



AMENDMENT TO AGREEMENT



Type of Agreement:	Agreement of Purchase and Sale	Dated: __
Subject Property:	<u>Block 185/Block 1-94, Phase 1, Plan 51m-1169, #1031 Green Street, Innisfil</u>	
Between Purchaser(s):	<u>Jeyanthimala Rajakulenthiran And Rajakulethiran Rajaratnam</u>	
And Vendor:	<u>Bellaire Properties Inc.</u>	
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above-mentioned Agreement, and except for such changes noted below all other terms and conditions in the Agreement shall remain in full force and effect.		

DELETE:

Purchase Price:

- (i) Base Sales Price \$927,990.00
- (ii) Lot Premium (if applicable)
- (iii) Lot Treatment (if applicable)
- (iv) Extras

TOTAL PURCHASE PRICE \$972,990.00

INSERT:

Purchase Price:

- (i) Base Sales Price: \$927,990.00
- (ii) Lot Premium (if applicable) \$20,000.00
- (iii) Lot Treatment (if applicable) \$25,000.00, Walk out Basement
- (iv) Extras

TOTAL PURCHASE PRICE: \$972,990.00

DATED on August 30, 2022

SIGNED, SEALED AND DELIVERED
In the presence of

(Witness)

(Witness)

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

Rajakulenthiran Rajartnam
Rajakulenthiran Rajartnam (Aug 30, 2022 18:19 EDT)
(Purchaser) (Date)


Jeyanthimala Rajakulenthiran
Jeyanthimala Rajakulenthiran (Aug 30, 2022 18:20 EDT)
(Purchaser) (Date)

DATED this _____ day of August 2022

In the presence of

(Witness)

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


Lormel Homes (Aug 30, 2022 19:19 EDT)
(Vendor) (Date)



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: ~~Redacted~~ **Walk-Out Basement, Backing onto conservation** **24-May-73**

Purchaser: **Jeyanthimala RAJAKULENTHIRAN** **RJ** Date of Birth **28-Jul-72**

Vendor: **Bellaire Properties Inc.**

Lot No: **Block 185/Block 1-94** Phase: **1** Street: **1031 GREEN STREET**

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

Model: **Kahshe (3000) Elev A**

of Bedrooms: **4** # of Bathrooms: **3+1** Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control)

Type / Lot Description: **Detached Walk-Out Basement, Backing onto conservation**

PURCHASE PRICE:

- (i) Base Sale Price **\$927,990.00**
- (ii) Lot Premium (if applicable)
- (iii) Lot Treatment (if applicable)
- (iv) Extras

TOTAL PURCHASE PRICE \$972,990.00

DEPOSITS

Initial Deposit	\$20,000.00	Due Upon Acceptance
Further Deposit	\$20,000.00	Due on or before December 01, 2020;
Further Deposit	\$20,000.00	Due on or before January 01, 2021;
Further Deposit	\$20,000.00	Due on or before February 01, 2021;
Further Deposit	\$20,000.00	Due on or before March 01, 2021;

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
B2	Bonus	H	Hardwood
C	Financing Condition	W	Warning Clauses (G1 & G2)
D	Customer Declaration		
E	Site Plan		Appendix X11
DECK	Deck Disclosure		Tarion Addendum

Date of Agreement: **November 01, 2020**

Irrevocable Date: **November 11, 2020**

First Tentative Closing Date: **December 02, 2021**

Initials: **RJ**

Witness



Purchaser: ~~Rajakulenthiran Rajaratnam~~  21-May-73
Date of Birth

1431 LORMEL GATE AVE.

Address

LEFROY, ON

L0L 1W0

City, Province

Postal Code

Cell: (416) 617-9077 Cell: (647) 560-4987

Phones

SHARUINTHIRAN@HOTMAIL.COM

Email

  28-Jul-72
Date of Birth

Purchaser: ~~Jeyanthimala Rajaratnam~~ 

1431 LORMEL GATE AVE.

Address

LEFROY, ON

L0L 1W0

City, Province

Postal Code

Phones

Email

Purchaser's Solicitor:

The undersigned hereby accepts the Offer and it's terms and covenants, promises and agrees to and with the above named Purchaser to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

ACCEPTED this 9 day of Nov, 2020.

Bellaire Properties Inc.

PER: 

Authorized Signing Officer

VENDOR'S SOLICITOR

JMK Law, Jacqueline Knowles
53 Village Center Place, Suite 100,
Mississauga, Ontario L4Z 1V9
P: 905-890-1800
F: x308

Initials: _____