for the property as indicated in the Agreement of Purchase and Sale between the Assignor and the seller of the property attached hereto as Schedule C, and also includes the amount being paid by the Assignee to the Assignor as payment for the Assignment Agreement. The Assignee and Assignor agree that the funds for this transaction will be calculated and paid as set out in Schedule B attached hereto and forming part of this Agreement.

Assignee agrees to pay the balance as more particularly set out in Schedules A and B attached.

Schedules A, B (Calculation of funds for this Agreement), C (Agreement of Purchase and Sale that is the subject of this Assignment), A2, A3, B attached hereto form(s) part of this Agreement.

INITIALS OF ASSIGNEE(S):

Sg

INITIALS OF ASSIGNOR(S):

RA

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Page 1 of 6

1. **IRREVOCABILITY:** This offer shall be irrevocable by Assignee (Assignor/Assignee) until 3:00 on 5th day of January 2021, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Assignee in full without interest.
2. **ASSIGNMENT:** The Assignor agrees to grant and assign to the Assignee, forthwith all the Assignor's rights, title and interest, in, under and to the Agreement of Purchase and Sale attached hereto in Schedule "C".
3. **ASSIGNEE COVENANTS:** The Assignee hereby covenants and agrees with the Assignor that forthwith upon the assignment of the Agreement of Purchase and Sale it will assume, perform, comply with and be bound by, all obligations, warranties and representations of the Assignor as contained in the Agreement of Purchase and Sale as if the Assignee had originally executed the Agreement of Purchase and Sale as buyer with the seller.
4. **ASSIGNOR COVENANTS:** The Assignor covenants and represents that:
- (a) the Assignor has the full right, power and authority to assign the prior Agreement of Purchase and Sale attached hereto as Schedule "C" (the "Agreement of Purchase and Sale") and the Assignor's interest in the property;
 - (b) the Agreement of Purchase and Sale attached hereto as Schedule "C" is a full and complete copy thereof and has not been amended, supplemented, terminated or otherwise changed in any way and is in good standing and has not previously been assigned.
 - (c) the Assignor will not amend the Agreement of Purchase and Sale without the Assignee's prior written consent;
 - (d) after acceptance of this Assignment Agreement until the earlier of termination or completion of the Agreement of Purchase and Sale attached hereto as Schedule "C", the Assignor will not further assign the Agreement of Purchase and Sale.
 - (e) neither party to the Agreement of Purchase and Sale (Schedule C) has done any act in breach of the said Agreement of Purchase and Sale or committed any omission with respect to the said Agreement of Purchase and Sale.
5. **NOTICES:** The Assignor hereby appoints the Listing Brokerage as agent for the Assignor for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Assignee's Brokerage) has entered into a representation agreement with the Assignee, the Assignee hereby appoints the Assignee's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Assignor and the Assignee (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Assignee or the Assignor for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to the facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.
- FAX No.: (866) 530-7737 (For delivery of Documents to Assignor) FAX No.: (416) 747-7135 (For delivery of Documents to Assignee)
- Email Address: raafat@raafat.ca (For delivery of Documents to Assignor) Email Address: sushilagr@hotmail.com (For delivery of Documents to Assignee)
6. **HST:** If the sale of the Property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be included in _____ the Purchase Price. If the sale of the Property is not subject to HST, Assignor agrees to certify on or before closing, that the sale of the Property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.
7. **FUTURE USE:** Assignor and Assignee agree that there is no representation or warranty of any kind that the future intended use of the property by Assignee is or will be lawful except as may be specifically provided for in this Assignment.
8. **INSPECTION:** Assignee acknowledges having had the opportunity to inspect the property or the plans and documents for the property to be constructed and understands that upon acceptance of this offer there shall be a binding Assignment agreement between Assignee and Assignor.
9. **PLANNING ACT:** Provided that this Assignment shall not be effective to create or convey an interest in the property unless and until the provisions of the Planning Act RSO 1990 c. P13, as amended are complied with.

INITIALS OF ASSIGNEE(S):

Sg

INITIALS OF ASSIGNOR(S):


RA

- 10. RESIDENCY:** (a) Subject to (b) below, the Assignor represents and warrants that the Assignor is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Assignor shall deliver to the Assignee a statutory declaration that Assignor is not then a non-resident of Canada;
(b) provided that if the Assignor is a non-resident under the non-residency provisions of the Income Tax Act, the Assignee shall be credited towards the Purchase Price with the amount, if any, necessary for Assignee to pay to the Minister of National Revenue to satisfy Assignee's liability in respect of tax payable by Assignor under the non-residency provisions of the Income Tax Act by reason of this sale. Assignee shall not claim such credit if Assignor delivers on completion the prescribed certificate.
- 11. ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Assignee.
- 12. PROPERTY ASSESSMENT:** The Assignee and Assignor hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Assignee and Assignor agree that no claim will be made against the Assignee or Assignor, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 13. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Assignor and Assignee or by their respective lawyers who may be specifically authorized in that regard.
- 14. TENDER:** Any tender of documents or money hereunder may be made upon the Assignor or Assignee or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.
- 15. APPROVAL OF THE AGREEMENT:** In the event that consent to this Assignment is required to be given by the seller in the Agreement of Purchase and Sale attached hereto in Schedule C, the Assignor will apply, at the sole expense of the Assignor, forthwith for the requisite consent, and if such consent is refused, then this agreement shall be null and void and the deposit monies paid hereunder shall be refunded without interest or other penalty to the Assignee.
- 16. AGREE TO CO-OPERATE:** Except as otherwise expressed herein to the contrary, each of the Assignor and Assignee shall, without receiving additional consideration therefor, co-operate with and take such additional actions as may be requested by the other party, acting reasonably, in order to carry out the purpose and intent of this Assignment.
- 17. DEFAULT BY SELLER:** The Assignee and Assignor acknowledge and agree that if this Assignment Agreement is not completed due to the default of the seller for the Agreement of Purchase and Sale (Schedule C) that is the subject of this Assignment, the Assignor shall not be liable for any expenses, losses or damages incurred by the Assignee and this Assignment Agreement shall become null and void and all moneys paid by the Assignee under this Assignment Agreement shall be returned to the Assignee in full without interest.
- 18. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the Brokerage is not legal, tax or environmental advice.
- 19. CONSUMER REPORTS:** The Assignee is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 20. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Assignment (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Assignment including any Schedule attached hereto, shall constitute the entire agreement between Assignee and Assignor. There is no representation, warranty, collateral agreement or condition, which affects this Assignment other than as expressed herein. This Assignment shall be read with all changes of gender or number required by the context.
- 21. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF ASSIGNEE(S):



INITIALS OF ASSIGNOR(S):



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22. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Authenticator
 (Assignee) Siddharth Gupta
 1/5/2021 11:43:00 AM EST

01/05/2021

(Seal) (Date)

(Witness)

(Assignee)

(Seal) (Date)

I, the Undersigned Assignor, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Authenticator
 (Assignor) [Signature]
 CREE22030081404

2021-01-05

(Seal) (Date)

(Witness)

(Assignor)

(Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed 2:00 pm 2021-01-05

and written was finally accepted by all parties at this day of 20.....
 (a.m./p.m.)

Authenticator
 (Signature of Assignor or Assignee) [Signature]
 CREE22030081404

(Signature of Assignor or Assignee)

INFORMATION ON BROKERAGE(S)Listing Brokerage Exp Realty, Brokerage

(860) 530-7737

Raafat Metwaly

(Tel.No.)

(Salesperson/Broker/Broker of Record Name)

Co-op/Assignee Brokerage Homelife/Miracle Realty Ltd.

(416) 747-9777

Sushilkumar Agrawal

(Tel.No.)

(Salesperson/Broker/Broker of Record Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Assignment Agreement and I authorize the Brokerage to forward a copy to my lawyer.
 2021-01-05

Authenticator
 (Assignor) [Signature]
 CREE22030081404

(Date)

(Assignor)

Address for Service 4711 Yonge St 10th Floor
Toronto, Ontario

(Tel. No.)

Assignor's Lawyer

Address

Email

(Tel. No.)

(Fax. No.)

I acknowledge receipt of my signed copy of this accepted Assignment Agreement and I authorize the Brokerage to forward a copy to my lawyer.

Authenticator
 (Assignee) Siddharth Gupta
 1/5/2021 11:43:01 AM EST

01/05/2021

(Date)

(Assignee)

Address for Service 1339 Matheson Blvd E
Mississauga ON

(905) 624-5678

(Tel. No.)

Assignee's Lawyer

Address

Email

(Tel. No.)

(Fax. No.)

FOR OFFICE USE ONLY**COMMISSION TRUST AGREEMENT**

To: Co-operating Brokerage shown on the foregoing Assignment Agreement:

In consideration for the Co-operating Brokerage procuring the foregoing Assignment Agreement, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED 2021-01-05 and time of the acceptance of the foregoing Assignment Agreement.

Acknowledged by Authenticator

Authenticator
 (Authorized to bind the Listing Brokerage) [Signature]
 CREE22030081404

Authenticator
 (Authorized to bind the Co-operating Brokerage) [Signature]
 CREE22030081404

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Form 150
for use in the Province of Ontario

Schedule B
Assignment of Agreement of
Purchase and Sale - Condominium

Toronto
Real Estate
Board

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

ASSIGNEE: Siddharth Gupta, and

ASSIGNOR: Raghdad Abdelhady

for the purchase and sale of 1203-4085 Parkside Village Drive in the City of Mississauga

dated the 4th day of January, 2021

The Assignee and Assignor agree that the calculation of funds to be paid for this Assignment Agreement, subject to adjustments, is as set out in the following items:

1.

Total Purchase Price including the original Agreement of Purchase and Sale and this Assignment Agreement:

\$ 490,000.00
2.

Purchase Price of original Agreement of Purchase and Sale as indicated in Schedule C:

\$ 297,900.00
3.

Deposit(s) paid by Assignor to the seller under the original Agreement of Purchase and Sale as indicated in Schedule C, to be paid by the Assignee to the Assignor as follows:

\$ 59,580.00

Balance payment
on final closing

Upon acceptance of this Assignment Agreement & receipt of consent to assign from original seller, 1
(Upon acceptance of this Assignment Agreement and receipt of consent to assign from original seller, if applicable/Upon final closing of original Agreement of Purchase and Sale and this Assignment Agreement/As otherwise described here or elsewhere in this Agreement)

Sg

4.

Payment by Assignee to Assignor for this Assignment Agreement:

\$ 192,100.00
5.

Deposit paid under this Assignment Agreement (in accordance with Page 1 of this Assignment Agreement):

\$ 80,000.00
6.

Balance of the payment for this Assignment Agreement:

\$ 171,680.00

RA

INITIALS OF ASSIGNEE(S):

Sg

INITIALS OF ASSIGNOR(S):

RA

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HomeLife Miracle Realty Ltd.

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Form 150
for use in the Province of Ontario

Schedule A
Assignment of Agreement of
Purchase and Sale - Condominium

Toronto
Real Estate
Board

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

ASSIGNEE: Siddharth Gupta, and

ASSIGNOR: Raghdad Abdelhady

for the purchase and sale of 1203-4085 Parkside Village Drive in the City of Mississauga

dated the 4th day of January, 2021

BALANCE OF PAYMENT UNDER THIS ASSIGNMENT AGREEMENT: The Assignee will deliver the balance of payment for this Assignment Agreement as more particularly set out in Item 6. on Schedule B, subject to adjustments, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System, to the Assignor prior to completing the transaction in the Agreement of Purchase and Sale attached hereto as Schedule "C" to be held in trust without interest pending completion or other termination of the Agreement of Purchase and Sale attached hereto as Schedule "C".

This offer is conditional upon obtaining a signed written consent by the vendor (Builder), failing which this agreement will be null and void. The deposit shall be returned to assignee in full without interest or deduction. This condition will be waived when the written consent is contained.

The assignee agrees to provide the vendor a new mortgage firm approval or financing documents as indicated on the vendor's agreement of purchase and sale in the amount required by the vendor within five business days from the date of acceptance of this offer. Unless the assignee gives notice in writing delivered to the assignor personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6:00 p.m. on third (3rd) business day that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

☒ HST payable if any on assignment sale will be responsibility of assignor, the assignee or his representative will not be responsible for any HST payment.

Continued on next page...

This form must be initialed by all parties to the Assignment of Agreement of Purchase and Sale.

INITIALS OF ASSIGNEE(S):

Sg

INITIALS OF ASSIGNOR(S):

RA

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HomeLife/Miracle Realty Ltd.

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Form 150, Revised 2019

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Form 142
for use in the Province of Ontario

Schedule A2
Assignment of Agreement of Purchase and Sale

**Toronto
Real Estate
Board**

This Schedule is attached to and forms part of the Assignment of Agreement of Purchase and Sale between:

ASSIGNEE: Siddharth Gupta....., and

ASSIGNOR: Raghdad Abdelhady.....

for the property known as 1203-4085 Parkside Village Drive in the City of Mississauga.....

..... dated the 4th..... day of January....., 2021.....

This Assignment of Agreement of Purchase and Sale is conditional upon the review by the Assignee's Solicitor and which terms are deemed reasonable and appropriate of the sole and absolute discretion of the assignee. Unless the Assignee gives notice in writing delivered to the Assignor, no later than 11:59pm on the (3RD) business day from the date of acceptance of this Assignment Agreement, that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the Assignee in full without deduction. This condition is included for the benefit of the Assignee and may be waived by the Assignee's sale agent by notice in writing to the Assignor within the time period.

This Assignment of Agreement of Purchase and Sale is conditional upon the approval of the terms thereof by the Assignor's Solicitor. Unless the Assignor gives notice in writing delivered to the Assignee, that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the Assignee in full without deduction. This condition is included for the benefit of the Assignor and may be waived by the Assignor sale agent by notice in writing to the Assignee within the time period, not later than 11.59pm on the 3rd business days from the date of acceptance of this assignment agreement.

This Assignment of Purchase and Sale is conditional upon the Assignor obtaining at the Assignors expense including the assignment fee, the official vendors (builder) consent of the assignment of the unit known as 4085 Parkside Village Dr Unit 1203 Mississauga Ontario, unless the Assignor gives notice in writing to the Assignee no later than 11:59pm (15) working days following the acceptance of this offer that this condition is fulfilled, then this offer shall be null and void and the deposit shall be returned to the Assignee in full without deduction. Furthermore, the Assignee agrees to close on the unit transfer date with the Vendor (builder/developer) upon notification. The Assignee agrees to abide by all the proposed or registered by-law, Rules and Regulations applying to this property and which has been agree to by the Assignor in the prior transaction.

The assignee undertake not to change his lawyer on final closing and his lawyer shall provide personal undertaking to make payment of the balance to assignor on final closing.

The assignee agree to pay the balance on final closing

Continued on next page...

This form must be initialed by all parties to the Assignment of Agreement of Purchase and Sale.

INITIALS OF ASSIGNEE(S):

INITIALS OF ASSIGNOR(S):

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HomeLife/Miracle Realty Ltd.

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924443



Form 142
for use in the Province of Ontario

Schedule A3
Assignment of Agreement of Purchase and Sale

Toronto
Real Estate
Board

This Schedule is attached to and forms part of the Assignment of Agreement of Purchase and Sale between:

ASSIGNEE: Siddharth Gupta....., and

ASSIGNOR: Raghdaa Abdelhady.....

for the property known as 1203-4085 Parkside Village Drive in the City of Mississauga.....

..... dated the 4th..... day of January....., 2021.....

DB
RA

~~The assignor agrees to provide assignee copy of receipt for deposit i.e. \$59,580.00 was paid on due date and no amount is outstanding as payable to builder against the deposit or any interest thereof. The assignor agrees to provide copies within five business days from the date of acceptance of this agreement. If the amount is outstanding or unpaid the agreement will be null and void, and the assignee's deposit will be refunded in full without deduction or interest.~~

Sg

This form must be initialed by all parties to the Assignment of Agreement of Purchase and Sale.

INITIALS OF ASSIGNEE(S):

Sg

INITIALS OF ASSIGNOR(S):

DB
RA

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HomeLife Miracle Realty Ltd.



RBC Royal Bank

Royal Bank of Canada

Tel: 647-986-2300

Fax:

Dear Siddharth Gupta and Mini Gupta and Amit Gupta,

Thank you for choosing RBC Royal Bank

Re: Residential mortgage application number: 101924684

Congratulations! We are pleased to confirm that you are conditionally approved for a mortgage with RBC Royal Bank® based on the conditions and details we discussed

This conditional approval is valid for 30 days from the date of this letter or until we finalize our approval, whichever is earlier. Please review all of the details below and contact us if you have any questions or if any of the information is incorrect.

Application Details:

Property Address: 1203-4085 Parkside Village Dr, Mississauga ON L5B 0K2

Purchase price / property value of: \$490,000.00

With a down payment of: \$98,000.00

Annual property taxes of: \$3773.00 (estimated)

One-time Processing Fee: \$300.00 , if applicable

HomeProtector Premium: Not Applicable.

You are conditionally approved for a mortgage loan of: \$392,000.00

In order to finalize your mortgage approval, and if you haven't already done so, please provide us with the documents requested during our recent discussion. Once these have been received we will verify the information provided. Additionally, we will require a property valuation supporting the property type and market value.

We recommend if you are offering to purchase 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.



It is important that you consider protecting your mortgage with life and disability or critical illness insurance. This coverage will help to protect what's important to you and your family.

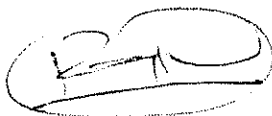
As a reminder, a mortgage processing fee of is payable when your mortgage is advanced. This fee will automatically be deducted from your mortgage payment account unless you provide us with an alternative account to debit

A condition of your mortgage approval is your agreement to obtain property or condo content insurance.

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 . I will be happy to help.

Sincerely,





Telephone: 647986 2300

E-mail: Raj.agarwala@rbc.com

¹This creditor's group insurance program, underwritten by The Canada Life Assurance Company, is subject to terms, conditions, exclusions and eligibility restrictions. The costs set out in this letter are estimates only; you will receive confirmation of the actual cost of insurance at the time you apply for coverage. Approval for coverage is not guaranteed. Please see the HomeProtector Certificate of Insurance for full details on the terms and conditions of coverage, including eligibility requirements and how costs are calculated.



 Ontario **Driver's Licence** **Permis de conduire** **ON** **CANADA**

 **12 NAME NOM** GUPTA, SIDDHARTH
13 ISS/DEL 2019/11/29 **EXPIR/EXP.** 2021/03/02
14 SEX/SEX M
15 CLASS/CLASSE G
16 DOB/REF GP3172301 **HEIGHT/AUT.** 150 cm
17 BEST/COND. X

Siddharth

3 0035001 1999/09/10

[illegible]



Driver's Licence
Permis de conduire

ON
CANADA



1. NAME (NOM)
ABDELHADY
RAGHDA

2. ADDRESS (ADRESSE)
308-25 AGNES ST
MISSISSAUGA, ON, L5B 3X7

3. LICENCE NO. (NOMBRE)
A1017 - 63809 - 15101

4. EXPIRATION DATE (DATE D'EXPIRATION)
2014/09/23

5. SEX (SEXE)
F

6. CLASSES (CLASSES)
G

7. REGISTRATION (REGISTRATION)
CZ3649959

8. EXPIRATION DATE (DATE D'EXPIRATION)
2020/01/01

9. HEIGHT (HAUTEUR)
162 cm

10. EXPIRATION DATE (DATE D'EXPIRATION)
1991/01/01

DECLARATION

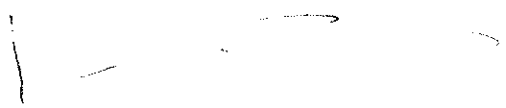
IN THE MATTER OF the assignment of
Property from Raghdaa Abdelhady to
Siddharth Gupta, property known as
1203-4085 Parkside Village Drive
Mississauga, Ontario.

I NARIN MALIK, of the City of Brampton, in the Province of
Ontario, do solemnly swear and declare that:

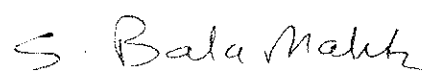
1. I am the Solicitor solely for Siddharth Gupta who are
purchasing the said property municipally known as 1203-4085
Parkside Village Drive, Mississauga, Ontario by assignment
from Raghdaa Abdelhady.
2. I declare that I presented the attached consent for signature
by Siddharth Gupta.
3. I declare that, I am able to authenticate that the persons
whose signature is found on the attached consent are those who
signed the documents in my presence and in my office.
4. I declare that Siddharth Gupta did in fact sign the consent
attached witnessed by myself on January 15, 2021 and such
signatures were valid.

The Declarants make the solemn declaration conscientiously
believing it to be true and knowing it is of the same force and
effect as if made under oath.

Declared before me at the)
City of Brampton, Regional)
Municipality of Peel, this)
15th day of January, 2021)



NARINDER NATH MALIK


Swatantra Bala Malik
a Commissioner, etc.,
Regional Municipality of Peel.
for **Malik Law Office/Lawyers.**
Expires May 20, 2022

NARINDER N. MALIK
Barrister, Solicitor & Notary Public
7900 Hurontario St, Suite # 104
Brampton, ON L6Y 0P6
Ph: 905-450-9473

IN THE MATTER OF the assingment of Property
from Raghdaa Abdelhady to Siddharth Gupta of the
premises municipally known as 1203, 4085
Parkside Village Drive, Mississauga

I, Tahir Majeed, SOLEMNLY DECLARE that:

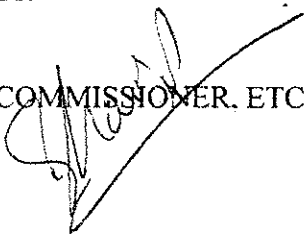
1. I am the solicitor solely for Raghdaa Abdelhady who is selling the said property known as 1203-4085 Parkside Village Drive, Mississauga by assingment to Siddharth Gupta.
2. I declare that I presented the attached consent for signature by Raghdaa Abdelhady.
3. I declare that, through visual means and examination of identification provided, I am able to authenticate that the persons whose signature is found on the attached consent are those who signed the documents in my presence, are those that match the identification presented and consent was in fact validly signed.
4. I declare that Raghdaa Abdelhady did in fact sign the consent attached witnessed by myself on January 18, 2021 and such signatures were are valid.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

DECLARED before me
at the City of Brampton
in the Regional Municipality
of Peel
this 18 day of January
2021.

}
}
}
}
}
} _____
Tahir Majeed

A COMMISSIONER, ETC.





RBC Royal Bank

Royal Bank of Canada

Tel: 647-986-2300

Fax:

Dear Siddharth Gupta and Mini Gupta and Amit Gupta,

Thank you for choosing RBC Royal Bank

Re: Residential mortgage application number: 101924684

Congratulations! We are pleased to confirm that you are conditionally approved for a mortgage with RBC Royal Bank® based on the conditions and details we discussed

This conditional approval is valid for 30 days from the date of this letter or until we finalize our approval, whichever is earlier. Please review all of the details below and contact us if you have any questions or if any of the information is incorrect.

Application Details:

Property Address: 1203-4085 Parkside Village Dr, Mississauga ON L5B 0K2

Purchase price / property value of: \$490,000.00

With a down payment of: \$98,000.00

Annual property taxes of: \$3773.00 (estimated)

One-time Processing Fee: \$300.00, if applicable

HomeProtector Premium: Not Applicable.

You are conditionally approved for a mortgage loan of: \$392,000.00

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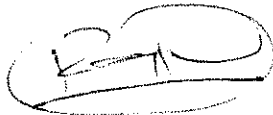
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