



AGREEMENT OF PURCHASE AND SALE

Suite 328  
Unit 27 Level 3 - South Tower  
Floor Plan PARKSIDE 1

The undersigned, **KLARA SAWA and ZAID KAIMGI** (collectively, the “**Purchaser**”), hereby agrees with **Amacon Development (City Centre) Corp.** (the “**Vendor**”) to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule “A”, together with **1** Parking Unit(s), and **1** Storage Unit(s), located in Peel Standard Condominium Plan No. 1089, known municipally as **BLOCK NINE**, 4055 Parkside Village Drive in Mississauga, Ontario, Canada (the “**Building**”) together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the “**Unit**”) on the following terms and conditions:

1. The purchase price of the Unit (the “**Purchase Price**”) is **Six Hundred Five Thousand Nine Hundred (\$605,900.00)** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:

(a) to Aird & Berlis LLP (the “**Vendor’s Solicitors**”), in Trust, the sum of **Twenty Thousand (\$20,000.00)** Dollars, submitted with this Agreement, by cheque drawn on a Canadian chartered bank, as a deposit pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Closing Date.

(b) The balance of the Purchase Price by certified cheque drawn on an Ontario solicitor’s trust account on the Closing Date, subject to the adjustments hereinafter set forth.
2. 

(a) The Purchaser shall complete the closing of the transaction contemplated herein on **May 03, 2022** or such other date established by mutual agreement in accordance with the terms herein (the “**Closing**” or “**Closing Date**”).

(b) The Purchaser acknowledges that as the Condominium has been registered under the Act , there shall be no Occupancy Closing and all references herein or in the Tarion Statement and Addendum to occupancy shall mean occupancy and possession by the Purchaser on the Closing Date as defined herein.

**Paragraphs 3 through 49 hereof, Schedules "A" (Suite Plan), "B" ("As-Built" Features and Finishes), "C" (Intentionally Deleted), "D" (Purchaser's Acknowledgment of Receipt), the TARION Warranty Information Sheet, the Ontario Residential Condominium Buyers' Guide and the Statement of Critical Dates and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the Statement of Critical Dates and Addendum, which comprise this Agreement.**

DATED at Mississauga, Ontario this 27-Mar-22 2022.

SIGNED, SEALED AND DELIVERED

In the Presence of:

DocuSigned by:

Purchaser: ZAID KAIMGI D.O.B. 23-Jan-94 S.I.N. --

Witness:

DocuSigned by:

Purchaser: KLARA SAWA D.O.B. 17-Mar-95 S.I.N. --

DATED at Mississauga, Ontario this 28-Mar-22 2022.

Vendor's Solicitor:

Aird & Berlis LLP  
Brookfield Place, 181 Bay Street, Suite 1800  
Toronto, Ontario M5J 2T9  
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

DocuSigned by:

PER: Andrea Alsip Cotnam  
Authorized Signing Officer  
I/We have the authority to bind the Corporation.