

AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE
(the "Amending Agreement")

BETWEEN:

SAID RAHMATULLAH (the "Purchaser")

- and -

QUEENSWELL LTD. (the "Vendor")

WHEREAS:

- A. The Purchaser and the Vendor have entered into a purchase agreement dated **June 14, 2021** (the "**Purchase Agreement**") in respect of the purchase, by the Purchaser from the Vendor, of Unit **209**, Level **02**, Suite **209**, (together with **0** Parking Unit(s) and **0** Storage Unit(s)) (the "**Unit**") together with an undivided interest in the common elements appurtenant to such units, in accordance with a proposed standard condominium plan documentation proposed to be registered against those lands and premises situate in the City of Toronto, Ontario, municipally known at the time as 880 & 884 The Queensway, Etobicoke ON, M8Z 1P1, which are now municipally known as **6 Chartwell Road, Etobicoke, ON, M8Z 0H2** (the "**Condominium**"), all as more particularly described in the Purchase Agreement;
- B. The Purchaser and the Vendor wish to amend certain provisions of the Purchase Agreement; and
- C. Any capitalized terms used but not defined herein shall have the meaning attributed thereto in the Purchase Agreement.

NOW THEREFORE, in consideration of the sum of Two Dollars (\$2.00) paid by each party to the other, the mutual covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party to the other, the parties hereby agree with the other as follows:

- 1. It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the Purchase Agreement, and except for such change(s) noted below in this Section 1 and adjustment(s) noted below in Section 2, all other terms and conditions of the Purchase Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE:

SUITE NUMBER 209, RESIDENTIAL UNIT 9, LEVEL 2, as shown on the sketch attached hereto as Schedule "B" (together with 0 Parking Unit and 0 Storage Unit to be designated by the Vendor in the manner provided for herein if applicable), in a proposed standard condominium plan, Toronto, Ontario (the "Municipality").

PURCHASE PRICE

The Purchase Price of the Unit shall be

Five Hundred Twenty-Nine Thousand Nine Hundred Ninety dollars (\$529,990.00) of lawful money of Canada payable to the Vendor ...

INSERT:

SUITE NUMBER 209, RESIDENTIAL UNIT 9, LEVEL 2, as shown on the sketch attached hereto as Schedule "B" (together with 1 Parking Unit and 0 Storage Unit to be designated by the Vendor in the manner provided for herein if applicable), in a proposed standard condominium plan, Toronto, Ontario (the "Municipality").

PURCHASE PRICE

The Purchase Price of the Unit shall be

Five Hundred Eighty-Nine Thousand Nine Hundred Ninety dollars (\$589,990.00) of lawful money of Canada payable to the Vendor ...

2. The parties acknowledge and agree that, in consideration of entering into this agreement, the Purchaser shall be required to pay upon closing an amount equal to **\$0.00** pursuant to section 14(l) of Schedule "E" of the Purchase Agreement.

[Signature Page Immediately Follows]

Executed this 7th day of August, 2025.

Witness:

Witness:




SAID RAHMATULLAH (Aug 7, 2025 17:26:51 EDT) Aug 7, 2025

Purchaser: SAID RAHMATULLAH
hashimi2017@yahoo.com

Purchaser:

QUEENSWELL LTD.



Per: Luana Casale for Queenswell Ltd. (Aug 7, 2025 19:02:04 EDT)
Name: Luana Casale for Queenswell Ltd.
Title: Authorized Signing Officer
I have the authority to bind the Corporation.
Aug 7, 2025









KAZMIR, SUITE 209, PARKING

Final Audit Report

2025-08-07

Created:	2025-08-07
By:	The Design Studio, Lormel Homes (design@lormelhomes.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7idKSX5VEWVwNhknXICeMszi7gc3kCo

"KAZMIR, SUITE 209, PARKING" History

-  Document created by The Design Studio, Lormel Homes (design@lormelhomes.com)
2025-08-07 - 6:39:06 PM GMT
-  Document emailed to SAID RAHMATULLAH (hashimi2017@yahoo.com) for signature
2025-08-07 - 6:42:27 PM GMT
-  Email viewed by SAID RAHMATULLAH (hashimi2017@yahoo.com)
2025-08-07 - 8:53:24 PM GMT
-  Document e-signed by SAID RAHMATULLAH (hashimi2017@yahoo.com)
Signature Date: 2025-08-07 - 9:26:51 PM GMT - Time Source: server
-  Document emailed to Luana Casale for Queenswell Ltd. (luana@lormelhomes.com) for signature
2025-08-07 - 9:26:52 PM GMT
-  Email viewed by Luana Casale for Queenswell Ltd. (luana@lormelhomes.com)
2025-08-07 - 11:01:24 PM GMT
-  Document e-signed by Luana Casale for Queenswell Ltd. (luana@lormelhomes.com)
Signature Date: 2025-08-07 - 11:02:04 PM GMT - Time Source: server
-  Agreement completed.
2025-08-07 - 11:02:04 PM GMT