



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: **5** 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: **4** # 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	\$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 Discloure		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: May 11, 2023



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

Alberta DRIVER'S LICENCE

No **167519-941** Class **5**

Cond/End **None**

Exp **10 NOV 2026**

MAJID, Hafsa  
550 Marina Drive  
Chestermere AB T1X 0P1

DOB **10 NOV 1988**

Sex **F** Eyes **Bro** Hair **Bik**

Ht **173 cm** Wt **68 kg**

Iss **25 AUG 2021**

0814-87118

NOV 88

Scanned with CamScanner

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