



AGREEMENT OF PURCHASE AND SALE



The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser **NOSHEEN NAZIR** Date of Birth **12-Jan-80**  
Vendor: **Bellaire Properties Inc.**

Lot No: **62** Phase: **5** Street: **1587 STOVELL CRESCENT**

Registered Plan Number: **51M-1169** Town of Innisfil, County of Simcoe

Model: **Carlyle (3080) Elev A - 2 Car Garage With Mudroom** Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control

# of Bedrooms: **4** # of Bathrooms: **3+1**

Type / Lot Description: **Detached**



PURCHASE PRICE:

(i)	Base Sale Price	\$1,432,990.00
(ii)	Lot Premium (if applicable)	\$0.00
(iii)	Lot Treatment (if applicable)	\$0.00
(iv)	Extras	\$0.00

TOTAL PURCHASE PRICE \$1,432,990.00

DEPOSITS

Initial Deposit	\$30,000.00	Due Upon Acceptance
Further Deposit	\$30,000.00	Due on or before February 15, 2022;
Further Deposit	\$30,000.00	Due on or before March 15, 2022;
Further Deposit	\$30,000.00	Due on or before April 15, 2022;

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing: PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.


The following Schedules attached hereto form part of this agreement:

B	Luxury Standard Features	F	Floor Plan & Elevation
B1	PE001, Incentives	G	Granite
B1A	Extras	H	Hardwood
B2	Bonus	W	Warning Clauses (G1 & G2)
D	Customer Declaration		Appendix X11
DECK	Deck Disclosure		Statement of Critical Dates / Addendum
E	Site Plan		Warranty Information for New Freehold Homes

Date of Agreement: January 15, 2022  
Irrevocable Date: January 20, 2022  
First Tentative Closing Date: July 10, 2023



Initials: \_\_\_\_\_

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

1.2 NAME/NOM  
NAZIR,  
NOSHEEN

8 51 RICHGROVE DR  
BRAMPTON, ON, L6P 1X6

4d NUMBER/  
NUMERO **N0980 - 60008 - 05112**

4a ISS/DÉL. 2021/07/13 4b EXP/EXP. 2026/01/12

5 DD/RÉF. GZ7593591 16 HGT/HAUT. 160 cm

15 SEX/SEXE F

9 CLASS/  
CATEG. G

12 REST/  
COND

*Nosheen Nazir*  
DOB/DDN 1980/01/12

*Nosheen Nazir*  
N0980-60008-05112  
1980/01/12

647-721-2013

nosheenshahzad2@gmail.com