

Agreement of Purchase and Sale

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase the Property described below on the following terms:

Purchaser: VIJITHA VINAYAGAKOSTY Date of Birth 29-Feb-1980
Vendor: Summer Ridge Estates Inc.
Real Estate Broker: Intercity Realty Inc. Site Staff: Dom Carere, Cathy Scauzillo, John Carino
Lot Number: 017 BLOCK 291 Phase: 1 Plan No: as per schedule C
Proposed Plan of Subdivision of:
Plan of subdivision of Part of Lot 17 Concession 4, East of Hurontario Street, (Geographic Township of Chinguacousy) City of Brampton, Regional Municipality of Peel.
Street: WATKINS ROAD
in the CITY of BRAMPTON
Model Type: ROSE GARDEN (25-02B20) OPT 4 BEDROOM ELEV B2
Approximate Frontage: 7.50 meters Approximate Depth: 27.50 meters

Purchase Price:	ONE MILLION NINETY-TWO THOUSAND NINE HUNDRED AND XX / 100 Dollars	\$1,092,900.00
Deposit:	24-Feb-2025 THIRTY THOUSAND AND XX / 100 Dollars	\$30,000.00
Further Deposit Due:	25-Apr-2025 THIRTY THOUSAND AND XX / 100 Dollars	\$30,000.00
Further Deposit Due:	25-May-2025 TWENTY THOUSAND AND XX / 100 Dollars	\$20,000.00
Further Deposit Due:	24-Jun-2025 TWENTY THOUSAND AND XX / 100 Dollars	\$20,000.00
Further Deposit Due:	24-Jul-2025 TWENTY THOUSAND AND XX / 100 Dollars	\$20,000.00
Further Deposit Due:	23-Aug-2025 TWENTY THOUSAND AND XX / 100 Dollars	\$20,000.00
Balance Due on Closing:	(subject to adjustments):	
Balance of the Purchase Price shall be paid to the Vendor in cash or by certified cheque on closing , subject to adjustments.		

The following Schedules are appended hereto and form part hereof:

SCHEDULE X, A, B, C, D, E, F, G, I, NC, Warranty Information

Date of Offer: Monday the 24th day of February 2025.
Irrevocable Date: Monday the 3rd day of March 2025.
First Tentative Closing Date: Wednesday the 12th day of November 2025. (subject to Attached Tarion Addendum)
The Closing Date shall be the Firm Closing Date established by the Vendor pursuant to the Tarion Addendum or, if applicable, the Delayed Closing Date if set by the Vendor pursuant to the Tarion Addendum Annexed hereto .

Purchaser's Information: 115 WESTWAY CRES. Telephone: Cell: (437) 838-5326
CONCORD, ONTARIO
L4K 5L9
suga2012@hotmail.com

SIGNED, SEALED AND DELIVERED
in the Presence of

SEAL
Purchaser: VIJITHA VINAYAGAKOSTY

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

Accepted this _____ day of _____, 2025.

Per: _____
Authorized Signing Officer

Purchaser's Solicitors: Vendor's Solicitors:
Goldman, Spring, Kichler & Sanders LLP
Attn: Steven A. Kichler
North York, Ontario M2N 6K9
Tel. (416) 225-9400 Fax. (416) 225-4805

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