

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

HAFSA MAJID

Date of Birth 10-Nov-88

Vendor:

Bellaire Properties Inc.

Lot No:

63

Phase:

Street:

1593 STOVELL CRESCENT

Registered Plan Number:

51M-1169

Town of Innisfil, County of Simcoe

Model:

Kahshe (3000) Elev A

Elevation is Subject to changes (windows, roof line(s),

roof pitch(s), etc. approved by Architectural Control

of Bedrooms:

of Bathrooms:

3+1

Type / Lot Description:

Detached

PURCHASE PRICE:

(i) Base Sale Price

\$1,436,990.00

(ii)

Lot Premium (if applicable)

\$0.00

(iii)

Lot Treatment (if applicable)

\$0.00

(iv) Extras \$0.00

TOTAL PURCHASE PRICE

\$1,436,990.00

DEPOSITS

Initial Deposit

\$30,000.00

Due Upon Acceptance

Further Deposit

\$30,000.00

Due on or before February 15, 2022;

Further Deposit Further Deposit

\$30,000.00 \$30,000.00 Due on or before March 15, 2022; 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:

B1

Luxury Standard Features

B₁A

В

PE001, Incentives

B₂

Extras Bonus

D

Customer Declaration

DECK

Deck Discloure

Ε

Site Plan

Floor Plan & Elevation

G Granite

Н Hardwood

W

Warning Clauses (G1 & G2)

Appendix X11

Statement of Critical Dates / Addendum

Warranty Information for New Freehold Homes

Date of Agreement:

January 15, 2022

Irrevocable Date:

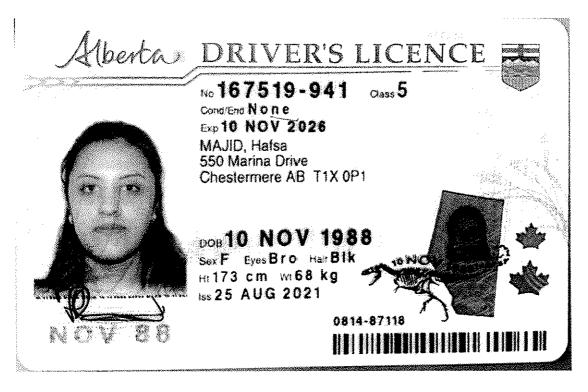
January 20, 2022

First Tentative Closing Date:

May 11, 2023

lnitials:





647-785-4045 hafsa.majid121@gmail.com