

ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**BETWEEN:**

**FIRM CAPITAL MORTGAGE FUND INC.**

Applicant

- and -

**2012241 ONTARIO LIMITED**

Respondent

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND  
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, as amended and SECTION 101 OF  
THE *COURTS OF JUSTICE ACT*, R.S.O. 1990 c. C.43, as amended**

---

**MOTION RECORD OF RECEIVER FOR APPROVAL OF SALE  
VOL. 2**

**(Motion returnable January 7, 2013)**

---

December 14, 2012

Borden Ladner Gervais LLP  
Scotia Plaza, 40 King St. W.  
Toronto, ON, M5H 3Y4

John D. Marshall  
(LSUC 16960Q)  
Tel.: 416-367-6024  
Fax.: 416-361-2763

Lawyers for the Receiver

# APPENDIX "N"

Client: Sunny Meadow Boulevard, Brampton						
<u>SUMMARY OF TRUST LEDGTER BALANCES AS</u>						
<u>ON NOVEMBER 25, 2011</u>						
UNIT	Purchaser	Deposit to Builder	Occupancy fee	Interest on GIC	TOTAL	PC Law leger
213	1253237 Ontario Inc	\$48,018.75	\$2,813.58	\$403.94	\$51,236.27	3430
200	Amarjit Masuta	\$32,633.70	\$1,214.47	\$0.00	\$33,848.17	2333-2
314	Teri OTE Consulting Corp	\$42,918.75	\$0.00	\$385.54	\$43,304.29	2333-003
318, 319	ANAAD Investment Inc	\$53,616.75	\$2,708.14	\$481.27	\$56,806.16	2333-002
206, 207	2262248 Ontario Inc	\$68,835.00	\$3,369.69	\$171.56	\$72,376.25	3541
220,221	DR.Surinder Singh Sddhu Prof Corp	\$54,570.00	\$0.00	\$314.04	\$54,884.04	3791
214	Taranjit Atwal	\$46,500.00	\$1,488.32	\$76.00	\$48,064.32	3547
110	2238104 Ontario Inc	\$47,200.00	\$2,177.69	\$379.97	\$49,757.66	3873
109	2140822 Ontario Inc	\$79,050.00	\$4,425.00	\$436.27	\$83,911.27	2333-022
211	2231772 Ontario Ltd	\$34,466.25	\$896.49	\$143.04	\$35,505.78	2333-006
205	Navdeep Singh Johal	\$35,685.00	\$95.55	\$262.99	\$36,043.54	2333-019
208,209	Harvinder Singh Gill	\$61,083.75	\$1,954.97	\$326.45	\$63,365.17	2333-017
202	2263105 Ontario Inc	\$35,997.00	\$1,746.84	\$221.27	\$37,965.11	3540
201	Balwant Singh Brar	\$41,338.50	\$106.33	\$257.86	\$41,702.69	2333-013
218,219	1827107 Ontario Inc	\$55,135.08	\$2,052.39	\$291.93	\$57,479.40	2333-011
308,309	Sumit Kaur Hansra & Harmanjot Dhillon	\$36,091.00	\$0.00	\$315.65	\$36,406.65	2333-08
216,217	Gurdev Singh Dhaliwal	\$53,418.42	\$1,988.66	\$273.10	\$55,680.18	2333-005
320,321	Taranjit Basra & Narinder Basra	\$55,590.00	\$1,035.45	\$504.39	\$57,129.84	4115
112	1497059 Ontario Inc	\$86,340.00	\$4,039.18	\$430.48	\$90,809.66	2333-021
323 and 324	Jasbir Singh Chahal	\$30,514.00	\$459.83	\$60.89	\$31,034.72	3425
302 and 303	Brar Group	\$116,104.00	\$0.00	\$0.00	\$116,104.00	2333-28
		\$1,115,105.95	\$32,572.58	\$5,736.64	\$1,153,415.17	

# APPENDIX "O"

**SIKDER PROFESSIONAL CORPORATION**  
**Barristers & Solicitors**  
**Paltu Kumar Sikder, LL.M.** **Harjinder Chahal, BA, JD**

1620 Albion Road  
Suite 306  
Toronto, Ontario  
M9V 4B4

Tel: (416) 740-2957  
Fax: (416) 740-2642  
Email: [sikder@sikderlaw.ca](mailto:sikder@sikderlaw.ca)  
Website: [www.sikderlaw.ca](http://www.sikderlaw.ca)

January 26, 2012

Blaney McMurtry LLP  
Barristers & Solicitors  
2 Queen Street East  
Suite 1500  
Toronto, Ontario  
M5C 3G5

**Private & Confidential**

Attention: Lou Brzezinski

Dear Sir:

Re: Receivership of 2012241 Ontario Limited ("2012241")

Further to our letter dated November 28, 2011 enclosing our remittance for \$1,153,415.17 representing the funds in above Receivership, we may inform that a portion of funds remitted did not relate to the builder and were paid out of our own funds for the following reasons.

In respect of four of the occupancy closings, initial deposits by the purchasers were over accounted and funds were short collected from the purchasers. The deposits made with the builders as shown in our previous communication did not represent the actual moneys received on account of above builder. The deposits were over – stated to a tune of \$ 55,023.00 as the same deposit was factored into computation two times due to our inadvertence at the time of occupancy closing. The initial deposits from four of purchasers were first placed in GIC and subsequently these GI Certificates were cancelled and replaced with another GIC for the same amount. However, while preparing the occupancy closing note, we considered both the GICs not withstanding one GIC was cancelled.

As we over – remitted the funds, we now reserve our right to seek reimbursement of the moneys over – paid to the Official Receiver. The details of overpayment are attached herewith. Please send this money payable to 'Sikder Professional Corporation'.

JAN/26/2012/THU 02:23 PM

Received:

Jan 26 2012 02:19pm  
FAX No.

P. 003

192

We sent our correspondence to all these four lawyers and we received no correspondence back from them. In the meantime, our accountant Mr. Divakar Jeedigunta, C.G.A, reconciled the account this morning and after his reconciliation, we are sending this correspondence to you.

Thanking you,

Yours truly,

SIKDER PROFESSIONAL CORPORATION



Paltu Kumar Sikder

50 SUNNY MEADOW BLVD, BRAMPTON						
Details for Excess remittance made to Official Receivers						
Purchaser	Deposit to Builder	Occupancy fee	Interest on GIC	TOTAL	PC Law ledger	Funds over deposited by Law Firm
Navdeep Singh Jchal	\$35,685.00	\$95.55	\$262.99	\$36,043.54	2333-019	\$10,140.00 See Note
Harvinder Singh Gill	\$61,083.75	\$1,954.97	\$326.45	\$63,365.17	2333-017	\$16,965.00 See Note
Balwant Singh Brar	\$41,338.50	\$105.33	\$257.86	\$41,702.69	2333-013	\$12,918.00 See Note
1827107 Ontario Inc	\$55,135.08	\$2,052.39	\$291.93	\$57,479.40	2333-011	\$15,000.00 See Note
						\$55,023.00 See Note
Note						
In all above cases, the initial down payment which was placed in GIC deposit was factored into computation twice at the time of occupancy closing and accordingly we have made overremittance to Official receivers						

P. 004

Jan 26 2012 02:19pm FAX No.

Received: JAN/26/2012/THU 02:23 PM

# APPENDIX "P"



**APPENDIX "P"****ANALYSIS OF REFUNDS PAYABLE BY REFERENCE TO SIKDER PROFESSIONAL CORPORATION ("SIKDER") SUMMARY OF TRUST LEDGER BALANCES AS ON NOVEMBER 25, 2011 (the "SUMMARY")  
(Units appear in same order as in Summary)****1. UNIT 213 – 1253237 Ontario Inc.**

The name of the purchaser on the Summary is 1253237 Ontario Inc. Sikder provided a ledger sheet for this unit where the same company is shown as the purchaser (see Tab 1 attached hereto) and confirming that the funds referred to in the Summary are held in trust. This ledger sheet bears the same ledger number as on the Summary (i.e. 3430). However, the Debtor's records contain a copy of a purchase agreement for this unit which names the purchaser as Pirthi Singh Samra (see extract at Tab 1).

The Debtor's records include a direction re: title signed by Pirthi Samra as President of 1253237 Ontario Inc. The Receiver therefore recommends that the deposit funds held in trust with respect to this unit as set forth in the Summary be paid to 1253237 Ontario Inc. and Pirthi Singh Samra jointly, in the principal amount of \$48,018.75, plus interest in the amount of \$403.94 and any additional interest earned on those amounts from and after November 25, 2011.

**2. UNIT 200 – Amarjit Masuta**

The name of the purchaser on the Summary is Amarjit Masuta. Sikder provided a ledger sheet for this unit showing the identical purchaser name. The Debtor's records also contain a copy of a purchase agreement for this unit with the purchaser identified as Amarjit Masuta. (See extract at Tab 2).

The Receiver therefore recommends that from the deposit funds held in trust with respect to this unit as set forth in the Summary the principal amount of \$32,633.70, plus interest earned on that amount from and after November 25, 2011 be paid to Amarjit Masuta.

**3. UNIT 314 – Teri Ote Consulting Corp.**

The name of the purchaser on the Summary is Teri Ote Consulting Corp. There is no ledger sheet for this unit. However, Sikder provided a ledger sheet for unit 310 (which does not appear on the Summary at all). (See Tab 3). That ledger sheet bears a post-it note indicating that the sheet relates to unit 314 and also bears the same ledger number (i.e. 2333-003) that appears on the Summary. That ledger shows the purchaser as Teri Ote Consulting as set forth in the Summary. The Debtor's records include a copy of a

purchase agreement for unit 314 which shows the purchaser as Gurcharan Singh. It also indicates that Gurcharan Singh was a broker purchasing the unit for another. (See extracts at Tab 3).

The abovementioned ledger sheet shows a deposit made by Gurcharan Singh. The Receiver therefore believes that Gurcharan Singh and Teri Ote Consulting Corp. are related and therefore recommends that the deposit funds held in trust with respect to this unit as set forth in the Summary be paid to Teri Ote Consulting Corp. and Gurcharan Singh jointly in the principal amount of \$42,918.75, plus interest of \$385.54 plus additional interest earned thereon from November 25, 2011.

#### **4. UNITS 318, 319 – Anaad Investments Inc.**

While the Summary refers to Anaad Investments Inc. as purchaser, the Debtor's records included a copy of a purchase agreement for units 318 and 319 showing the purchasers as Ranvinder Singh and Rajbir Singh. (See extract at Tab 4).

There is no ledger for units 318 and 319. However, Sikder provided a computer ledger sheet referring to unit 313 (which is not referred to on the Summary) which bears a post-it note indicating that the ledger relates to units 318 and 319 and which bears the same ledger number as on the Summary (i.e. 2333-002). (See Tab 4) That ledger sheet records the purchaser as Ravinder Brar.

The ledger sheet does, however, refer to deposits from Anaad Investments Inc. The Debtor's records include a direction re: title showing Ranvinder Brar and Rajbir Singh as signatories of Anaad Investments Inc. The Receiver therefore believes that Anaad Investments Inc., Ranvinder Singh, Rajbir Singh and Ranvinder Brar are related parties. That conclusion has been confirmed by the Gill Law Firm, lawyers for Anaad Investments Inc., who have advised that (i) Ranvinder Singh and Ranvinder Brar are one and the same person, (ii) Mr. Brar and Rajbir Singh are brothers and are the directors of Anaad and (iii) at the time of occupancy closing they directed title to be taken in the name of Anaad Investments Inc.

The Receiver therefore recommends that from the deposit funds held in trust with respect to these units as set forth in the Summary the principal amount of \$53,616.75 plus interest of \$481.27 plus any additional interest earned thereon from November 25, 2011 be paid to Ranvinder Singh and Rajbir Singh jointly.

#### **5. UNITS 206, 207 – 2262248 Ontario Inc.**

While the Summary refers to 2262248 Ontario Inc. as purchaser of these units, the purchase agreement in the Debtor's records shows the purchaser as Ranbir Singh, who apparently signed the agreement as Ranbir Singh Gill. (See extract at Tab 5).

Sikder provided a printed ledger sheet referring to unit 206 which bears a post-it note indicating that it applies to both units 206 and 207. It also bears the same ledger number as on the Summary (i.e. 3541). The purchaser on the ledger is identified as Ranbir Singh Gill. (See Tab 5)

The Debtor's records include a letter signed by Ranbir Singh Gill as a director of, with the authority to bind, 2262248 Ontario Inc. The Receiver therefore recommends that the deposit funds held in trust with respect to these units as set forth in the Summary be paid to 2262248 Ontario Inc. and Ranbir Singh Gill jointly in the principal amount of \$68,835.00, plus interest of \$171.56, plus any additional interest earned thereon from November 25, 2011.

#### **6. UNITS 220, 221 – Dr. Surinder Singh Sddhu Prof. Corp.**

While the Summary refers to Dr. Surinder Singh Sddhu Prof. Corp. as the purchaser of these units the purchase agreement in the Debtor's records shows the purchaser as Dr. Surinder Singh Sidhu Medicine Professional Corporation. (See extract at Tab 6).

The ledger sheet for units 220 and 221 provided by Sikder shows the purchaser as Surinder Sidhu. (See Tab 6). The ledger also shows deposits in the name of both Surinder Sidhu and Five Rivers Rehabilitation Centre Ltd.

The Debtor's records include a direction re: title signed by Surinder Singh Sidhu as President of Dr. Surinder Singh Sidhu Medicine Professional Corporation in favour of Five Rivers Rehabilitation Centre Ltd. The Receiver therefore recommends that the deposit funds held in trust with respect to these units as set forth in the Summary be paid to Dr. Surinder Singh Sidhu Medicine Professional Corporation, Five Rivers Rehabilitation Centre Ltd. and Surinder Sidhu jointly in the principal amount of \$54,570.00, plus interest of \$314.04 and any additional interest earned thereon from November 25, 2011.

#### **7. UNIT 214 – Taranjit Atwal**

The purchaser shown on the purchase agreement for this unit in the Debtor's records is Taranjit Atwal. The ledger sheet for this unit provided by Sikder also shows Taranjit Atwal as purchaser. (See Tab 7).

The Receiver therefore recommends that the deposit funds held in trust with respect to this unit as set forth in the Summary be paid to Taranjit Atwal in the principal amount of \$46,500.00, plus interest of \$76.00, plus any additional interest earned thereon from November 25, 2011.

**8. UNIT 110 – 2238104 Ontario Inc.**

The purchaser shown on the purchase agreement for this unit in the Debtor's records is the same as on the Summary. The ledger sheet provided by Sikder for this unit also identifies the same purchaser. (See Tab 8).

The Receiver therefore recommends that the deposit funds held in trust with respect to this unit as set forth in the Summary be paid to 2238104 Ontario Inc. in the principal amount of \$47,200.00, plus interest of \$379.97 and any additional interest earned thereon from November 25, 2011.

**9. UNIT 109 – 2140822 Ontario Inc.**

While the purchaser named in the Summary with respect to this unit is 2140822 Ontario Inc., the purchase agreement in the Debtor's records shows the purchaser as Harmanjot Dhillon. (See Tab 9). There is no ledger for unit 109 but Sikder has provided a printed ledger sheet referring to unit 106 (which unit does not appear on the Summary) which bears a post-it note indicating it applies to unit 109. The name of the purchaser on that ledger sheet is Harmanjot Dhillon (See Tab 9).

The Debtor's records include a direction re: title signed by Harmanjot Dhillon in favour of 21408212 Ontario Inc. The Receiver therefore recommends that the deposit funds held in trust with respect to this unit as set forth in the Summary be paid to 2140822 Ontario Inc. and Harmanjot Dhillon jointly in the principal amount of \$79,050.00, plus interest of \$436.27 plus any interest earned thereon from November 25, 2011.

**10. UNIT 211 – 2231772 Ontario Ltd.**

The name of the purchaser on the purchase agreement for this unit in the Debtor's records is Charnjit Singh Gill. (See Tab 10).

The Receiver has not received any ledger sheet from Sikder referring to this unit or to either 2231771 Ontario Ltd. or Charnjit Singh Gill.

It appears from correspondence between Sikder and Lakhwinder Gill, the lawyer for the purchaser, dated November 22, 2010 that the full deposit paid by the purchaser may have been released from trust. (See Tab 10). In the absence of a ledger the Receiver cannot determine the entitlement to the deposit funds referred to with respect to this unit as set forth in the Summary. The Receiver therefore recommends that those funds, together with any interest earned thereon from November 25, 2011, but less the occupancy fee of \$896.49, be returned to Sikder in trust.

**11. UNIT 205 – Navdeep Singh Johal**

The name of the purchaser on the purchase agreement for this unit in the Debtor's records is the same as that on the Summary. (See Tab 11).

There is no ledger sheet for unit 205. However, there is a ledger sheet for unit 204 (which unit does not appear on the Summary) that shows the purchaser as Navdeep Sing Johal and which bears the same ledger number (i.e. 2333-019) as on the Summary. (See Tab 11). There is also a letter from Sikder to Lakhwinder Gill, the lawyer for Mr. Johal, dated November 22, 2010 indicating that Mr. Johal was the purchaser of unit 205. (See Tab 11).

The ledger sheet for unit 204 appears to relate to unit 205. The name of the purchaser on the ledger is consistent with the name on the purchase agreement and the ledger number is the same as on the Summary. However, the amount shown on the ledger as being held in trust is \$25,903.54 whereas the Summary shows the total amount held in trust to be \$36,043.54. This discrepancy may be explained by the fact that this is one of the units with respect to which Sikder claims to have made an over-remittance. According to the chart provided by Sikder with its letter of January 26, 2012 and attached to the Receiver's Second Report as Appendix "O", Sikder over-remitted the sum of \$10,140.00 with respect to this unit which is equal to the difference between the amount shown on the Summary and the balance on the ledger sheet.

The Receiver therefore recommends that from the deposit funds held in trust with respect to unit 205 as set forth in the Summary, the principal amount of \$25,545.00 (i.e deposit of \$35,685.00 on the Summary less \$10,140.00 over-remittance) plus interest of \$262.99 plus any interest earned thereon from November 25, 2011 be paid to Navdeep Singh Johal. The Receiver further recommends that the over-remittance amount of \$10,140.00 be returned to Sikder, in trust

**12. UNITS 208, 209 – Harvinder Singh Gill**

The name of the purchaser on the purchase agreement for these units in the Debtor's records is the same as that on the Summary. (See Tab 12).

There is no ledger sheet for units 208, 209. However, there is a ledger sheet for unit 206 which bears a post-it note indicating it relates to units 208 and 209. In addition, the ledger sheet bears the same ledger number (i.e. 2333-017) referred to on the Summary and shows Harvinder Singh Gill as the purchaser. (See Tab 12).

While the Summary shows a balance of \$63,365.17 (including an occupancy fee of \$1,954.97) for these units, the ledger sheet shows a balance of \$46,400.17. This is one of the items where Sikder claims to have made an over-remittance. According to the chart provided by Sikder with its letter of January 26, 2012 and attached to the

Receiver's Second Report as Appendix "O" Sikder over-remitted the sum of \$16,965.00 which is consistent with the ledger figures.

The Receiver therefore recommends that from the deposit funds held in trust with respect to units 208 and 209 as set forth in the Summary, the principal amount of \$44,118.75 (i.e. deposit of \$61,083.75 less \$16,965.00 over-remittance) plus interest of \$326.45 plus any interest earned thereon from November 25, 2011 be paid to Harvinder Singh Gill. The Receiver further recommends that the over-remittance amount of \$16,965.00 be returned to Sikder, in trust

### **13. UNIT 202 – 2263105 Ontario Inc.**

The name of the purchaser on the purchase agreement for this unit in the Debtor's records is Daljit Singh Gill. The ledger sheet produced by Sikder for this unit (which bears the same ledger number as on the Summary, i.e. 3540) shows the same Daljit Singh Gill as purchaser with the same trust balance as on the Summary. (See Tab 13).

The Debtor's records include a direction re: title signed by Daljit Singh Gill as a director of, with authority to bind, 2263105 Ontario Inc. The Receiver therefore recommends that from the deposit funds held in trust with respect to this unit as set forth in the Summary the principal amount of \$35,997.00 plus interest of \$221.27 plus any interest earned thereon from November 25, 2011 be paid to 2263105 Ontario Inc. and Daljit Singh Gill jointly.

### **14. UNIT 201 – Balwant Singh Brar**

The name of the purchaser on the purchase agreement for this unit in the Debtor's records is the same as that on the Summary. (See Tab 14).

There is no ledger sheet for unit 201. There is, however, a ledger sheet for unit 210 where the purchaser is shown as Balwant Brar and the ledger number matches the ledger number for unit 201 on the Summary (i.e. 2333-013). (See Tab 14). The Receiver therefore believes that this ledger does relate to unit 201.

The balance on the ledger sheet is \$28,678.36, whereas the total for this unit on the Summary is \$41,702.69. However, this is one of the units with respect to which Sikder claims to have made an over-remittance. According to the chart provided by Sikder and attached to the Receiver's Second Report as Appendix "O" Sikder over-remitted the sum of \$12,918 with respect to this unit. The balance after deducting the alleged over-remittance from the total shown on the Summary comes to \$28,784.69, which is approximately the total on the ledger (i.e. \$28,678.36). The difference amounts to \$106.33, which is the amount of the occupancy fee shown on the Summary.

The Receiver therefore recommends that from the deposit funds held in trust with respect to unit 201 as set forth in the Summary the principal amount of \$28,420.50 (i.e. \$41,338.50 less over-remittance of \$12,918.00) plus interest of \$257.86 plus any interest earned thereon from November 25, 2011 be paid to Balwant Singh Brar. The Receiver further recommends that the over-remittance amount of \$12,918.00 be returned to Sikder, in trust.

**15. UNITS 218, 219 – 1827107 Ontario Inc.**

While the name of the purchaser on the Summary is 1827107 Ontario Inc., the name of the purchaser on the purchase agreement for these units in the Debtor's records is Lakhbir Singh Dhaliwal. (See Tab 15).

There is no ledger sheet for units 218 and 219. However, there is a ledger sheet for unit 213 which bears the same ledger number as on the Summary (i.e. 2333-011) and also bears a post-it note indicating that it relates to units 218 and 219. (See Tab 15). (Note that there is another ledger sheet for unit 213 which is referred to at item 1. above.) This ledger sheet shows the purchaser as Gurdev S. Dhaliwal. It also shows a balance of \$42,479.40 whereas the Summary shows a balance of \$57,479.40 (inclusive of an occupancy fee of \$2,052.39).

This is one of the units with respect to which Sikder claims to have made an over-remittance. According to the chart attached as Appendix "O" to the Receiver's Second Report Sikder over-remitted the sum of \$15,000 with respect to this unit. The balance after deducting the alleged over-remittance from the total shown on the Summary is \$42,479.40 which matches exactly with the balance shown on the ledger sheet.

The Debtor's records include a direction re: title signed by Gurdev Singh Dhaliwal. The Receiver believes that Gurdev Singh Dhaliwal and Lakhbir Singh Dhaliwal are related and therefore recommends that from the deposit funds held in trust with respect to units 218 and 219 as set forth in the Summary the principal amount of \$40,135.08 (i.e. \$55,135.08 less over-remittance of \$15,000) plus interest of \$291.93 plus any interest earned thereon from November 25, 2011 be paid to 1827107 Ontario Inc. and Lakhbir Singh Dhaliwal jointly. The Receiver further recommends that the over-remittance amount of \$15,000.00 be returned to Sikder, in trust.

**16. UNITS 308, 309 – Sumit Kaur Hansra & Harmanjot Dhillon**

The Debtor's records included a purchase agreement for both units 308 and 309 with "Harmanjot Dhillon/Major Hansra" as purchasers. That agreement was apparently amended pursuant to which Sumeet Kaur Hansra became the purchaser of unit 308 and Harmanjot Dhillon became the purchaser of unit 309. (See Tab 16)

There is no ledger sheet for units 308 and 309. However, there is a ledger sheet for units 305 and 306 (which units do not appear on the Summary) which bears the same ledger number as that on the Summary for units 308 and 309 (i.e. 2333-008) and which contains the same total balance of \$36,406.65. The purchasers shown on that ledger sheet are Jagvinder Hansra and Major Hansra. (See Tab 16).

The Receiver believes that all the above-named parties are related and therefore recommends that from the deposit funds held in trust with respect to these units as set forth in the Summary the principal amount of \$36,091.00 plus interest of \$315.65 plus any interest earned thereon from November 25, 2011 be paid to Sumeet Kaur Hansra, Harmanjot Dhillon, Jagvinder Hansra and Major Hansra jointly.

#### **17. UNITS 216, 217 – Gurdev Singh Dhaliwal**

The name of the purchaser on the purchase agreement in the Debtor's records is the same as that on the Summary. (See Tab 17).

There is no ledger sheet for units 216 and 217. However, there is a ledger sheet for unit 309 which bears the same ledger number as on the Summary (i.e. 2333-005) as well as a post-it note which indicates the ledger relates to units 216 and 217. (See Tab 17). The names of the purchasers on the ledger sheet are Gurdev Singh Dhaliwal and Manjit Dhaliwal.

The Receiver believes that the ledger sheet relates to units 216 and 217. However, the balance shown on the ledger sheet is \$40,680.18 which is \$15,000 less than the balance shown on the Summary for these units (the "Excess"). The Receiver cannot determine the reason for the discrepancy. The Receiver therefore recommends that from the deposit funds held in trust with respect to units 216 and 217 as set forth in the Summary the deposit amount of \$38,418.42 (being the deposit amount shown on the Summary less the \$15,000 Excess) plus interest of \$273.10 plus any interest earned thereon from November 25, 2011 be paid to Gurdev Singh Dhaliwal and Manjit Dhaliwal jointly. The Receiver further recommends that the Excess of \$15,000 be returned to Sikder in trust.

#### **18. UNITS 320, 321 – Taranjit Basra and Narinder Basra**

The names of the purchasers of these units on the purchase agreements in the Debtor's records is the same as on the Summary. (See Tab 18).

Sikder provided a ledger sheet for these units with the same ledger number as on the Summary (i.e. 4115) and with the same purchasers' names. (See Tab 18).



The Receiver therefore recommends that from the deposit funds held in trust as set forth in the Summary the principal amount of \$55,590.00 plus interest of \$504.39 plus any interest earned thereon from November 25, 2011 be paid to Taranjit Basra and Narinder Basra jointly.

**19. UNIT 112 – 1497059 Ontario Inc.**

The records of the Debtor contain a purchase agreement for this unit which shows the initial purchaser as "Prabjot S. Dhanoa in trust (Co. to be incorporated.)" There is also an amendment to the agreement replacing 2256280 Ontario Inc. as purchaser. (See Tab 19).

There is no ledger sheet for unit 112. There is a ledger sheet for units 107 – 108 showing the purchaser as 1497059 Ont., bearing the ledger number 2333-021, which is the same as the ledger number on the Summary and which also bears a post-it note indicating that it relates to unit 112. (See Tab 19). However, the balance on the ledger sheet is \$4,039.18 whereas the balance on the Summary is shown as \$90,809.66 (inclusive of occupancy fees totaling \$4,039.18).

The amount identified on the Summary as "Deposit to Builder" totals \$86,340.00. The ledger shows 2 disbursements to Sikder of \$37,120.00 and \$49,220.00 respectively which total the same figure of \$86,340.00. It may therefore be the case that the funds were transferred to another Sikder trust account. However, based on the records available to the Receiver, it cannot reconcile this ledger with the Summary or resolve the apparent discrepancies in the trust records. The Receiver therefore recommends that from the deposit funds held in trust for this unit as set forth in the Summary the principal sum of \$86,340.00 plus interest of \$430.48 plus any additional interest earned thereon from November 25, 2011 be returned to Sikder in trust.

**20. UNITS 323 and 324 – Jasbir Singh Chahal**

The names of the purchasers of these units on the purchase agreements in the Debtor's records are Jasbir Singh Chahal and Gagandeep K. Chahal. (See Tab 20).

There is a ledger sheet for unit 323 which bears a post-it note indicating that it applies to both units 323 and 324 and which bears the same ledger number as on the Summary (i.e. 3425). The names of the purchasers on the ledger are "Chahal, Jasbr/Gagandeep". The balance on the ledger sheet is consistent with that on the Summary.

The Receiver therefore recommends that from the deposit funds held in trust with respect to these units as set forth in the Summary be paid to Jasbir Singh Chahal and

Gagandeep K. Chahal jointly in the principal amount of \$30,514.00 plus interest of \$60.89 plus any interest earned thereon from November 25, 2011.

## **21. UNITS 302 and 303 – Brar Group**

The Debtor's records indicate that initially there was one purchase agreement for both of these units in the names of Adriana Lofranco and Balwinder Brar. That agreement was apparently revised and 2 separate agreements were entered into, the first respecting unit 302 where the purchaser is 1553351 Ontario Inc. and the second, respecting unit 303 where the purchaser is Top Kat Investments Inc. (See Tab 21).

There are no ledgers for either unit. There are also no other ledgers that can be linked with these units. The Receiver has, however, been provided with copies of 2 bank drafts and 1 cheque apparently representing the payment of trust deposits that apparently relate to these units. The first is a bank draft in the amount of \$57,732.00 payable to Sikder in trust, apparently issued on behalf of Top Kat Investments Inc. The second is a cheque from 1553357 Ontario Inc. to Sikder in trust in the amount of \$15,640.00. The third is a bank draft payable to Sikder in trust in the amount of \$42,732.00. There is no indication of the source of this third item. (See Tab 21). However, the 3 items total \$116,104.00 which is the total set forth on the Summary for these units.

The Receiver has been provided with an affidavit of Adriano Lofranco in which she deposes that she is the president of Top Kat Investments Inc. which paid the \$57,732.00 deposit and that "the remaining monies belong to Mr. Brar and his numbered company. (See Tab 21). Based on the foregoing, the Receiver recommends that from the deposit funds held in trust with respect to these units as set forth in the Summary, the principal sum of \$57,732.00 plus interest earned thereon from November 25, 2011 be paid to Top Kat Investments Inc. and the balance of \$58,372.00 plus interest earned thereon from November 25, 2011 be paid to 1553351 Ontario Inc.

**TAB 1**

**AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE**

204  
B P

UNIT 213, LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

PIRTHI SINGH SAMRA (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

**1. PURCHASE PRICE:**

The purchase price of the Unit shall be: THREE HUNDRED TWENTY THOUSAND ONE HUNDRED TWENTY FIVE (\$ 320,125.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of SIXTEEN THOUSAND & SIX DOLLARS 25/100 (\$16,006.25) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ 16,006.25 by cheque as a further deposit on July 20, 2009
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_.
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

**2. CLOSING**

- (a) The Purchaser shall occupy the Unit on DEC 15, 2009 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: \_\_\_\_\_  
 Purchaser: Pirthi Singh Samra  
 Purchaser's Signature: [Signature]  
 Date of Birth: 28-7-58  
 Social Insurance No.: 492-562-806  
 Address: 238 MOUNTAINBERRY RD  
BRAMPTON ONTARIO N7L 1W3  
 Tel. # 905-799-6020 Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER: \_\_\_\_\_

The Vendor hereby accepts the above offer.

**VENDOR'S SOLICITORS:**  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paitu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I have authority to bind the Corporation.

Entry#	Received From/Paid To Explanation	Che# Rcpt#	General Disbs	Fees	Bld Inv#	Trust Disbs	Balance
3430	Sunny Meadow, 2012241 Ontario Lmtied Unit 213 -50 Sunny Meadow to 1253237 Ontario						
Jan 30/2009	Pirth Samira	05478			1	16006.25	16006.25
	88706 Deposit/Mortgage						
Jun 30/2009	Sikder Professional Corporation	T14716			1	16006.25	0.00
	132855 Intial Deposti placed in GIC with RBC						
Feb 25/2010	Transfer: 2333 To 3430	X0034			1	26146.25	26146.25
	99251 Same client different file						
Feb 25/2010	Sikder Professional Corporation	T16494			1	26146.25	0.00
	132857 Intial Deposti placed in GIC with RBC						
Nov 3/2010	Surinder Binepal	06828			1	2813.58	2813.58
	110584 Deposit/Mortgage						
Nov 3/2010	Surinder Binepal	06829			1	5866.25	8679.83
	110586 Deposit/Mortgage						
Nov 25/2011	RBC GIC	08057			1	16168.69	24848.52
	132847 Guaranteed Investment Certificate Proceeds credited						
Nov 25/2011	RBC GIC	08057			1	26387.75	51236.27
	132848 Guaranteed Investment Certificate Proceeds credited						

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	51236.27
END DATE	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	51236.27

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	51236.27
END DATE	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	51236.27

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 10:25:15 AM  
 Date Range: ALL DATES  
 Matters: 3430  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

DIRECTION RE TITLE

TO: 2012241 Ontario Limited

AND TO: SIKDER PROFESSIONAL CORPORATION  
Barristers & Solicitors

RE: 1253237 Ontario Inc. purchase from 2012241 Ontario Limited  
50 Sunny Meadow Boulevard, Unit 213, Brampton

I HEREBY AUTHORIZE AND DIRECT you to engross the deed or transfer with respect to the above transaction as follows:

Full Name

1253237 Ontario Inc.

Address for service:

50 Sunny Meadow Boulevard  
Unit 213  
Brampton, Ontario  
L6R 0Y7

GST/HST Registration Number (for each person to whom title is being directed):

AND FOR SO DOING this shall be your good, sufficient and irrevocable authority.

DATED at the city of *Brampton* this *18* day of October, 2010

1253237 Ontario Inc.

Per: *[Signature]*

Name: *DEEPA SANGHA*

Title: *PRESIDENT*

**TAB 2**

AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT: 200 POSSESSION DATE: Feb 29/2010

1. The undersigned, Amarjit Masota (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 1 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all hereinafter collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
2. The purchase price (the "Purchase Price") for the Unit shall be the sum of Two Hundred and Seventeen Thousand Five Hundred and Fifty Eight (\$217,558.00) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$241.00 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section of this Agreement. The Purchase Price shall be payable To Pattu Sikdar Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - (a) Thirty-Two Thousand Six Hundred and Thirty-Three (0.70) (\$32,633.70) Dollars and representing 15% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement")
  - (b) The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
3. The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
4. Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at BROMPTON, this 1st day of MARCH, 2009.

WITNESSES:  
[Signature]  
(as to all Purchaser's signatures if more than one Purchaser)

PURCHASER'S SIGNATURE: AMARJIT MASOTA  
D.O.B. 1974-01-15 SIN # 516-293-214  
YYYYMMDD

PURCHASER'S SIGNATURE: [Signature]  
D.O.B. 1974/01/05 SIN # \_\_\_\_\_  
YYYYMMDD

Address: 5 VISION WAY BROMPTON ON.  
Phone: \_\_\_\_\_ Bus: \_\_\_\_\_ Home: 905-794-0974  
Facsimile: \_\_\_\_\_ Cell: 416-803-5246  
E-mail: MASOTA4U@yaho.com

PURCHASER'S SOLICITOR: NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this BROMPTON day of 1st, 2009.

VENDOR'S SOLICITORS  
Pattu Sikdar Professional Corporation  
Suite 306 - 1620 Albion rd.  
Toronto, Ontario M9V 4B4  
Attn: Mr. Pattu Sikdar, Solicitor  
Mr. Harjinder Singh Chahal  
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
Per: [Signature]  
I/We have authority to bind the Corporation.



Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Fees	Inv# Acc Rcpts Disbs	
2541	Masuta, Amarjit					
	2333-2 File No. DSC17-07-200					
Feb 5/2009	Amarjit Masuta	05193			1 32633.70	32633.70
	132859 Initial Deposit to Builder at the time of Occupation					
Feb 16/2011	Lakhwinder Gill	07131			1 1214.47	33848.17
	132861 Occupany Fee due to Builder					

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	33848.17
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	33848.17

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	33848.17
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	33848.17

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 10:42:15 AM		
Date Range:	ALL DATES		
Matters:	2333-2		
Clients:	All		
Major Clients:	All	Firm Totals Only:	No
Responsible Lawyer:	All	Entries Shown - Billed Only:	No
Client Intro Lawyer:	All	Entries Shown - Disbursements:	Yes
Assigned Lawyer:	All	Entries Shown - Receipts:	Yes
Type of Law:	All	Entries Shown - Trust:	Yes
Matters Sort By::	Default	Entries Shown - Time or Fees:	Yes
New Page for Each Lawyer:	No	Working Lawyer:	No
New Page for Each Matter:	No	Incl. Matters with Retainer Bal:	No
Totals Only:	No	Incl. Matters with Neg Unbld Disb:	No
Consolidate Payments:	No	Show Interest:	No
No Activity Date:	Dec 31/2199	Trust Account:	All
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No	Show Trust Summary by Account:	No
Ver:	7.63f		

**TAB 3**

AGREEMENT OF PURCHASE AND SALE
SUNNY MEADOWS MEDICAL CENTRE

UNIT 314, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

GURCHARAN SINGH

(the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: THREE HUNDRED AND FIVE THOUSAND, ONE HUNDRED SEVENTY-FIVE (\$ 305,175.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of ... Dollars by cheque with this Agreement payable to the Escrow Agent, SIKDER Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
(b) further deposits payable as follows and to be credited on account of the purchase price on closing:
(a) the further sum of \$ 12918 by cheque as a further deposit on 02/03/2007
(b) the further sum of \$ ... by cheque as a further deposit on ...
(c) the further sum of \$ ... by cheque as a further deposit on ...
(d) the further sum of \$ ... by cheque as a further deposit on ...
(e) the further sum of \$ ... by cheque as a further deposit on ...
(c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on ... (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO ... INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
SCHEDULE "B" - VENDOR'S FINISHES
SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
SCHEDULE "E" - UNIT AREA SCHEDULE
SCHEDULE ...

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: ...
Purchaser: Gurcharan Singh
Purchaser's Signature: ...
Date of Birth: ...
Social Insurance No.: ...
Address: ...
Tel. # ... Cell # ...
Fax # ... Email ...

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:
SIKDER PROFESSIONAL CORPORATION
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4
Attn: Mr. Paltu Kumar Sikder, Solicitor
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited
Per: ...
I have authority to bind the Corporation.

[Handwritten signature]

**SCHEDULE "F"**  
**FOLLOWING WILL TAKE PRECEDENCE OVER THE ITEMS MENTIONED**  
**IN THE SALES & PURCHASE DOCUMENT INCLUDING ATTACHMENTS**  
**THERE TO.**

This refers to the meeting Mr. Gurcharan Singh, Broker, Homelife Miracle Realty (Buyer Broker, on behalf of reservation agreements signed by his clients) had with Mr. Jagdev Dhaliwal (representing D.S.C. Development, 2012241 Ontario Limited as a developers' representative) on July 18<sup>th</sup>, 2009. This has also in reference to a letter (July 2, 2009) written by Lakhwinder Gill, solicitor for Mr. P. S. Dhanoa, one of the proposed buyer of the above condo units.

Following point were discussed and confirmed regarding new units being developed at 50 Sunnymeadow, Brampton, Ontario by D.S.C. Development.

1. **Units Size**: Mr. Jagdev Dhaliwal confirmed that the indicated abnormal increases in the area of the proposed units are only anticipated size including common area projections. Actual size and common area sizes will be determined based upon surveyor & Architect's certificate obtained after the construction is over.
2. **Unit Size adjustment**: Schedule "E" para (a) and (b) will stand corrected as the unit size and common area will be determined based upon surveyor's certificate and the proposed 5%  $\pm$  adjustment to actual floor area will not be followed as indicated in the agreement of Purchase & Sale.
3. **Parking**: Mr. Dhaliwal confirmed that builder has absolutely no intention to charge car parking either to condominium owners or patients on proposed medical centers' premises. Developer is still committed to free parking to condo owners and patients/customers/suppliers/visitors to the proposed offices as agreed in the reservation agreement.
4. **Management of the property**: Mr. Dhaliwal confirmed that developer is not interested to manage the condominium. Elected Condominium Corporation will decide about the management of the property.
5. **Taxes**: Developer will collect municipal taxes at actual against the tax bills received from the city for the time between occupancy and the closing.
6. **Services**: Developer will provide conduit<sup>for</sup> Hydro, ~~Gas~~, Phone, TV Cable, and Internet services will be available in each unit. Water and other municipal connections will also be made available inside each unit.
7. **Closing**: As per agreement.

- 8. **Deposits:** Developer will pay interest on all deposits at market rate and credit all deposits plus interest to the purchaser on completion of purchasing of the unit.
- 9. **Assignment:** Mr. Jagdev Dhaliwal personally guarantees that in case of any assignment required for agreement of Purchase and Sales, he will have no problem in accepting the assignment.
- 10. **Renting/Leasing:** Owner can advertise the unit for lease anytime after initial execution of the Purchase and Sale agreement without any restrictions from the Developer and can start building the unit immediately from inside after getting units' possession.
- 11. **Termination of Purchase and Sales Agreement:** If due to any reason other than purchaser's fault of non payments, vendor terminates the Purchase & Sales agreement, the vendor will return all deposit monies to Purchaser with interest.

Purchaser \_\_\_\_\_

Purchaser \_\_\_\_\_

Vendor  \_\_\_\_\_

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Ches Rcpt#	General Rcpts	Disbs	Fees	Bid Inv#	Acc	Rcpts	Trust Disbs	Balance
1784	corp, Tari Ota Consulting 2333-003 sale Unit 310									
001-4/2007	Tari Ota Consulting Corporation	03883						11918.75		11918.75
7/10/07	Deposit by client - Closing - 308-unit-310									
Apr 23/2008	Sikder Professional Corporation, in t	12028						12918.75		0.00
132863	Guaranteed Investment Certificate Proceeds credited									
Feb 23/2010	Transfer: 2333-003-003	X0036						-12918.75		12918.75
99261	same client different file									
Feb 25/2010	Sikder Professional Corporation	T16496						12918.75		0.00
99263	As Per Direction									
Apr 9/2010	Guaranteed Investment Certificate	08187						30000.00		30000.00
10283	Deposit/Matters									
Apr 9/2010	Sikder Professional Corporation	T16755						30000.00		0.00
132865	Guaranteed Investment Certificate Proceeds credited									
Nov 28/2011	ABC-BIC	08087						13201.29		13201.29
132864	Guaranteed Investment Certificate Proceeds credited									

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES		
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	43304.29
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	43304.29

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES		
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	43304.29
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	43304.29

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 10:51:08 AM  
 Date Range: ALL DATES  
 Matters: 2333-003  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

UNIT 314  
 occupancy closing  
 did not take place  
 for this unit

**TAB 4**

AGREEMENT OF PURCHASE AND SALE
SUNNY MEADOWS MEDICAL CENTRE

UNIT 316, 319 LEVEL 3 as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

Ranvir Singh and Rajbir Singh (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: THREE THOUSAND & FIFTY-SEVEN THOUSAND, FOUR HUNDRED & THIRTY-SEVEN (\$37,437.50) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of Fifteen thousand one hundred twenty-five (\$15,125.00) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
(b) further deposits payable as follows and to be credited on account of the purchase price on closing:
(a) the further sum of \$19,244.00 by cheque as a further deposit on 09/03/2010;
(b) the further sum of \$19,244.00 by cheque as a further deposit on 09/04/2010;
(c) the further sum of \$ by cheque as a further deposit on;
(d) the further sum of \$ by cheque as a further deposit on;
(e) the further sum of \$ by cheque as a further deposit on;
(c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on April 15 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
SCHEDULE "B" - VENDOR'S FINISHES
SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
SCHEDULE "E" - UNIT AREA SCHEDULE
SCHEDULE "F" -

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness:
Purchaser: Ranvir Singh and Rajbir Singh
Purchaser's Signature:
Date of Birth:
Social Insurance No.:
Address:
Tel. #
Fax. #

Witness:
Purchaser:
Purchaser's Signature:
Date of Birth:
Social Insurance No.:
Address:
Tel. #
Cell #
Fax. #
Email

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:
SIKDER PROFESSIONAL CORPORATION
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4
Attn: Mr. Paitu Kumar Sikder, Solicitor
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited
Per:
I have authority to bind the Corporation.



Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Chq#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	
1783	Brar, Ravinder Brar 2333-002 sale unit 313					
Jul 4/2007	Ravinder Brar	03888			15128.75	15128.75
	70076 Deposit by client - Closing - dd 0128866 5 318 unit 313					
Apr 23/2008	Sikder Professional Corporation, in t 132867 Guaranteed Investment Certificate Proceeds credited	12027			15128.75	0.00
Feb 25/2010	Transfer 2333 to 2333-002 132865 Note client different file	10098			15128.75	15128.75
Feb 25/2010	Sikder Professional Corporation 132869 Guaranteed Investment Certificate Proceeds credited	716495			15128.75	0.00
Apr 9/2010	Anaad Investments Inc. 100457 Deposit/Mortgage	06188			19244.00	19244.00
Apr 9/2010	Anaad Investments Inc. 100459 Deposit/Mortgage	06189			19244.00	38488.00
Apr 9/2010	Sikder Professional Corporation 132871 Guaranteed Investment Certificate Proceeds credited	716755			38488.00	0.00
Apr 6/2011	2012241 Ontario Limited 132973 Occupany Fee due to Builder	07252			2708.14	2708.14
Nov 25/2011	RNC-GIN 132933 Guaranteed Investment Certificate Proceeds credited	08057			56806.02	56806.16

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	56806.16
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	56806.16

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	56806.16
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	56806.16

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 10:56:04 AM		
Date Range:	ALL DATES		
Matters:	2333-002		
Clients:	All		
Major Clients:	All		
Responsible Lawyer:	All	Firm Totals Only:	No
Client Intro Lawyer:	All	Entries Shown - Billed Only:	No
Assigned Lawyer:	All	Entries Shown - Disbursements:	Yes
Type of Law:	All	Entries Shown - Receipts:	Yes
Matters Sort By::	Default	Entries Shown - Trust:	Yes
New Page for Each Lawyer:	No	Entries Shown - Time or Fees:	Yes
New Page for Each Matter:	No	Working Lawyer:	No
Totals Only:	No	Incl. Matters with Retainer Bal:	No
Consolidate Payments:	No	Incl. Matters with Neg Unbld Disb:	No
No Activity Date:	Dec 31/2199	Show Interest:	No
Select From:	Active, Inactive Matters	Trust Account:	All
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No	Show Trust Summary by Account:	No
Ver:	7.63f		

UNITS 318 & 319

**TAB 5**

SUNNY MEADOWS MEDICAL CENTRE  
AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT: 206/207 POSSESSION DATE: Feb 28/2010

- The undersigned, Ranjit Singh (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 2 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all hereinafter collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
- The purchase price (the "Purchase Price") for the Unit shall be the sum of Four Hundred and Fifty-Eight Thousand, Nine Hundred (\$458,900.00) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$325.00 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section of this Agreement. The Purchase Price shall be payable To Paltu Sikdar Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - Fifteen ~~Five Thousand, Five Hundred Sixty Three~~ Thousand, Five Hundred Sixty Three (\$15,563.00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price;
  - Ten thousand ~~Twenty-Two Thousand, Nine Hundred and Forty-Five~~ (\$10,000.00) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 30<sup>th</sup> day following execution of this Agreement; Further Deposit of \$10,000 will be given before 1<sup>st</sup> May 2009.
  - Twenty-Two Thousand, Nine Hundred and Forty-Five (\$22,945.00) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 90<sup>th</sup> day following execution of this Agreement.
  - The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
- The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
- Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at BRANDON, this 5<sup>th</sup> day of MARCH, 2009.

WITNESS: \_\_\_\_\_ PURCHASER'S SIGNATURE: Ranjit Singh

(as to all Purchaser's signatures if more than one Purchaser)

D.O.B. 1966-5-9 SIN # 500 547 351

YYYY/MM/DD  
5 9

PURCHASER'S SIGNATURE: \_\_\_\_\_

D.O.B. \_\_\_\_\_ SIN # \_\_\_\_\_

Address: 10 Ivory Tusk ext Brampton

Phone: Bus: 416-875-8203 Home: \_\_\_\_\_

Facsimile: \_\_\_\_\_ Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

PURCHASER'S SOLICITOR: NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this 5<sup>th</sup> day of MARCH, 2009

VENDOR'S SOLICITORS  
 Paltu Sikdar Professional Corporation  
 Suite 306 - 1620 Albion rd.  
 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Sikdar, Solicitor  
 Mr. Harjinder Singh Chahal  
 Telephone: (416) 740-2957 Fax: (416) 740-2642  
 SUNNY MEADOWS MEDICAL CENTRE

2012241 Ontario Limited  
 Per: [Signature]  
 I/We have authority to bind the Corporation.

[Handwritten initials]

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Cheq#	General	Bld	Trust	Balance
Entry#	Explanation	Repts#	Disbs	Inv#	Disbs	
2843	Ranbir Singh Gill, DSC Developments					
3541	Sale of a Commercial Unit/17-09-206					
Jul 17/2007	ALL DATES	07000				
132897	Deposit by client - Closing					
13/01/2008						
Apr 23/2008	Sikder Professional Corporation, in t	12014				
132883	Initial Deposit placed in GIC with RBC					
May 9/2008		05679				
01/27/08	Deposit/Mortgage					
Mar 22/2010	Sikder Professional Corporation	716643				
132885	Initial Deposit placed in GIC with RBC					
Jul 7/2011	Joshi Law Office	07030				
132891	Initial Deposit placed in GIC with RBC					
Jul 7/2011	Joshi Law Office	07030				
132890	Initial Deposit placed in GIC with RBC					
Nov 25/2011	RBC GIC	08057				
132846	Guaranteed Investment Certificate Proceeds credited					

TOTALS PERIOD	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	-	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	62813.25

FIRM TOTALS PERIOD	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	-	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	62813.25

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 11:12:25 AM  
 Date Range: ALL DATES  
 Matters: 3541  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63E

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

Unit 206 & 207

**TAB 6**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 2202221, LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

DR SURINDER SINGH SIDHU MEDICINE PROFESSIONAL CORPORATION (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998, S.O. 1998, c.19, as amended* (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. **PURCHASE PRICE:** Three hundred twenty thousand and two hundred dollars only ~~(\$ 340,000.00 xx \$ 343,800.00)~~ <sup>Sixty three ~~thousand~~ eight ~~hundred~~ dollars only</sup>
- The purchase price of the Unit shall be: Three hundred twenty thousand and two hundred dollars only (\$ ~~340,000.00 xx 343,800.00~~) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:
- (a) a sum of Thirty four thousand dollars only (\$ 34,000.00 xx) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
  - (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
    - (a) the further sum of \$ 68,000.00 xx 75,190.00 by cheque as a further deposit on April 18, 2010;
    - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. **CLOSING**
- (a) The Purchaser shall occupy the Unit on April 18, 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
  - (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO 43 INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_ - N/A

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: AMARJIT S. RUDRA Feb 09, 2010  
 Purchaser: DR. SURINDER SINGH SIDHU  
 Purchaser's Signature: [Signature]  
 Date of Birth: MAY 15, 1957  
 Social Insurance No.: \_\_\_\_\_  
 Address: 7 LANEWOOD STREET  
BRAMPTON ON L6R 1T3  
 Tel. # (905) 722-8969 Cell # (416) 276-4728  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER: \_\_\_\_\_

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
SIKDER PROFESSIONAL CORPORATION  
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
Attn: Mr. Paltu Kumar Sikder, Solicitor  
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
Per: [Signature]  
I have authority to bind the Corporation.

Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	
3093	Sidhu, Surinder					
3791	Real Estate File No. 18-10-220 & 221					
Jan 17/2011	Surinder Sidhu	07055		1	309230.00	309230.00
	114367 Deposit/Mortgage					
Jan 17/2011	2012241 Ontario Limited	T19071		1	310633.16	-1403.16
	114370 As Per Direction					
Jan 17/2011	Five Rivers Rehabilitation Centre Ltd	07053		1	20570.00	19166.84
	132895 Initial Deposit to Builder at the time of Occupation					
Jan 17/2011	Surinder Singh Sidhu	07054		1	1403.16	20570.00
	132897 Occupany Fee due to Builder					
Nov 25/2011	RBC GIC	08057		1	34314.04	54884.04
	132849 Guaranteed Investment Certificate Proceeds credited					

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES					
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	54884.04
END DATE	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	54884.04

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES					
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	54884.04
END DATE	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	54884.04

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 11:27:27 AM  
 Date Range: ALL DATES  
 Matters: 3791  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

0.00 \*  
 314.04 +  
 54,570.00 +  
 54,884.04 \*

SEP-29-2010 15:50  
SEP/28/2010/TUE 03:53 PM

PROUSE DASH CROUCH  
SIKDER LAW OFFICE

FAX No. 416 740 2642

905 451 1549 P.04  
P. 007

**DIRECTION RE TITLE**

**TO:** 2012241 Ontario Limited  
**AND TO:** SIKDER PROFESSIONAL CORPORATION  
Barristers & Solicitors  
**RE:** Dr. Surinder Singh Sidhu Medicine Professional Corporation purchase from  
2012241 Ontario Limited  
50 Sunny Meadow Boulevard, Unit 220, 221, Brampton

I HEREBY AUTHORIZE AND DIRECT you to engross the deed or transfer with respect to the above transaction as follows:

Full Name

FIVE RIVERS REHABILITATION CENTRE LTD.  
Dr. Surinder Singh Sidhu Medicine Professional Corporation

Address for service:

~~50 Sunny Meadow Boulevard  
Unit 220, 221  
Brampton, Ontario  
L6R 0P7~~ 7 Lanewood Street  
Brampton, Ontario  
L6R 1T9

GST/HST Registration Number: ~~85517938R0001~~ 886062157 RT0001

AND FOR SO DOING this shall be your good, sufficient and irrevocable authority.

DATED at the city of Brampton this 28<sup>th</sup> day of September, 2010

Dr. Surinder Singh Sidhu Medicine Professional Corporation

Per: *Surinder Singh Sidhu*

Surinder Singh Sidhu

Title: PRESIDENT

I have the authority to bind the corporation



**TAB 7**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 214 LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

Tammit Atwal (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: THREE HUNDRED TEN THOUSAND (\$310,000.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of Twenty THOUSAND (\$20,000.00) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on Feb 28, 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: Tammit Atwal  
 Date of Birth: 02/15/1981  
 Social Insurance No.: 4 733 207 682  
 Address: 3411 WILLIAMS RD  
ROCHMOND BE V7E 1J3  
 Tel. # 604 277-9054 Cell # 778-898-9054  
 Fax # \_\_\_\_\_ Email 416-268-4343

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: Tammit Atwal  
 I have authority to bind the Corporation.

Date	Received From/Paid To	Che#	General	Bld	Trust					
Entry#	Explanation	Rcpt#	Rcpts	Disbs	Fees	Inv#	Acc	Rcpts	Disbs	Balance
2849	Atwal, Tarnjit									
3547	Sale of a Condo/File No. 17-09-214									
Sep 10/2009	Tarnjit Atwal	05683						1	20000.00	20000.00
	91926 Deposit/Mortgage									
Sep 10/2009	Sikder Professional Corporation	T15327						1	20000.00	0.00
	132899 Intial Deposti placed in GIC with RBC ap									
Dec 16/2010	Bhupinder Somal	06977						1	1488.32	1488.32
	132901 Occupany Fee due to Builder									
Dec 16/2010	Bhupinder Somal	06978						1	26500.00	27988.32
	132903 Initial Deposit to Builder at the time of Occupation									
Mar 31/2011	Jatinder Sandhu	07245						1	263500.00	291488.32
	117660 Deposit/Mortgage									
Apr 5/2011	2012241 Ontario Limited	T19669						1	263500.00	27988.32
	118073 As Per Direction									
Nov 25/2011	Scotia GIC	08058						1	20076.00	48064.32
	132853 Guaranteed Investment Certificate Proceeds credited									

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES			
	CHE	+	RECOV	+		FEES	DISBS	+	FEES	+	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	48064.32
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	48064.32

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES			
	CHE	+	RECOV	+		FEES	DISBS	+	FEES	+	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	48064.32
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	48064.32

REPORT SELECTIONS

Report:	Client Ledger	Firm Totals Only:	No
Layout Template:	All	Entries Shown - Billed Only:	No
Requested by:	ADMIN	Entries Shown - Disbursements:	Yes
Finished:	Monday, November 28, 2011 at 11:35:20 AM	Entries Shown - Receipts:	Yes
Date Range:	ALL DATES	Entries Shown - Trust:	Yes
Matters:	3547	Entries Shown - Time or Fees:	Yes
Clients:	All	Working Lawyer:	No
Major Clients:	All	Incl. Matters with Retainer Bal:	No
Responsible Lawyer:	All	Incl. Matters with Neg Unbld Disb:	No
Client Intro Lawyer:	All	Show Interest:	No
Assigned Lawyer:	All	Trust Account:	All
Type of Law:	All	Show Client Address:	No
Matters Sort By::	Default	Show Trust Summary by Account:	No
New Page for Each Lawyer:	No		
New Page for Each Matter:	No		
Totals Only:	No		
Consolidate Payments:	No		
No Activity Date:	Dec 31/2199		
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No		
Show Cheque # on Paid Payables:	No		
Ver:	7.63f		

**TAB 8**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 110, LEVEL 1, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

2238104 Ontario Inc.

(the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

- PURCHASE PRICE:**  
The purchase price of the Unit shall be: Four Hundred Seventy two thousand Only (\$ 472,000) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:
  - a sum of Forty Seven thousand two hundred (\$ 47,200) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing; The \$4,000 - \$4,000 will be credited to the purchaser
  - further deposits payable as follows and to be credited on account of the purchase price on closing: the time of closing for 11 minor variance fee.
    - the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_
    - the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_
    - the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_
    - the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_
    - the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_

**SIKDER PROFESSIONAL CORPORATION**  
BARRISTERS & SOLICITORS  
1620 ALBION ROAD, SUITE 306  
TORONTO, ONTARIO M9V 4B4  
TEL: 416-740-2957 FAX: 416-740-2642

BANK OF MONTREAL  
1530 ALBION ROAD  
TORONTO, ONTARIO M9V 1B4

F177867

PAY  
Forty Seven Thousand Two Hundred \*\*\*\*\* 00/100  
DATE-MMDDYYYY AMOUNT  
Jul 16/2010 \$47,200.00

TO THE ORDER OF  
Sikder Professional Corporation

SIKDER PROFESSIONAL CORPORATION  
BARRISTERS & SOLICITORS, TRUST ACCOUNT

Kaushik3873

PER [Signature]

⑆0⑆??⑆7⑆ ⑆0⑆7⑆2⑆00⑆⑆⑆ ⑆0⑆2⑆9⑆4⑆8⑆2⑆⑆

THE PROVISIONS OF THE ACT, ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: \_\_\_\_\_  
 Purchaser: TESINDER KAUSHIK  
 Purchaser's Signature: Pojinder Kaushik  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: 72 BARLEYFIELD RD.  
BRAMPTON, ON L6R 2T1  
 Tel. # 416-409-2739 Cell # \_\_\_\_\_  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

Witness: Pojinder Kaushik  
 Purchaser: GESTHAJALI SHARMA  
 Purchaser's Signature: Gesthaji Sharma  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: 72 BARLEYFIELD RD.  
BRAMPTON, ON L6R 2T1  
 Tel. # 416-404-2732 Cell # \_\_\_\_\_  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I have authority to bind the Corporation.

EXCLUSIVE RIGHT FOR COMMERCIAL SCHOOL (LEARNING CENTER)

[Signature]  
Pojinder Kaushik

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Page 1

Date	Received From/Paid To Entry# Explanation	Cheq Rcpt#	General Disbs	Fees	Rld Inv#	Acc	Rcpt#	Trust Disbs	Balance
3175	2238184 Ontario Inc, 2238184 Ontario Inc								
	3873 File No. 17-10-110								
Apr 27/2010	2238184 Ontario Inc	0032						Resp Lawyer: FES	
	201004 Deposit/Note Page								47200.00 47200.00
Jul 16/2010	Sikder Professional Corporation	F17767					1		47200.00 0.00
	132905 Intial Depositi placed in GIC with RBC								
Nov 25/2010	2238184 Ontario Inc	00710					1		2177.66 2177.66
	201011 Receipts for GIC to RBC								
Nov 25/2011	RBC GIC	09057					1		47575.97 49757.66
	132845 Guaranteed Investment Certificate Proceeds credited								

TOTALS PERIOD	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEE	=	TOTAL	DISBS	+	FEE	+	TAX	-	RECEIPTS	=	A/R	TRUST
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	49757.66
	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	49757.66

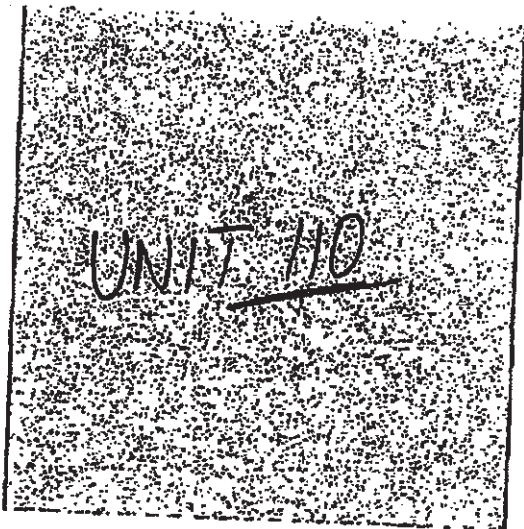
FIRM TOTALS PERIOD	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEE	=	TOTAL	DISBS	+	FEE	+	TAX	-	RECEIPTS	=	A/R	TRUST
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	49757.66
	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	49757.66

REPORT SELECTIONS

Report: Client Ledger  
Layout Template: All  
Requested by: ADMIN  
Finished: Monday, November 28, 2011 at 11:38:59 AM  
Date Range: ALL DATES  
Matters: 3873  
Clients: All  
Major Clients: All  
Responsible Lawyer: All  
Client Intro Lawyer: All  
Assigned Lawyer: All  
Type of Law: All  
Matters Sort By: Default  
New Page for Each Lawyer: No  
New Page for Each Matter: No  
Totals Only: No  
Consolidate Payments: No  
No Activity Date: Dec 31/2199  
Select From: Active, Inactive Matters  
Include Corrected Entries: No  
Show Cheque # on Paid Payables: No  
Ver: 7.63f

Firm Totals Only:  
Entries Shown - Billed Only: No  
Entries Shown - Disbursements: Yes  
Entries Shown - Receipts: Yes  
Entries Shown - Trust: Yes  
Entries Shown - Time or Fees: Yes  
Working Lawyer: No  
Incl. Matters with Retainer Bal: No  
Incl. Matters with Neg Unbld Disb: No  
Show Interest: No  
Trust Account: All

Show Client Address: No  
Show Trust Summary by Account: No



**TAB 9**

05827

AGREEMENT OF PURCHASE AND SALE

LEVEL: J UNIT: 109 POSSESSION DATE: Feb 28/2010

- The undersigned, Hemrajit Singh Dhillon (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 1 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all herein after collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
- The purchase price (the "Purchase Price") for the Unit shall be the sum of Five Hundred and Twenty-Six Thousand and Eighty-Eight (\$546,084.00) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$196.00 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section The Purchase Price shall be payable To Fattu Sicker Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - Twenty-Two Thousand, Seven Hundred and Fifty (\$22,750.00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price;
  - Twenty-Seven Thousand, Three Hundred and Four (0.20) (\$27,304.20) Dollars and representing 5% of the Purchase Price; as a further deposit by way of cheque post-dated to the 30<sup>th</sup> day following execution of this Agreement;
  - Twenty-Seven Thousand, Three Hundred and Four (0.20) (\$27,304.20) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 90<sup>th</sup> day following execution of this Agreement.
  - The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
- The amount payable under Sections are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
- Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "F".

DATED at Beaumaris this 28 day of FEB, 2009

WITNESS: PURCHASER'S SIGNATURE: Hemrajit Dhillon

(as to all Purchaser's signatures if more than one Purchaser) D.O.B. 1968 01 16 SIN # 638-321-869  
 YYY/MM/DD

PURCHASER'S SIGNATURE: \_\_\_\_\_

D.O.B. 1968 01 16 SIN # 638-321-869  
 YYY/MM/DD

Address: 19 ROCKSTED COURT

Phone: Bus: 905-673-0807 Home: 905-790-6461

Facsimile: \_\_\_\_\_ Cell: 416-712-3535

E-mail: \_\_\_\_\_

PURCHASER'S SOLICITOR: NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this 26 day of FEB, 2009.

VENDOR'S SOLICITORS  
 Fattu Sicker Professional Corporation  
 Suite 306 - 1620 Albion rd.  
 Toronto, Ontario M5V 4B4  
 Attn: Mr. Fattu Sicker, Solicitor  
 Mr. Harjinder Singh Chahal  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I/We have authority to bind the Corporation.

Handwritten initials/signature



Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Page 1

Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Fees	Inv#	Acc
1803	Harmanjot Dhillon, Harmanjot Dhillon					
	2333-022 Sale unit 106					
						Resp Lawyer: PKS
Jul 4/2007	Harmanjot Dhillon	03854				22750.00
	70000 Deposit by client - Closing					
	0041062092-unit 106					
Apr 23/2008	Sikder Professional Corporation, in t	12017				22750.00
	132912 Intial Deposti placed in GIC with RBC					
Jun 14/2011	Lakhwinder Gill	07430				29300.00
	121608 Deposit/Mortgage					
Jun 14/2011	Lakhwinder Gill	07431				4425.14
	121610 Deposit/Mortgage					
Nov 15/2011	RBC EYE	08057				50186.27
	132816 Guaranteed Investment Certificate					
	Proceeds credited					
Nov 26/2011	Transfer: 3542 To 2333-022	X0051				-27000.00
	132594 Transfer from file to another same client					
Nov 26/2011	Transfer: 4333-022 to 2333	X0082				27000.00
	131909 Investment purchased from 2333					

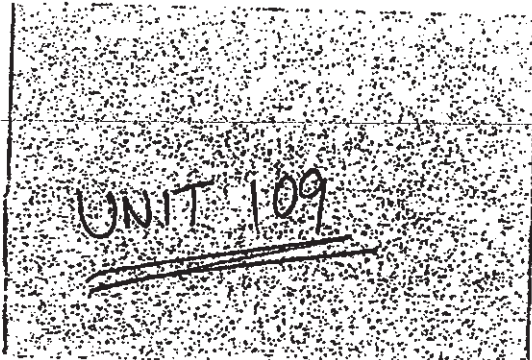
TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEE	=	TOTAL	DISBS	+	FEE	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	83911.41
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	83911.41

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEE	=	TOTAL	DISBS	+	FEE	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	83911.41
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	83911.41

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 11:47:02 AM  
 Date Range: ALL DATES  
 Matters: 2333-022  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No



**TAB 10**

AGREEMENT OF PURCHASE AND SALE
SUNNY MEADOWS MEDICAL CENTRE

UNIT 211, LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

CHARNIT SINGH GILL (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: TWO HUNDRED TWENTY-NINE THOUSAND, SEVEN HUNDRED SEVENTY-FIVE (\$ 229,775.00 ) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of ELEVEN THOUSAND FOUR HUNDRED FORTY-NINE (\$ 11,459.00 ) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
(b) further deposits payable as follows and to be credited on account of the purchase price on closing:
(a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
(b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
(c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
(d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
(e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
(c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on DEC 15, 2009 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
SCHEDULE "B" - VENDOR'S FINISHES
SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
SCHEDULE "E" - UNIT AREA SCHEDULE
SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: Singh
Purchaser: CHARNIT SINGH GILL
Purchaser's Signature: Charnit Singh Gill
Date of Birth: 1966 APRIL 15
Social Insurance No.: 494 368 749
Address: 32 MINTLEAF BLVD BRAMPTON ONT L6R 2K5
Tel. # 905 740-3889 Cell # 647-295-3889
Fax. # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_
Purchaser: \_\_\_\_\_
Purchaser's Signature: \_\_\_\_\_
Date of Birth: \_\_\_\_\_
Social Insurance No.: \_\_\_\_\_
Address: \_\_\_\_\_
Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_
Fax. # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:
SIKDER PROFESSIONAL CORPORATION
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4
Attn: Mr. Paltu Kumar Sikder, Solicitor
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited
Per Singh
I have authority to bind the Corporation.

**SIKDER PROFESSIONAL CORPORATION**

**Barristers & Solicitors**

**Paatu Kumar Sikder, LL.M.**

**Harjinder Chahal, B.A., JD**

1620 Albion Road  
Suite 305  
Toronto, Ontario  
M9V 4B4

Tel: (416) 740-2957  
Fax: (416) 740-2642  
Email: [sikder@sikderlaw.ca](mailto:sikder@sikderlaw.ca)  
Website: [www.sikderlaw.ca](http://www.sikderlaw.ca)

November 22, 2010

Lakhwinder Gill  
Barrister & Solicitor  
1090 Peter Robertson Blvd  
Suite 204  
Brampton, Ontario  
L6R 3E3

Private & Confidential  
Delivered by Fax: 905-790-0466

Dear Sir / Madam:

Re: 2012241 Ontario Limited sale to 2231772 Ontario Limited  
50 Sunny Meadow Blvd., Unit 211, Brampton  
Our File No: 17-07211

Please be advised that both your client and our client have agreed to release full deposit amount to the lenders. Please give us authorization in writing that our Law Firm may release the funds from our trust account to the existing mortgagees.

We seek your immediate attention to this matter.

Yours truly,

SIKDER PROFESSIONAL CORPORATION

Per:   
Paatu Kumar Sikder  
PKS: kd

\* you can go ahead and release funds to your clients. Thanks.

AMANDEEP DHILLON  
A Commissioner, etc.,  
City of Brampton, Regional Municipality of Peel  
for LAKHWINDER GILL, Barrister & Solicitor  
Expires April 23, 2018



**TAB 11**

AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT: 205 POSSESSION DATE: Feb 28/2010

1. The undersigned, Navdeep S. Johal (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 1 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all hereinafter collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
2. The purchase price (the "Purchase Price") for the Unit shall be the sum of: Two Hundred and Thirty-Seven Thousand, Nine Hundred (\$ 237,900.00) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$325.00 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section of this Agreement. The Purchase Price shall be payable To Paltu Sikdar Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - (a) Ten Thousand, One Hundred and Forty (\$10,140.00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price);
  - (b) Eleven Thousand, Eight Hundred and Ninety-Five (\$11,895.00) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 30th day following execution of this Agreement;
  - (c) Eleven Thousand, Eight Hundred and Ninety-Five (\$11,895.00) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 90<sup>th</sup> day following execution of this Agreement.
  - (d) The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
3. The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
4. Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at Brampton, this 1 day of March, 2009.

WITNESS: Navdeep S. Johal PURCHASER'S SIGNATURE: [Signature]

(as to all Purchaser's signatures if more than one Purchaser) D.O.B. 1970-10-15 SIN # 501-497-705  
 YYYY/MM/DD

PURCHASER'S SIGNATURE: \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ SIN # \_\_\_\_\_  
 YYYY/MM/DD \_\_\_\_\_

Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Bus: \_\_\_\_\_ Home: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_ Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

PURCHASER'S SOLICITOR: NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this 1 day of March, 2009.

VENDOR'S SOLICITORS  
 Paltu Sikdar Professional Corporation  
 Suite 306 - 1620 Albion rd.  
 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Sikdar, Solicitor  
 Mr. Harjinder Singh Chahal  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I/We have authority to bind the Corporation.

N. S. Johal

Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	
1800	Navdeep Sing Johal, Navdeep Sing Johal					
	2333-019 Sale Unit 204				Resp Lawyer: EKS	
Jul 4/2007	Navdeep Sing Johal	03867			10140.00	10140.00
	70118 Deposit by client - Closing -ck					
	64-unit 204					
Apr 23/2008	Sikder Professional Corporation, in t	12015			10140.00	0.00
	73898 As Per Direction					
Mar 3/2009	Navdeep Singh Johal	05243			11895.00	11895.00
	84639 Deposit/Mortgage					
Apr 24/2009	Transfer: 2333 To 2333-019	X0027			-10140.00	22035.00
	86252 Pool to own					
Apr 24/2009	Sikder Professional Corporation, in t	T14295			22035.00	0.00
	132940 Intial Deposti placed in GIC with RBC					
Nov 3/2010	Lakhwinder Gill	06824			202215.00	202215.00
	110576 Deposit/Mortgage					
Nov 3/2010	Lakhwinder Gill	06825			95.55	202310.55
	110578 Deposit/Mortgage					
Nov 3/2010	Lakhwinder Gill	06823			3510.00	205820.55
	132942 Initial Deposit to Builder at the time					
	of Occupation					
Nov 23/2010	2012241 Ontario Limited	T18615			202215.00	3605.55
	111337 As Per Direction					
Nov 25/2011	RBC GIC	08057			22297.99	25903.54
	132922 Guaranteed Investment Certificate					
	Proceeds credited					

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES			
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	25903.54
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	25903.54

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES			
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	- RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	25903.54
END DATE	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00	25903.54

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 12:08:06 PM		
Date Range:	ALL DATES		
Matters:	2333-019		
Clients:	All		
Major Clients:	All	Firm Totals Only:	No
Responsible Lawyer:	All	Entries Shown - Billed Only:	No
Client Intro Lawyer:	All	Entries Shown - Disbursements:	Yes
Assigned Lawyer:	All	Entries Shown - Receipts:	Yes
Type of Law:	All	Entries Shown - Trust:	Yes
Matters Sort By::	Default	Entries Shown - Time or Fees:	Yes
New Page for Each Lawyer:	No	Working Lawyer:	No
New Page for Each Matter:	No	Incl. Matters with Retainer Bal:	No
Totals Only:	No	Incl. Matters with Neg Unbld Disb:	No
Consolidate Payments:	No	Show Interest:	No
No Activity Date:	Dec 31/2199	Trust Account:	All
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No		
Ver:	7.63f	Show Trust Summary by Account:	No

## SIKDER PROFESSIONAL CORPORATION

Barristers & Solicitors

Palta Kumar Sikder, LL.M

Harjinder Chahal, B.A., JD

1620 Albion Road  
Suite 306  
Toronto, Ontario  
M9V 4B4

Tel: (416) 740-2957  
Fax: (416) 740-2642  
Email: sikder@sikderlaw.ca  
Website: [www.sikderlaw.ca](http://www.sikderlaw.ca)

November 22, 2010

Lakhwinder Gill  
Barrister & Solicitor  
1090 Peter Robertson Blvd  
Suite 204  
Brampton, Ontario  
L6R 3B3

Private & Confidential  
Delivered by Fax: 905-790-0466

Dear Sir / Madam:

Re: 2012241 Ontario Limited sale to Johal  
50 Sunny Meadow Blvd., Unit 205, Brampton  
Our File No: 17-07204

Please be advised that both your client and our client have agreed to release full deposit amount to the lenders. Please give us authorization in writing that our Law Firm may release the funds from our trust account to the existing mortgagee.

We seek your immediate attention to this matter.

Yours truly,

SIKDER PROFESSIONAL CORPORATION

*PKS*

Palta Kumar Sikder  
PKS: kd

\* You can go ahead and release funds to your clients. Thanks.

AMANDEEP DHILLON  
A Commissioner, etc.  
City of Brampton, Regional Municipality of Peel  
for LAKHWINDER GILL, Barrister & Solicitor  
Expires April 23, 2013





**TAB 12**

AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT: 208 & 209 POSSESSION DATE: Feb 28/2010

- 1. The undersigned, Harvinder Singh Gill (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 2 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE...
2. The purchase price (the "Purchase Price") for the Unit shall be the sum of: Four Hundred and Seven Thousand, Two Hundred and Twenty-Five (\$407,225.00) Dollars of lawful money of Canada...
(a) Sixteen Thousand, Nine Hundred and Sixty-Five (\$16,965.00) Dollars and representing 5% of the Purchase Price...
(b) Twenty Thousand, Three Hundred and Sixty-One (0.25)(\$20,361.25) Dollars and representing 5% of the Purchase Price...
(c) Twenty Thousand, Three Hundred and Sixty-One (0.25)(\$20,361.25) Dollars and representing 5% of the Purchase Price...
(d) The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
3. The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
4. Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at BRAMPTON, this 1 day of MARCH, 2009.
WITNESS: PURCHASER'S SIGNATURE: Harvinder Singh Gill
D.O.B. 1967-5-15 SIN # 506-793-512
PURCHASER'S SIGNATURE:
D.O.B. YYY/YY/DD SIN #
Address:
Phone: Bus: Home:
Facsimile: Cell:
E-mail:
PURCHASER'S SOLICITOR: NAME:
ADDRESS:
PHONE: Bus: Facsimile:

DATED this 1 day of MARCH, 2009.

VENDOR'S SOLICITORS: Paitu Sikdar Professional Corporation, Suite 306 - 1620 Albion rd., Toronto, Ontario M9V 4B4. Attn: Mr. Paitu Sikdar, Solicitor Mr. Harjinder Singh Chahal. Telephone: (416) 740-2957 Fax: (416) 740-2642.
2012241 Ontario Limited. Per: [Signature] I/We have authority to bind the Corporation.

AGREEMENT OF PURCHASE AND SALE

Handwritten initials and a circled number 15.

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Page 1

Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	
1798	Harvinder Singh Gill, Harvinder Singh Gill					
2333-017	Sale unit 206					
Jul 4/2008	Harvinder Singh Gill	03870				16965.00
	70000 Deposit by client Closing unit 206					16965.00
Apr 23/2008	Sikder Professional Corporation, in t	12013				0.00
	132944 Intial Depositi placed in GIC with RBC					
Mar 3/2008	Harvinder Singh Gill	05242				20361.25
	84837 Deposit/Mortgage					20361.25
Mar 22/2010	Sikder Professional Corporation	T16639				0.00
	132946 Intial Depositi placed in GIC with RBC					
Nov 17/2010	Mavi Law Office	06860				1984.97
	132948 Occupany Fee Due to Builder					1984.97
Nov 17/2010	Mavi Law office	06861				8747.47
	132950 Initial Deposit to Builder at the time of Occupation					8747.47
Nov 25/2011	RBC GIC	08097				46400.17
	132951 Investment Certificate Proceeds credited					46400.17

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	46400.17
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	46400.17

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	46400.17
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	46400.17

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 20, 2011 at 12:15:27 PM  
 Date Range: ALL DATES  
 Matters: 2333-017  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

UNIT 208, 209

**TAB 13**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

DJILL 1

UNIT 202, LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

DALJIT SINGH GILL (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: TWO HUNDRED THIRTY NINE NINE HUNDRED EIGHTY (\$ 239,980.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of SEVEN THOUSAND (\$ 7000.00) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on FEB 28, 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: Jash Kumar  
 Purchaser: DALJIT SINGH GILL  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: MAY 24, 1960  
 Social Insurance No.: 501 591 333  
 Address: 72 HARTFORD TRAIL  
BRAMPTON ONTARIO L6W 4M8  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited

Per: Jash Kumar  
 I have authority to bind the Corporation.

DJILL

Date	Received From/Paid To	Chef#	General	Bld	Trust					
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	Fees	Acc	Rcpts	Disbs	Balance
2842	Daljit Singh Gill, DSC Dev									
3540	Sunnymeadow/File No. 17-09-202									
Sep 3/2009	Daljit Singh Gill and Manjit Kaur Gil	05674						1	7000.00	7000.00
	91744 Deposit/Mortgage									
Mar 22/2010	Sikdder Professional Corporation	T16642						1	7000.00	0.00
	100012 As Per Direction									
Jan 7/2011	Joshi Law Office	07026						1	10697.00	10697.00
	113755 Deposit/Mortgage									
Jan 7/2011	Joshi Law Office	07027						1	1746.84	12443.84
	113757 Deposit/Mortgage									
Nov 25/2011	RBC GIC	08057						1	25521.27	37965.11
	132920 Guaranteed Investment Certificate									
	Proceeds credited									

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES	
	CHE	+	RECOV	+		FEES	+	TAX	-	RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00		0.00		0.00	0.00	37965.11
END DATE	0.00		0.00		0.00		0.00		0.00	0.00	37965.11

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES	
	CHE	+	RECOV	+		FEES	+	TAX	-	RECEIPTS	= A/R
PERIOD	0.00		0.00		0.00		0.00		0.00	0.00	37965.11
END DATE	0.00		0.00		0.00		0.00		0.00	0.00	37965.11

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 12:19:23 PM		
Date Range:	ALL DATES		
Matters:	3540		
Clients:	All		
Major Clients:	All		
Responsible Lawyer:	All		
Client Intro Lawyer:	All		
Assigned Lawyer:	All		
Type of Law:	All		
Matters Sort By::	Default		
New Page for Each Lawyer:	No		
New Page for Each Matter:	No		
Totals Only:	No		
Consolidate Payments:	No		
No Activity Date:	Dec 31/2199		
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No		
Show Cheque # on Paid Payables:	No		
Ver:	7.63f		

Firm Totals Only:	No
Entries Shown - Billed Only:	No
Entries Shown - Disbursements:	Yes
Entries Shown - Receipts:	Yes
Entries Shown - Trust:	Yes
Entries Shown - Time or Fees:	Yes
Working Lawyer:	No
Incl. Matters with Retainer Bal:	No
Incl. Matters with Neg Unbld Disb:	No
Show Interest:	No
Trust Account:	All
Show Client Address:	No
Show Trust Summary by Account:	No

**TAB 14**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 201, LEVEL 2, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_, proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

BALWANT SINGH BRAR (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: TWO HUNDRED SIXTY-NINE THOUSAND SEVEN HUNDRED TWENTY-FOUR (\$ 269,724.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of FIFTEEN THOUSAND FIVE HUNDRED & TWO (\$15,502.50) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_.
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on Dec 15, 2009 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE F - WY 11

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: [Signature]  
 Purchaser: BALWANT S BRAR  
 Purchaser's Signature: Balwant Brar  
 Date of Birth: 28-01-1955  
 Social Insurance No.: 485-273-262  
 Address: 47 WHITWELL DR.  
BRAMPTON ON L6P 1E3  
 Tel. # 905.794.1274 Cell # 647.988.1274  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Social Insurance No.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Tel. # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I have authority to bind the Corporation.

[Handwritten initials]



Date	Received From/Paid To	Chef	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Fees	Inv# Acc	Rcpts Disbs
1794	Balwant Brar, Balwant Brar 2333-013 sale unit 210					
Jul 4/2007	Balwant Brar 70096 Deposit by client - Closing -506-unit 210	03874			4519 1	12918.00 12918.00
Apr 23/2008	Sikder Professional Corporation, in t 73886 As Per Direction	12009			4519 1	12918.00 0.00
Mar 3/2009	Balwant Singh Brar 84635 Deposit/Mortgage	05241			4519 1	15502.50 15502.50
Mar 8/2010	Sikder Professional Corporation 99651 As Per Direction	T16578			4519 1	15502.50 0.00
Nov 3/2010	Lakhwinder Gill 110580 Deposit/Mortgage	06826			4519 1	228385.50 228385.50
Nov 3/2010	Lakhwinder Gill 110582 Deposit/Mortgage	06827			4519 1	106.33 228491.83
Nov 23/2010	2012241 Ontario Limited 111339 As Per Direction	T18616			4519 1	228385.00 106.83
Apr 21/2011	Balwant Brar 118510 Deposit/Mortgage	07282			4519 1	1248.00 1354.83
Apr 21/2011	2012241 Ontario Limited 118512 As Per Direction	T19733			4519 1	1098.76 256.07
Apr 21/2011	Sikder Professional Corporation 118514 As Per Direction --	T19734			4519 1	200.00 56.07
Apr 21/2011	Expense Recovery 122939 Disbursements	04162	176.99		4519	
Apr 21/2011	Billing on Invoice 4519 122941 DISBS 176.99 TAXES 23.01		0.00		4519	
Apr 21/2011	Taxes on Disbursements 4519 122942 Taxes on Disbursements		23.01		4519	
Apr 21/2011	Sikder Professional Corporation 122944 PMT - On Account of Fees and Disbursements	06087	200.00			
Oct 9/2011	Expense Recovery 128701 Bank Charges *	04306	56.07		4720	
Oct 9/2011	Billing on Invoice 4720 128702 DISBS 56.07		0.00		4720	
Oct 9/2011	Sikder Professional Corporation 128771 On Account of Fees and Disbursements	T21476			1	56.07 0.00
Oct 9/2011	Sikder Professional Corporation 128793 PMT - On Account of Fees and Disbursements	06317	56.07			
Nov 25/2011	RBC GIC 132919 Guaranteed Investment Certificate Proceeds credited	08057			1	28678.36 28678.36

TOTALS PERIOD	UNBILLED				= TOTAL	BILLED				BALANCES	
	CHE	+ RECOV	+ FEES			DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
PERIOD	0.00	0.00	0.00		0.00	233.06	0.00	23.01	256.07	0.00	28678.36
END DATE	0.00	0.00	0.00		0.00	233.06	0.00	23.01	256.07	0.00	28678.36

FIRM TOTALS PERIOD	UNBILLED				= TOTAL	BILLED				BALANCES	
	CHE	+ RECOV	+ FEES			DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
PERIOD	0.00	0.00	0.00		0.00	233.06	0.00	23.01	256.07	0.00	28678.36
END DATE	0.00	0.00	0.00		0.00	233.06	0.00	23.01	256.07	0.00	28678.36

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 12:22:50 PM  
 Date Range: ALL DATES  
 Matters: 2333-013  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbid Disb: No  
 Show Interest: No  
 Trust Account: All

**TAB 15**

SUNNY MEADOWS MEDICAL CENTRE  
AGREEMENT OF PURCHASE AND SALE

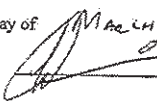
LEVEL: 2 UNIT: 218/219 POSSESSION DATE: Feb 28/2010

1. The undersigned, Lakhbir Singh Dhaliwal (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 2 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all hereinafter collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
2. The purchase price (the "Purchase Price") for the Unit shall be the sum of: Three Hundred and Sixty-Seven Thousand, Five Hundred and Sixty-Seven (0.20) (\$367,567.20) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$336.60 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section of this Agreement. The Purchase Price shall be payable To Paltu Sikdar Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - (a) Fifteen Thousand (\$15,000.00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price);
  - (b) Eighteen Thousand, Three Hundred and Seventy-Eight (0.36) (\$18,378.36) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 30<sup>th</sup> day following execution of this Agreement;
  - (c) Eighteen Thousand, Three Hundred and Seventy-Eight (0.36) (\$18,378.36) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 90<sup>th</sup> day following execution of this Agreement.
  - (d) The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
3. The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
4. Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at Beampton, this 1 day of MARCH, 2009.

WITNESS:

PURCHASER'S SIGNATURE:



(as to all Purchaser's signatures if more than one Purchaser)

D.O.B.

1972. 12. 15  
YYYY/MM/DD

SIN #

493. 435. 472

PURCHASER'S SIGNATURE:

D.O.B.

YYYY/MM/DD

SIN #

Address:

54 PENNINGTON PLACE BEAMPTON ON L4S 5S7

Phone:

Bus: \_\_\_\_\_ Home: 905. 790. 9089

Facsimile:

Cell: \_\_\_\_\_

E-mail:

PURCHASER'S SOLICITOR: NAME:

ADDRESS:

PHONE:

Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this 1 day of MARCH, 2009.

VENDOR'S SOLICITORS  
Paltu Sikdar Professional Corporation  
Suite 306 - 1620 Albion rd.  
Toronto, Ontario M9V 4B4  
Attn: Mr. Paltu Sikdar, Solicitor  
Mr. Harjinder Singh Chahal  
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited

Per: 

I/We have authority to bind the Corporation.

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Che#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpt#	Disbs	Fees	Inv# Acc	Rcpts Disbs
1792	Gurdev S Dhaliwal, Gurdev S Dhaliwal					
2933-011	Sale unit 213					
						Resp Lawyer: PPS
Jul 4/2007	Gurdev S Dhaliwal	03878				15000.00
	10082 Deposit by client - Closing					15000.00
	889-unit 213					
Apr 23/2008	Sikder Professional Corporation, in t	12007				15000.00
	132952 Intial Deposit placed in GIC with RBC					0.00
Mar 2/2008	Lakhvir Dhaliwal	05240				18378.36
	87143 Deposit/Mortgage					18378.36
Mar 22/2010	Sikder Professional Corporation	T16635				0.00
	132954 Intial Deposit placed in GIC with RBC					
Feb 16/2011	Lakhvir Gill	07130				2052.39
	132958 Occupancy fee due to Builder					2052.39
Feb 16/2011	Lakhvir Gill	07129				6756.72
	132958 Initial Deposit to Builder at the time of Occupation					6756.72
Nov 23/2011	RBC GIC	08057				33570.28
	132918 Guaranteed Investment Certificate Proceeds transferred					33570.28

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	42479.40
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	42479.40

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	42479.40
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	42479.40

REPORT SELECTIONS

Report: Client Ledger  
 Layout Template: All  
 Requested by: ADMIN  
 Finished: Monday, November 28, 2011 at 12:33:15 PM  
 Date Range: ALL DATES  
 Matters: 2333-011  
 Clients: All  
 Major Clients: All  
 Responsible Lawyer: All  
 Client Intro Lawyer: All  
 Assigned Lawyer: All  
 Type of Law: All  
 Matters Sort By: Default  
 New Page for Each Lawyer: No  
 New Page for Each Matter: No  
 Totals Only: No  
 Consolidate Payments: No  
 No Activity Date: Dec 31/2199  
 Select From: Active, Inactive Matters  
 Include Corrected Entries: No  
 Show Cheque # on Paid Payables: No  
 Ver: 7.63f

Firm Totals Only: No  
 Entries Shown - Billed Only: No  
 Entries Shown - Disbursements: Yes  
 Entries Shown - Receipts: Yes  
 Entries Shown - Trust: Yes  
 Entries Shown - Time or Fees: Yes  
 Working Lawyer: No  
 Incl. Matters with Retainer Bal: No  
 Incl. Matters with Neg Unbld Disb: No  
 Show Interest: No  
 Trust Account: All  
 Show Client Address: No  
 Show Trust Summary by Account: No

UNIT 218 & 219

**TAB 16**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 308-309, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

HARMANJOT DHILLON / MAJOR HANRA (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: FOUR HUNDRED ONE THOUSAND (\$ 401,000.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of 100,000 Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on Feb 26, 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: Jasjit Gill  
 Purchaser: HARMANJOT DHILLON  
 Purchaser's Signature: [Signature]  
 Date of Birth: JAN 16 1968  
 Social Insurance No.: 638 321 889  
 Address: 19 ROCK STEP CRT  
BRAMPTON ON L6R 3H4  
 Tel. # 905-790-6401 Cell # 416-528-6200  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Witness: Jasjit Gill  
 Purchaser: MAJOR HANRA  
 Purchaser's Signature: [Signature]  
 Date of Birth: JAN 1 1950  
 Social Insurance No.: 623 216-1122  
 Address: 29 RED CEDAR CRES  
BRAMPTON ONT L6R 1A8  
 Tel. # 905-458-8345 Cell # 647-402-4122  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paitu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited

Per: [Signature]  
 I have authority to bind the Corporation.

**COPY**

**AMENDMENT**  
**TO AGREEMENT OF PURCHASE AND SALE**  
**SUNNY MEADOWS MEDICAL CENTRE**

**BUYER:** Harmanjot Dhillon and Major Hansra

**SELLER:** 2012241 Ontario Limited

**REAL PROPERTY:** Units 308-309 Level 3, 50 Sunny Meadow Blvd.,  
Brampton, Ontario

**DELETE:** Buyer: Harmanjot Dhillon and Major Hansra

**DELETE:** Purchase price: Four Hundred and One Thousand Dollar  
(\$401,000.00)

**DELETE:** Deposit:

**DELETE:** Unit No. 308 and 309

**INSERT:** Buyer: Sumeet Kaur Hansra

**INSERT:** Purchase price: *ONE HUNDRED NINETY THREE THOUSAND SIX HUNDRED*  
(\$193,600<sup>00</sup>) *APPROXIMATELY*

**INSERT:** Deposit: *50% OF TOTAL DEPOSIT*

**INSERT:** Unit No. ~~308~~

Dated at Brampton, this 14<sup>th</sup> day of March, 2011.

Signed, Sealed and Delivered in the presence of:

*Major Hansra*  
Witness:

Date: *MAR. 14/2011*

*Sach Vard*  
Witness:

Date: *MARCH 17, 2011*

*Harmanjot Dhillon*  
Buyer: Harmanjot Dhillon

*Major Hansra*  
Buyer: Major Hansra

Dated at Brampton, this <sup>th</sup> day of March, 2011.

Signed, Sealed and Delivered in the presence of:

*Major Hansra*  
Witness:

Date: *MAR. 14/2011*

*Sach Vard*

Seller: 2012241 Ontario Limited  
Name: *JAGDEV DHALIWAL*  
Title: *PRESIDENT*

I have the authority to bind the Corporation.

**COPY**

**AMENDMENT**  
**TO AGREEMENT OF PURCHASE AND SALE**  
**SUNNY MEADOWS MEDICAL CENTRE**

**BUYER:** Harmanjot Dhillon and Major Hansra

**SELLER:** 2012241 Ontario Limited

**REAL PROPERTY:** Units 308-309 Level 3, 50 Sunny Meadow Blvd.,  
Brampton, Ontario

**DELETE:** Buyer: Harmanjot Dhillon and Major Hansra

**DELETE:** Purchase price: Four Hundred and One Thousand Dollar  
(\$401,000.00)

**DELETE:** Deposit:

**DELETE:** Unit No. 308 and 309

**INSERT:** Buyer: Harmanjot Dhillon

**INSERT:** Purchase price: *THE HUNDRED FIVE THOUSAND FOUR HUNDRED  
DOLLARS & APPROXIMATELY*  
(\$ 205,400.00) *11/11*

**INSERT:** Deposit: *50% OF TOTAL DEPOSIT*

**INSERT:** Unit No. ~~308~~ 309

Dated at Brampton, this 14<sup>th</sup> day of March, 2011.

Signed, Sealed and Delivered in the presence of:

*Major Hansra*  
Witness:

Date: *MAR 14/2011*

*J. Dhillon*  
Witness:

Date: *MAR 14, 2011*

*Harmanjot Dhillon*

Buyer: Harmanjot Dhillon

*Major Hansra*  
Buyer: Major Hansra

Dated at Brampton, this 14<sup>th</sup> day of March, 2011.

Signed, Sealed and Delivered in the presence of:

*Major Hansra*  
Witness:

Date: *MAR 14/2011*

*Jagdev Dhillon*

Seller: 2012241 Ontario Limited

Name: *JAGDEV DHILLON*

Title: *PRESIDENT*

I have the authority to bind the Corporation.



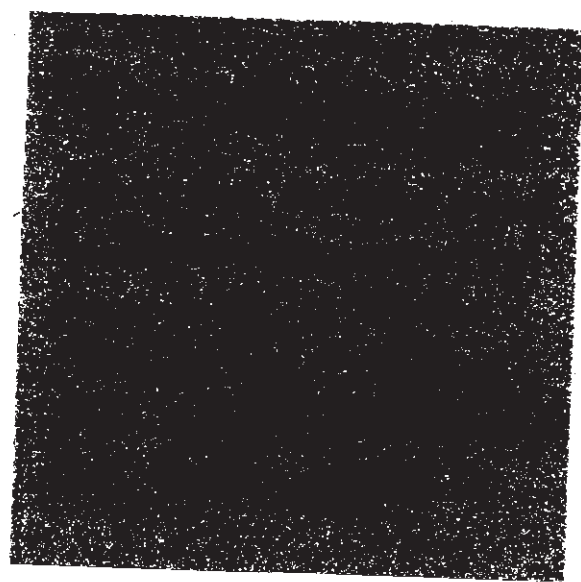
Date	Received From/Paid To	Che#	General	Bld	Trust					
Entry#	Explanation	Rcpt#	Disbs	Inv#	Acc	Rcpts	Disbs	Balance		
1789	Jagvinder Hansra & Major Hansra, Jagvinder Hansra & Major Hansra									
2333-008	Sale unit									
										Resp Lawyer: PKS
Apr 23/2008	Sikder Professional Corporation, in t	12033				1	36091.00	0.00		
	132960 Intial Depositi placed in GIC with RBC									
Nov 22/2011	Proceeds credited	08037					36406.65	36406.65		

TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES					
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	36406.65
END DATE	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	36406.65

FIRM TOTALS	UNBILLED				= TOTAL	BILLED				BALANCES					
	CHE	+	RECOV	+		FEEES	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R
PERIOD	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	36406.65
END DATE	0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	36406.65

REPORT SELECTIONS

Report:	Client Ledger	Firm Totals Only:	No
Layout Template:	All	Entries Shown - Billed Only:	No
Requested by:	ADMIN	Entries Shown - Disbursements:	Yes
Finished:	Monday, November 28, 2011 at 12:35:30 PM	Entries Shown - Receipts:	Yes
Date Range:	ALL DATES	Entries Shown - Trust:	Yes
Matters:	2333-008	Entries Shown - Time or Fees:	Yes
Clients:	All	Working Lawyer:	No
Major Clients:	All	Incl. Matters with Retainer Bal:	No
Responsible Lawyer:	All	Incl. Matters with Neg Unbld Disb:	No
Client Intro Lawyer:	All	Show Interest:	No
Assigned Lawyer:	All	Trust Account:	All
Type of Law:	All	Show Client Address:	No
Matters Sort By::	Default	Show Trust Summary by Account:	No
New Page for Each Lawyer:	No		
New Page for Each Matter:	No		
Totals Only:	No		
Consolidate Payments:	No		
No Activity Date:	Dec 31/2199		
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No		
Show Cheque # on Paid Payables:	No		
Ver:	7.63f		



**TAB 17**

AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT: 216 & 217 POSSESSION DATE: Feb 28/2010

1. The undersigned, Gurdev Singh Dhaliwal (collectively, the "Purchaser"), agrees with 2012241 Ontario Limited (the "Vendor" or the "Declarant") to purchase 2 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTRE, as identified in Schedule "E" attached hereto, together with an undivided interest in the common elements appurtenant to the Unit(s) (being all hereinafter collectively referred to as the "Unit") and all finishing's and chattels, as applicable, described in Schedule "C" attached hereto, all in accordance with the Condominium Documents proposed to be registered to create a condominium upon the Property (as described herein) (the "Condominium").
2. The purchase price (the "Purchase Price") for the Unit shall be the sum of Three Hundred Fifty-Six Thousand, One Hundred and Twenty-Two (0.80) (\$356,122.80) Dollars of lawful money of Canada, for the Unit, said amount being based upon the estimated square footage of the Unit in Schedule "B" multiplied by \$336.60 Dollars per square foot of the Unit. This amount shall be subject to an adjustment in accordance with Section of this Agreement. The Purchase Price shall be payable To Paltu Sikdar Professional Corporation, in trust (the "Vendor's Solicitor") in the following amounts at the following times, by cheque or bank draft:
  - (a) Fifteen Thousand (\$15,000.00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the execution of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price);
  - (b) Seventeen Thousand, Eight Hundred and Six (0.14) (\$17,806.14) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 30<sup>th</sup> day following execution of this Agreement;
  - (c) Seventeen Thousand, Eight Hundred and Six (0.14) (\$17,806.14) Dollars and representing 5% of the Purchase Price, as a further deposit by way of cheque post-dated to the 90<sup>th</sup> day following execution of this Agreement.
  - (d) The balance of the Purchase Price, subject to any remaining adjustments, to the Vendor's Solicitors or as the Vendor may in writing direct, in cash or by certified cheque on Closing.
3. The amounts payable under Sections, and are herein referred to as the "Deposit" or "Deposits", as the case may be. The Deposits may be released by the Vendor's Solicitor to the Vendor in accordance with Section of this Agreement.
4. Schedules "A" to "F" of this Agreement are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges having read all sections and Schedules of this Agreement and confirms receipt of those documents referred to in Schedule "E".

DATED at BRAMPTON, this 1 day of MARCH, 2009.

WITNESS: PURCHASER'S SIGNATURE: [Signature]  
 D.O.B. 1939/06/20 SIN # 624 261 319  
 (as to all Purchaser's signatures if more than one Purchaser) YYY/YY/YY  
 PURCHASER'S SIGNATURE: \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ SIN # \_\_\_\_\_  
 YYY/YY/YY  
 Address: 59 PENNINGTON PLACE, BRAMPTON ON L6S 5S7  
 Phone: Bus: \_\_\_\_\_ Home: 905-790-9069  
 Facsimile: \_\_\_\_\_ Cell: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 PURCHASER'S SOLICITOR: NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: Bus: \_\_\_\_\_ Facsimile: \_\_\_\_\_

DATED this 1 day of MARCH, 2009.

VENDOR'S SOLICITORS  
Paltu Sikdar Professional Corporation  
 Suite 306 - 1620 Albion rd.  
 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Sikdar, Solicitor  
 Mr. Harjinder Singh Chahal  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I/We have authority to bind the Corporation.

69

Nov 28/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Chq#	General	Bld	Trust	Balance
Entry#	Explanation	Rcpts#	Disbs	Inv#	Disbs	
1786	Dhaliwal, Gurdev Singh Dhaliwal & Manjit Dhaliwal					
	2333-005 sale unit 309					
						Resp Lawyer: PPS
Jul 17/2009	Gurdev Singh Dhaliwal & Manjit Dhaliw	03882				15000.00
	70186 Deposit by client Closing at Unit 309					15000.00
Apr 23/2008	Sikder Professional Corporation, in t	12030				15000.00
	132962 Initial Deposit placed in GIC with RBC					0.00
Mar 27/2009	Gurdev Singh Dhaliwal	05284				16119.88
	84644 Deposit/Mortgage					16119.88
Jul 16/2010	Transfer: 2333-012 To 2333-005	X0037				-17805.14
	105827 Same client different file					33924.82
Jul 16/2010	Sikder Professional Corporation	517764				33924.82
	132965 Initial Deposit placed in GIC with RBC					0.00
Feb 16/2011	Lakhwinder Gill	07132				1988.66
	132966 Occupany Fee due to Builder					1988.66
Feb 16/2011	Lakhwinder Gill	07133				4493.60
	132965 Initial Deposit to Builder at the time of Occupation					4493.60
Nov 25/2011	RBC GIC	08057				34197.92
	132916 Guaranteed Investment Certificate Proceeds credited					40680.18

TOTALS PERIOD	UNBILLED				BILLED				BALANCES	
	CHE	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	A/R	TRUST
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40680.18

FIRM TOTALS PERIOD	UNBILLED				BILLED				BALANCES	
	CHE	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	A/R	TRUST
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40680.18

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 12:41:59 PM		
Date Range:	ALL DATES		
Matters:	2333-005		
Clients:	All		
Major Clients:	All	Firm Totals Only:	No
Responsible Lawyer:	All	Entries Shown - Billed Only:	No
Client Intro Lawyer:	All	Entries Shown - Disbursements:	Yes
Assigned Lawyer:	All	Entries Shown - Receipts:	Yes
Type of Law:	All	Entries Shown - Trust:	Yes
Matters Sort By::	Default	Entries Shown - Time or Fees:	Yes
New Page for Each Lawyer:	No	Working Lawyer:	No
New Page for Each Matter:	No	Incl. Matters with Retainer Bal:	No
Totals Only:	No	Incl. Matters with Neg Unbld Disb:	No
Consolidate Payments:	No	Show Interest:	No
No Activity Date:	Dec 31/2199	Trust Account:	All
Select From:	Active, Inactive Matters		
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No	Show Trust Summary by Account:	No
Ver:	7.63f		

UNIT 216 & 217

**TAB 18**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

UNIT 320/321, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region; Standard Condominium Plan No. \_\_\_\_\_, proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

Tarjit Dhillon and Narinder Bawa (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such as by-laws and declaration and commercial building

51234773 09612004 3808

**THE BACK OF THIS DOCUMENT CONTAINS A TD LOGO WATERMARK - DOCUMENT VOID IF MISSING**

**The Toronto-Dominion Bank**

321 Ironquos Shore Rd.  
Oakville, ON L6H 1M3

Pay to the Order of SIKDER PROFESSIONAL CORPORATION IN TRUST

TD  
5559000

Canadian Dollars \$ \*\*\*\*\*5,590.00

Transit-Serial No. 3138-51234773

DATE 2010-05-27

Authorized Officer [Signature] Number M2531

The Toronto-Dominion Bank  
Toronto, Ontario  
Canada, M5K 1A2

Countersigned [Signature]

**OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA**

the money of  
payable to the  
the Escrow  
of bank  
paragraph  
Purchaser  
ce with the  
fixed by the

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: \_\_\_\_\_  
 Purchaser: Narinder Bawa  
 Purchaser's Signature: [Signature]  
 Date of Birth: June 9, 77  
 Social Insurance No.: 494 184 658  
 Address: 978 Macar Court  
Milton ON L7S 5T4  
 Tel. # 905-875-3463 Cell # \_\_\_\_\_  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: Tarjit Bawa  
 Purchaser's Signature: [Signature]  
 Date of Birth: Mar 16 75  
 Social Insurance No.: 491 163 1986  
 Address: 978 Macar Court  
Milton ON L7S 5T4  
 Tel. # 905-875-3463 Cell # 416-835-0962  
 Fax. # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I have authority to bind the Corporation.

date	Received From/Paid To	Che#	General	Bld	Trust					
Entry#	Explanation	Rcpt#	Disbs	Fees	Inv#	Acc	Rcpts	Disbs	Balance	
3417	Basra, Narinder/Taranjit									
4115	File No. 17-10320									
Sep 9/2010	Narinder Basra and Taranjit Basra-RBC	06679							55590.00	55590.00
	108689 Deposit/Mortgage									
Dec 28/2010	Aman Sekhon	07006				1	1035.45		56625.45	56625.45
	113493 Deposit/Mortgage									

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	56625.45
END DATE	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	56625.45

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	56625.45
END DATE	0.00		0.00		0.00	=	0.00	0.00		0.00		0.00		0.00	=	0.00	56625.45

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Sunday, November 27, 2011 at 08:30:41 AM		
Date Range:	ALL DATES		
Matters:	4115		
Clients:	All		
Major Clients:	All		
Responsible Lawyer:	All	Firm Totals Only:	No
Client Intro Lawyer:	All	Entries Shown - Billed Only:	No
Assigned Lawyer:	All	Entries Shown - Disbursements:	Yes
Type of Law:	All	Entries Shown - Receipts:	Yes
Matters Sort By::	Default	Entries Shown - Trust:	Yes
New Page for Each Lawyer:	No	Entries Shown - Time or Fees:	Yes
New Page for Each Matter:	No	Working Lawyer:	No
Totals Only:	No	Incl. Matters with Retainer Bal:	No
Consolidate Payments:	No	Incl. Matters with Neg Unbld Disb:	No
No Activity Date:	Dec 31/2199	Show Interest:	No
Select From:	Active, Inactive Matters	Trust Account:	All
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No	Show Trust Summary by Account:	No
Ver:	7.63f		

**TAB 19**



AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

247

UNIT 202, LEVEL 1, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

PRABHOT S. DHANDIA IN TRUST (CO. TO BE INCORPORATED) (Purchaser) agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

- 1. PURCHASE PRICE:**
- The purchase price of the Unit shall be: FIVE HUNDRED SEVENTY FIVE THOUSAND AND SIX HUNDRED (\$ 575,600.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per Paragraph 14 hereinafter payable to the Vendor as follows:
- (a) a sum of THIRTY SEVEN THOUSAND AND TWO HUNDRED (\$ 37,200.00) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
  - (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
    - (a) the further sum of \$ 37,120 paid by cheque as a further deposit on 19/05/2010 \* with Reserve
    - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
    - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_.
  - (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

- 2. CLOSING**
- (a) The Purchaser shall occupy the Unit on APRIL 15, 2010 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
  - (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

SCHEDULE "A" - SKETCH OF UNIT  
 SCHEDULE "B" - VENDOR'S FINISHES  
 SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS  
 SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS  
 SCHEDULE "E" - UNIT AREA SCHEDULE  
 SCHEDULE "F" - \_\_\_\_\_

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: _____	Witness: _____
Purchaser: <u>PRABHOT S. DHANDIA</u>	Purchaser: _____
Purchaser's Signature: <u>[Signature]</u>	Purchaser's Signature: _____
Date of Birth: <u>30/03/62</u>	Date of Birth: _____
Social Insurance No.: <u>641 136 221</u>	Social Insurance No.: _____
Address: <u>16 MacLennan Court</u>	Address: _____
<u>BRAMPTON ONT L7Y 3N1</u>	
Tel. # <u>905-781-3482</u> Cell # <u>905-450-8929</u>	Tel. # _____ Cell # _____
Fax # _____ Email _____	Fax # _____ Email _____

SOLICITORS FOR THE PURCHASER: \_\_\_\_\_

The Vendor hereby accepts the above offer.

**VENDOR'S SOLICITORS:**  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Palu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per: [Signature]  
 I have authority to bind the Corporation.

\* Exclusive General Dentistry Inc. (P)



### Amendment to Agreement of Purchase and Sale

Toronto Real Estate Board

**BETWEEN**  
**BUYER:** Prabjot S. Dhanoa in Trust (To be Incorporated)  
**AND**  
**SELLER:** 20212241 Ontario Limited

RE: Agreement of Purchase and Sale between the Seller and Buyer, dated the 27th day of January, 2010 concerning the property known as 50 Sunny Meadow Boulevard, Brampton, Ontario Unit # 112 as more particularly described in the aforementioned Agreement.

The Buyer and Seller herein agree to the following Amendment(s) to the aforementioned Agreement:

**DELETE:**

Prabjot S. Dhanoa in Trust (To be Incorporated) (the "Purchaser")

**INSERT:**

2256280 Ontario Inc. (the "Purchaser")

Unit 112 being Commercial Unit 12 on level 1 shall have designated exclusive use as the only General Dentistry in the aforementioned property.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

SEP-24-2010 05:22P FROM: KHALSA REALTOR

9054501990

TO: 9057900466

P.3/3

IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable by Buyer until 8:00 p.m. on the 23rd day of September, 2010, after which time, if not accepted, this Offer to Amend shall be null and void.

For the purposes of this Amendment to Agreement, "Buyer" includes purchaser and "Seller" includes vendor.

Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective solicitors who are hereby expressly appointed in this regard.

All other Terms and Conditions in the aforementioned Agreement to remain the same.

SIGNED, SEALED AND DELIVERED in the presence of IN WITNESS whereof I have hereunto set my hand and seal:
(Witness) [Signature] (Buyer/Seller) [Signature]

DATE Sep 24, 2010
DATE

I, the Undersigned, agree to the above Offer to Amend the Agreement.

SIGNED, SEALED AND DELIVERED in the presence of IN WITNESS whereof I have hereunto set my hand and seal:
(Witness) [Signature] (Buyer/Seller) [Signature]

DATE Oct 1, 2010
DATE

The Undersigned Spouse of the Seller hereby consents to the Amendments hereinbefore set out.

(Witness) (Spouse) DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Amendment to Agreement with all changes both

typed and written was finally accepted by all parties at a.m./p.m. this day of

(Signature of Seller or Buyer)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Agent to forward a copy to my lawyer.
(Seller) [Signature] DATE Sep 24, 2010
Address for Service: 50 Sunny Meadow Boulevard, Brampton, Ontario
Seller's Lawyer: Sikder Professional Corporation
Address: 1620 Albion Road, Suite 306, Toronto, Ontario
Phone: (416) 740-2957

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Agent to forward a copy to my lawyer.
(Buyer) DATE
Address for Service: Brampton, Ontario
Buyer's Lawyer: Lakhwinder Gill
Address: 1090 Peter Robertson Blvd. Brampton, Ontario
Phone: (905) 790-0666 Fax: (905) 790-0466

Nov 26/2011

Sikder Professional Corporation  
Client Ledger  
ALL DATES

Date	Received From/Paid To	Cheq Rcpt#	General Disbs	Fees	Bld Inv#	Trust Disbs	Balace
1802	ltd, 1497059 ONT. 2333-021 Sale Units 107-108						
						Resp Lawyer: FKS	
		03065				37120.00	37120.00
	Deposit By client Closing						
	Unit 107-108						
Apr 23/2008	Sikder Professional Corporation, in t	12016			1	37120.00	0.00
	73900 As Per Direction						
		06084				49220.00	49220.00
	Deposit/Mortgage						
Mar 22/2010	Sikder Professional Corporation	T16637			1	49220.00	0.00
	100002 As Per Direction						
		05859				4039.18	4039.18
	Deposit/Mortgage						

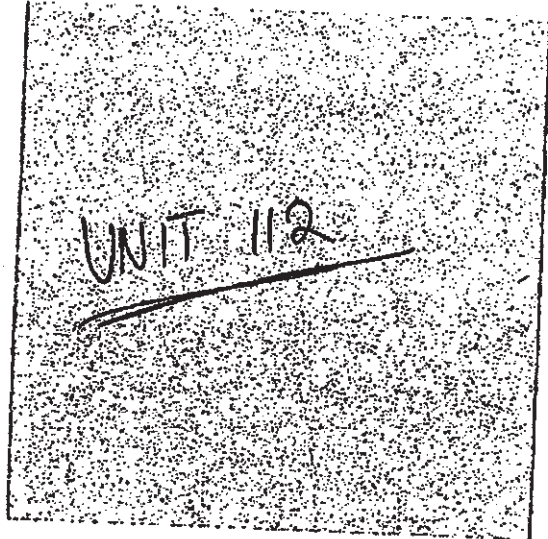
TOTALS	UNBILLED				BILLED				BALANCES	
	CHE	+ RECOV	+ FEES	= TOTAL	DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
PERIOD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4039.18
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4039.18

FIRM TOTALS	UNBILLED				BILLED				BALANCES	
	CHE	+ RECOV	+ FEES	= TOTAL	DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
PERIOD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4039.18
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4039.18

REPORT SELECTIONS

Report: Client Ledger  
Layout Template: All  
Requested by: ADMIN  
Finished: Saturday, November 26, 2011 at 01:47:44 PM  
Date Range: ALL DATES  
Matters: 2333-021  
Clients: All  
Major Clients: All  
Responsible Lawyer: All  
Client Intro Lawyer: All  
Assigned Lawyer: All  
Type of Law: All  
Matters Sort By: Default  
New Page for Each Lawyer: No  
New Page for Each Matter: No  
Totals Only: No  
Consolidate Payments: No  
No Activity Date: Dec 31/2199  
Select From: Active, Inactive Matters  
Include Corrected Entries: No  
Show Cheque # on Paid Payables: No  
Ver: 7.63f

Firm Totals Only: No  
Entries Shown - Billed Only: No  
Entries Shown - Disbursements: Yes  
Entries Shown - Receipts: Yes  
Entries Shown - Trust: Yes  
Entries Shown - Time or Fees: Yes  
Working Lawyer: No  
Incl. Matters with Retainer Bal: No  
Incl. Matters with Neg Unbld Disb: No  
Show Interest: No  
Trust Account: All  
Show Client Address: No  
Show Trust Summary by Account: No



**TAB 20**

AGREEMENT OF PURCHASE AND SALE  
SUNNY MEADOWS MEDICAL CENTRE

251

UNIT 323-324, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. \_\_\_\_\_ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

JASBIR S. CHAHAL & GAGANDEEP K. CHAHAL (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: FIVE HUNDRED THIRTY THOUSAND FOUR HUNDRED D. (\$ 530,400 ) of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of (\$ 530,400 THOUSAND) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
- (b) further deposits payable as follows and to be credited on account of the purchase price on closing:
  - (a) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (b) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (c) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (d) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_;
  - (e) the further sum of \$ \_\_\_\_\_ by cheque as a further deposit on \_\_\_\_\_.
- (c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on DEC 15, 2009 (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO \_\_\_\_\_ INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
- SCHEDULE "B" - VENDOR'S FINISHES
- SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
- SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS
- SCHEDULE "E" - UNIT AREA SCHEDULE
- SCHEDULE F - MUTUAL RELEASE

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness: \_\_\_\_\_  
 Purchaser: JASBIR CHAHAL  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: 27 JUN 1976  
 Social Insurance No.: 545-258-668  
 Address: 472 MILLIKEN DR  
BRAMPTON ON  
 Tel. # 905-454-5325 Cell # 416-666-0410  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Witness: \_\_\_\_\_  
 Purchaser: GAGANDEEP CHAHAL  
 Purchaser's Signature: \_\_\_\_\_  
 Date of Birth: 18 APR 1971  
 Social Insurance No.: 535-594-623  
 Address: 24 BRIMLEY AVE  
BRAMPTON ON  
 Tel. # 905-789-8343 Cell # 416-888-8439  
 Fax # \_\_\_\_\_ Email \_\_\_\_\_

SOLICITORS FOR THE PURCHASER:

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:  
 SIKDER PROFESSIONAL CORPORATION  
 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4  
 Attn: Mr. Paltu Kumar Sikder, Solicitor  
 Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited  
 Per [Signature]  
 I have authority to bind the Corporation.

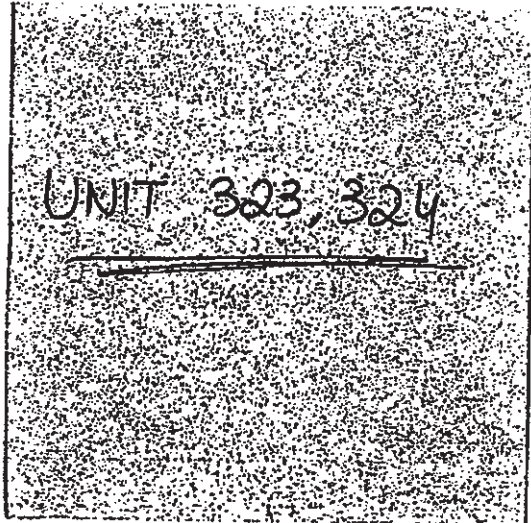
Date	Received From/Paid To	Chef	General	Bld	Trust					
Entry#	Explanation	Rcpt#	Disbs	Inv#	Disbs	Fees	Acc	Rcpts	Disbs	Balance
2727	Chahal, Jasbr/Gagandaap									
3425	Sale of Unit/17-07-323									
Jun 30/2009	Jasbir Chahal	05477						1		Resp Lawyer: FKS 6000.00
Jun 30/2009	88702 Deposit/Mortgage									6000.00
Jun 30/2009	Transfer: 2333 To 3425	X0054						1		-24514.00
Jun 30/2009	133026 Balance of uninvested money transferred									30514.00
Jun 30/2009	Sikder Professional Corporation	T14715						1		6000.00
Jun 30/2009	133026 Initial deposit placed in GIC with RBC									24514.00
May 13/2011	2199299 Ontario Limited	07337						1		459.83
Nov 25/2011	133030 Occupancy Fee due to Builder									24973.83
Nov 25/2011	RBC GIC	08057						1		6060.92
Nov 25/2011	132932 Guaranteed Investment Certificate Proceeds credited									31034.75

TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	31034.75
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	31034.75

FIRM TOTALS	UNBILLED				BILLED				BALANCES								
	CHE	+	RECOV	+	FEEES	=	TOTAL	DISBS	+	FEEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	31034.75
END DATE	0.00		0.00		0.00		0.00	0.00		0.00		0.00		0.00		0.00	31034.75

REPORT SELECTIONS

Report:	Client Ledger		
Layout Template:	All		
Requested by:	ADMIN		
Finished:	Monday, November 28, 2011 at 03:21:09 PM		
Date Range:	ALL DATES		
Matters:	3425		
Clients:	All		
Major Clients:	All		
Responsible Lawyer:	All	Firm Totals Only:	No
Client Intro Lawyer:	All	Entries Shown - Billed Only:	No
Assigned Lawyer:	All	Entries Shown - Disbursements:	Yes
Type of Law:	All	Entries Shown - Receipts:	Yes
Matters Sort By:	Default	Entries Shown - Trust:	Yes
New Page for Each Lawyer:	No	Entries Shown - Time or Fees:	Yes
New Page for Each Matter:	No	Working Lawyer:	No
Totals Only:	No	Incl. Matters with Retainer Bal:	No
Consolidate Payments:	No	Incl. Matters with Neg Unbid Disb:	No
No Activity Date:	Dec 31/2199	Show Interest:	No
Select From:	Active, Inactive Matters	Trust Account:	All
Include Corrected Entries:	No	Show Client Address:	No
Show Cheque # on Paid Payables:	No	Show Trust Summary by Account:	No
Ver:	7.63f		



**TAB 21**



AGREEMENT OF PURCHASE AND SALE
SUNNY MEADOWS MEDICAL CENTRE

UNIT 302, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. 161557 ONTARIO INC proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

Adriana Lafranco & Balwinder Brar (the "Purchaser") agrees to and with 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above describe unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit commercial building (the "Condominium") on the following terms and conditions:

1. PURCHASE PRICE:

The purchase price of the Unit shall be: THE HUNDRED FORTY THOUSAND THREE HUNDRED TWENTY FIVE HUNDRED AND SEVENTY SEVEN THOUSAND THREE HUNDRED AND TWENTY (\$ 143,320.00) of lawful money of Canada, said amount being calculated in accordance with Schedule "E" plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of TWENTY EIGHT THOUSAND THREE HUNDRED SEVENTY TWO (\$ 28,372.22) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
(b) further deposits payable as follows and to be credited on account of the purchase price on closing:
(a) the further sum of \$ 28,866.00 by cheque as a further deposit in -30 days;
(b) the further sum of \$ 28,866.00 by cheque as a further deposit in -60 days;
(c) the further sum of \$ 28,866.00 by cheque as a further deposit in -90 days;
(d) the further sum of \$ by cheque as a further deposit on;
(e) the further sum of \$ by cheque as a further deposit on;
(c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on 15th of May JUNE (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
SCHEDULE "B" - VENDOR'S FINISHES
SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS - NOT ACKNOWLEDGED AS NOT PROVIDED
SCHEDULE "E" - UNIT AREA SCHEDULE
SCHEDULE

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness:
Purchaser: 161557 ONTARIO INC.
Purchaser's Signature:
Date of Birth:
Social Insurance No.: I HAVE AUTHORITY TO BIND THE CORPORATION
Address: 6980 MARIZ DR, Unit 9
MISSISSAUGA ONTARIO L5W 1Z3
Tel. # 905 795 3424 Cell # 416 991 5939
Fax. #

Witness:
Purchaser:
Purchaser's Signature:
Date of Birth:
Social Insurance No.:
Address:
Tel. # Cell #
Fax. # Email

SOLICITORS FOR THE PURCHASER: H. CHARLES SHIFMAN B.A. LL.B

BARRISTER & SOLICITOR
5749 YONGE ST. SUITE 900 TORONTO ONTARIO M2M 3
TEL: 416 226 9191
FAX: 416 225 1124

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:
SIKDER PROFESSIONAL CORPORATION
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4
Attn: Mr. Pallu Kumar Sikder, Solicitor
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited
Per:
I have authority to bind the Corporation.

This APS agreement received from purchasers solicitor Jan 26th 2012

AGREEMENT OF PURCHASE AND SALE
SUNNY MEADOWS MEDICAL CENTRE

UNIT 302 & 303, LEVEL 3, as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium Plan No. proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

TOP KAT INVESTMENTS INC. (the Purchaser) agrees to and with 2012241 ONTARIO LIMITED (the Vendor), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration...

1. PURCHASE PRICE:

The purchase price of the Unit shall be: THREE HUNDRED THIRTY SIX THOUSAND NINE HUNDRED FORTY 336,940.00 of lawful money of Canada, said amount being calculated in accordance with Schedule "E", plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follows:

- (a) a sum of FIFTY SEVEN THOUSAND SEVEN HUNDRED THIRTY TWO (\$ 57,732.00) Dollars by cheque with this Agreement payable to the Escrow Agent, Sikder Professional Corporation in trust, as a deposit to be credited on account of the purchase price on closing;
(b) further deposits payable as follows and to be credited on account of the purchase price on closing:
(a) the further sum of \$ 28,866.00 by cheque as a further deposit in 30 days
(b) the further sum of \$ 28,866.00 by cheque as a further deposit in 60 days
(c) the further sum of \$ 28,866.00 by cheque as a further deposit in 90 days
(d) the further sum of \$ by cheque as a further deposit on
(e) the further sum of \$ by cheque as a further deposit on
(c) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank draft on the Unit Transfer Date (as hereinafter defined).

The Purchaser agrees to deliver to the Vendor post-dated cheques payable to the Escrow Agent in the amounts set out in subparagraph 1(b) upon the execution of this Agreement.

2. CLOSING

- (a) The Purchaser shall occupy the Unit on 15th of May JUNE (the "Occupancy Date") and the Purchaser acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of: (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT:

- SCHEDULE "A" - SKETCH OF UNIT
SCHEDULE "B" - VENDOR'S FINISHES
SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS - NOT ACKNOWLEDGED AS NOT PROVIDED.
SCHEDULE "E" - UNIT AREA SCHEDULE

THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT.

Witness:
Purchaser: TOP KAT INVESTMENTS INC.
Purchaser's Signature:
Date of Birth:
Social Insurance No.: I HAVE AUTHORITY TO BIND
Address: THE CORPORATION
2555 YONGE ST. #1300 NORTH YORK ONT. M2N 6P4
Tel. # 416 223 8333 Cell #
Fax # 416 227 9911 Email

SOLICITORS FOR THE PURCHASER: H. CHARLES SHIFMAN, B.A. LL.B BARRISTER & SOLICITOR
5799 YONGE STREET SUITE 900 TORONTO ONTARIO M2M 3V3
TEL: 416 226 9191
FAX: 416 225 1124

The Vendor hereby accepts the above offer.

VENDOR'S SOLICITORS:
SIKDER PROFESSIONAL CORPORATION
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4
Attn: Mr. Paltu Kumar Sikder, Solicitor
Telephone: (416) 740-2957 Fax: (416) 740-2642

2012241 Ontario Limited
Per:
I have authority to bind the Corporation.

#303

THIS INSTRUMENT CONTAINS SECURITY FEATURES  
CET INSTRUMENT COMPORTE DES ELEMENTS DE SECURITE



**BANK DRAFT / TRAITE DE BANQUE**  
33142 - SCARBOROUGH  
PROCESSING CENTRE  
SCARBOROUGH, ON

2081 1642 6 27-43345

TOP KAT INVESTMENTS INC.

2010-04-23

LOST CC#694 DD MAR/15/10

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE  
TRANSIT NO. N° D'IDENTIFICATION  
BRANCH CENTRE BANCAIRE

PAY TO THE ORDER OF / PAYEZ A L'ORDRE DE  
PALTU SIKDAR IN TRUST\*\*\*\*\*

\*\*\*\*\*57,732.00

THE SUM OF / LA SOMME DE  
\*\*\*\*\*FIFTY SEVEN THOUSAND SEVEN HUNDRED THIRTY TWO

CANADIAN DOLLARS / DOLLARS CANADIENS CAD

FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO CANADA

AUTH. NO. / VALOR  
C2814

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE  
COUNTERSIGNED / CONTRESIGNE

⑈ 2081 1642 6 ⑈ ⑆ 0950 2 0 10 ⑆ 3314 2 2743345 ⑈

THE BACK OF THIS DOCUMENT CONTAINS A TD LOGO WATERMARK - DOCUMENT VOID IF MISSING

The Toronto-Dominion Bank

53169531

Meadowvale Village Centre  
7060 McLaughlin Road  
Mississauga, ON L5W 1W7

DATE 2010-04-08  
YYYYMMDD

Transit-Serial No. 1597 - 53169531

Pay to the Order of PALTU SIKDAR IN TRUST

\$ \*\*\*\*\*42,732.00

TD CANADA TRUST 5273200

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Authorized Officer  
Number 11809

The Toronto-Dominion Bank  
Toronto, Ontario  
Canada M5K 1A2

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈ 53169531 ⑈ ⑆ 096 2 004 ⑆ ⑈ 3808 ⑈

# 302

10358 (0207)

0261  
DATE 27062807  
D D M M Y Y Y Y

1553357 ONTARIO INC.  
MR. SURINDER SINGH BRAR  
2741 GALLEON CRES  
MISSISSAUGA, ON L5M 5T8

PAY to FACTU SIKAR IN TRUST \$ 15,640-

the order of FIFTEEN THOUSAND SIX HUNDRED FORTY DOLLARS

100



**ID** Canada Trust  
2955 EGLINTON AVE. W.  
MISSISSAUGA, ONTARIO L5M 6J3

1553357 ONTARIO INC.

PER [Signature]  
1553357 ONT. INC. S. BRAR

RE SO - SUNNY MANSION'S #314  
London

⑆000261⑆ ⑆13052⑆004⑆ ⑆305⑆5202694⑆

#302

Court file no. CV-11-9456-OOCL

*ONTARIO*  
**SUPERIOR COURT OF JUSTICE**  
(Commercial List)

BETWEEN:

FIRM CAPITAL MORTGAGE FUND INC.

Applicant

- and -

2012241 ONTARIO LIMITED

Respondent

**AFFIDAVIT OF ANDRIANA LOFRANCO**  
(sworn on September *24*, 2012)

I, ANDRIANA LOFRANCO, of the City of Toronto, in the Province of Ontario, MAKE  
OATH AND SAY:

1. I am the president of Top Kat Investments Inc. and as such have knowledge of the matters hereinafter deposed to.
2. Top Kat Investments Inc. is a company incorporated under the laws of the Province of Ontario with its head office in the City of Toronto.

Page 2 - Affidavit

3. By agreement of purchase and sale, Top Kat Investments Inc. agreed to purchase Unit 303, Level 3 of the Sunny Meadows Medical Centre from 2012241 Ontario Limited for the sum of \$336,940.00. Top Kat provided a down payment of \$57,732.00 toward the purchase of this unit. Now shown to me and marked as Exhibit "A" to this my affidavit is a copy of the agreement of purchase and sale.

4. The \$57,732.00 deposit was paid by bank draft, dated April 23, 2010. Now shown to me and marked as Exhibit "B" to this my affidavit is a copy of the said deposit cheques.

5. The purchase of this condominium unit was never completed and no further monies were paid by Top Kat Investments Inc.

6. I have received a Summary of Trust Ledger showing the monies held in trust with respect to the Sunny Meadows Medical Centre. Now shown to me and marked as Exhibit "C" to this my affidavit is a copy of the said Ledger showing the sum of \$116,104.00 being held in trust for the Brar Group. I note that the deposits under Units 302 and 303 are combined under the name "Brar Group". Both of these units were originally being purchased by myself personally and Balwinder Brar. However, when the agreements of purchase were finally signed, each unit was put in the name of a different corporation. Of these monies, \$57,732.00 was paid on behalf of my company Top Kat Investments Inc. The remaining monies belong to Mr. Brar and his numbered company.

Page 3 - Affidavit

7. I confirm that, as of the date of this affidavit, none of the deposit monies have been repaid to either myself or Top Kat Investments Inc.

8. I no longer wish to proceed with this transaction and I understand that purchasers are being allowed to cancel the transaction *ab initio* in return for their deposit monies. I agree to voiding this transaction *ab initio* upon the return of our deposit monies in full without any deductions.

SWORN (or *Affirmed*) before me )  
 )  
at the City of Toronto, )  
 )  
in the Province of Ontario, )  
 )  
on September 24, 2012 )

  
\_\_\_\_\_

  
A Commissioner, etc.

(H.J. Ash)