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	iton				
SUMMARY OF TRUST LEDGTER BALANCES AS					
ON NOVEMBER 25, 2011					
	Deposit to	Occuopancy	Interst on		
	Builder	fee	Sic.	TOTAL	PC Law leger
213 1253237 Ontario Inc	\$48,018.75	\$2,813.58	\$403.94	\$51,236.27 3430	3430
200 Amarjit Masuta	\$32,633.70	\$1,214.47	\$0.00	\$33,848.17 2333-2	2333-2
314 Teri OTE Consulting Corp	\$42,918.75	\$0.00	\$385.54	\$43,304.29 2333-003	2333-003
318, 319 ANAAD Investment Inc	\$53,616.75	\$2,708.14	\$481.27	\$56,806.16 2333-002	2333-002
206, 207 2262248 Ontario Inc	\$68,835.00	\$3,369.69	\$171.56	\$72,376.25 3541	3541
220,221 DR.Surinder Singh Sddhu Prof					
Corp	\$54,570.00	\$0.00	\$314.04	\$54,884.04 3791	3791
214 Taranjit Atwal	\$46,500.00	\$1,488.32	\$76.00	\$48,064.32 3547	3547
	\$47,200.00	\$2,177.69	\$379.97	\$49,757.66 3873	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	2333-006
205 Navdeep Singh Johal	\$35,685.00	\$95.55	\$262.99	\$36,043.54 2333-019	2333-019
208,209 Harvinder Singh Gill	\$61,083.75	\$1,954.97	\$326.45	\$63,365.17 2333-017	2333-017
202 2263105 Ontario Inc	\$35,997.00	\$1,746.84	\$221.27	\$37,965.11 3540	3540
201 Balwant Singh Brar	\$41,338.50	\$106.33	\$257.86	\$41,702.69 2333-013	2333-013
218,219 1827107 Ontarioi Inc	\$55,135.08	\$2,052.39	\$291.93	\$57,479.40 2333-011	2333-011
308,309 Sumit Kaur Hansra &				\$0.00	
Harmanjot Dhillon	\$36,091.00	\$0.00	\$315,65	\$36,406.65	2333-08
	\$53,418.42	\$1,988.66	\$273.10	\$55,680.18 2333-005	2333-005
320,321 Taranjit Basra & Narinder Basra	\$55,590.00	\$1,035.45	\$504,39	\$57,129,84 4115	4115
112 1497059 Ontario Inc	\$86,340.00	\$4,039.18	\$430.48	\$90,809.66 2333-021	2333-021
	\$30,514.00	\$459.83	\$60.89	\$31,034.72 3425	3425
302 and 303 Brar Group	\$116,104.00	\$0.00	\$0.00	\$116,104.00 2333-28	2333-28
	\$1,115,105.95	\$32,572.58	\$5,736.64	\$1,153,415.17	

APPENDIX "O"

FAX No.

P. 002

SIKDER PROFESSIONAL CORPORATION

Barristers & Solicitors

Paltu Kumar Sikder, LLM

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 Website: www.sikderlaw.ca

January 26, 2012

Blaney Mcmurtry LLP Barristers & Solicitors 2 Queen Street East Suite 1500 Toronto, Ontario MSC 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'.

FAX No.

P. 003

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

Details for Excess remittance made to Official Receivers				
Details for Element Deposit to Builder Builder \$35,685.00 Singh Gill \$61,083.75 Ingh Brar \$41,338.50 Intariol Inc \$55,135.08			-	
Deposit to Builder Builder Builder Builder Builder Builder Singh Gill \$61,083.75 Builder \$41,338.50 Builder \$51,135.08 Builder \$51,135.08 Builder \$51,135.08 Builder \$51,135.08 Builder Builder \$51,135.08 Builder Builder	remittance mad	e to Officilial F	Receivers	
Deposit to Builder Builder Builder Builder \$35,685.00 Singh Gill \$61,083.75 Ingh Brar \$41,338.50 Indariol Inc \$55,135.08 Note Note Note Singh Gill Singh				
Builder Singh Jchai \$35,685.00 Singh Gill \$61,083.75 Ingh Brar \$41,338.50 Antariol Inc \$55,135.08 Note			PC Law	PC Law Funds over deposited
Singh Jchal \$35,685.00 Singh Gill \$61,083.75 Ingh Brar \$41,338.50 Intariol Inc \$55,135.08 Note	an GIC	TOTAL	eger	by Law Firm
\$35,685.00 \$61,083.75 \$41,338.50 \$55,135.08 Note				
\$35,685.00 \$61,083.75 \$41,338.50 \$55,135.08 Note				200 CL CAS
\$61,083.75 \$41,338.50 \$55,135.08 Note	\$95.55 \$262.99 \$36,043.54 2333-019	\$36,043,54 2	333-019	\$10,140.00 See Note
541,338.50 \$55,135.08 Note	\$1.954.97 \$326.45 \$63,365.17 2333-017	\$63,365.17	333-017]	\$16,965.00 See Note
Note	\$106.33 \$257.86 \$41,702.69 2333-013	\$41,702.69	333-013	\$12,918.00 See Note
Nate	2.39 \$291.93	\$57,479,40	333-011	\$15,000.00 See Note
				\$55,023.00 See Note
	thouse races the	initial down	payment v	in all above cases the initial down payment which was placed in GIC deposit was
have made ov	ad into compilia	tion twing at	he time of	the line of the complication by the at the time of occupancy closing and accordingly we
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	nade overremit	ance to Offac	xal receive	ISI

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 Gurchuran 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 Ranwinder 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.

TOR01: 5070958: v1

TAB 1

AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

A PS 204 Standard

	UNIT	<u>21</u>	Blan No	, LEVEL	to be municin	_, as shown on t	ne sketch attached	d hereto as So	chedule "A", Peel Re npton, Ontario.	gion Standard
	intere called regist	est as sp d the "Un tration of	ecified in th it"), subject f the Declar	e Declaration to the by-laws ation and desc	(such above and rules of the pription under	described unit(s) he condominium the <i>Condominiu</i>	and its(their) appr corporation (the "C	urtenant comm ondominium C . 1998, c.19, a	Purchaser") agrees and its(their) appurte non interest hereinaficorporation") to be creas amended (the "Ac	er collectively. ated upon the
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	(b)	•			s and to be c	redited on accour	t of the purchase p	orice on closing	g: //	800
		(a)	the further	sum of \$ 160	06.25	by ch	eque as a further o	deposit on <u>J</u>	in 20,2000	3
	*	(b)	the further	sum of \$		by cl	eque as a further o	deposit on		;
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	(c)			purchase pric ransfer Date (a			ovided in this Agre	eement, shall	be paid by certified c	heque or bank
		upon the	execution of	of this Agreeme	ent.	, ,	, en	"	ne amounts set out in	-
		CLOSIN	<u>G</u>			و سره .	005			
	(a)	The Pu	urchaser sha grees that su	all occupy the luch Occupancy	Jnit on <u>.De.C</u> Date may be	extended as pro	// (the "Od /ided for in this Ag	ccupancy Date reement	and the Purchaser	acknowledges
	(p)	terms	of this Agre	ement on a da	te (the "Unit T	Fransfer Date") th) the Occupan	e Purchaser in accor ncy Date; and (ii) a da er or his solicitor.	
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	The	Vendor	hereby acce	pts the above	offer.					
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Sikder Professional Corporation Client Ledger ALL DATES

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DIRECTION RETITLE

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

1253237 Ontario Inc.

Fer:

Name:

Title:

•

TAB 2

AGREEMENT OF PURCHASE AND SALE

	•		•
LEVEL: _	2UNIT:200_	POSSESSION DA	TE: Feb 28/2010
	(the "Vendor" or the condominium developm. Schedule "E" attached he the Unit(s) (being all he applicable, described in sproposed to be register "Condominium").	met known as SUMI geto, together with a cinafter collectively ichedule "C" attached red to create a cor	the "Purchaser"), agrees with 2012241 Ontario Limited chase Commercial Unit(s) in the proposed NY MEADOWS MEDICAL CENTRE, as identified in a undivided interest in the common elements appurenant to referred to as the "Unit") and all finishing's and chattals, as thereto, all in accordance with the Condominium Documents adominium upon the Property (as described herein) (the
2.	Two Hundred and Seve money of Canada, for the Schedule "B" multiplies subject to an adjustmen payable To Palu Sikda amounts at the following	nteen Thousand, Ply he Unit, said amount hy \$341.00 ht in accordance wid r Proffesional Corpo g times, by cheque or	Price") for the Unit (\$217.555.00) Dollars of lawful being based upon the estimated square footage of the Unit in Dollars per square foot of the Unit. This amount shall be h Section of this Agreement. The Purchase Price shall be tration, in trust (the "Vendor's Solicitor") in the following bank draft:
(a) 15% "Agr	of the Purchase Price, as eement)	an initial deposit up	and Thirty-Three (0.70) (\$32,633.70) Dollars and representing on the execution of this Agreement of Purchase and Sale (the
(b) or 03	the Vendor may in writin	g direct, in cash or by	ubject to any remaining adjustments, to the Vendor's Solicitors certified cheque on Closing.
3.	may be. The Deposits of this Agreement.	may be released by u	e herein referred to as the "Deposit" or "Deposits", as the case he Vendor's Solicitor to the Vendor in accordance with Section
4,	Schedules "A" to "F" of Purchaser acknowledges documents referred to in	having read all section	n integral part hereof and are contained on subsequent pages. The ms and Schedules of this Agreement and confirms receipt of those
DATED	at BRAMPTON	, this 11/ da	yof MARCH ,2009.
WITNE	1	PURCHASER'S	AMARJIT MASOTA
20	well	SIGNATURE:	1974-01-15 SIN# 516-293-214
(as 16 (a)	Purchaser's signatures nan one Purchaser)	D.O.B.	YYYYMMOD
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		SIGNATURE: D.O.B.	74 /01/85 SIN#
		Address:	5 VISION WAY BRAMPTON ON.
	,	Phone:	Bus: Home: 965-794-0974
		A MODE.	Faceimile: Cell: 416-803-5246
		E-mail:	MASUTAYU & yestor. Com
PI (P.CH	ASER'S SOLICITOR:	NAME:	
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DATED	this BRAMPTON day	of 14) -	,200_9
Paltu Sil Suite 30 Toronto Attn: M M	or's SOLICITORS clar Proffesional Corporat 6 - 1620 Albien rd. Ontario M9V 4B4 r. Paltu Sikdar, Solleitor r.Harjinder Singh Chahal ne: (416) 740-2957 Fax:		Per the Corporation.

Page 1

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TAB 3

AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

UNIT 317 LEVEL 3 as shown on Condominium Plan No. proposed to be municipally known as 50	the sketch attached hereto as Schedule "A", Peel Region Standard 3 Sunny Meadow Boulevard, Brampton, Ontario.
GURCHADAN SINGH	the "Purchaser" arross to and with
2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above interest as specified in the Declaration (such above described unit(s called the "Unit"), subject to the by-laws and rules of the condominium registration of the Declaration and description under the Condominium within a multi-unit commercial building (the "Condominium") on the followed	s) and its(their) appurtenant common interest hereinafter collectively corporation (the "Condominium Corporation") to be created upon the um Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate
1. PURCHASE PRICE:	
The purchase price of the Unit shall be: Three howston AND (\$ 305,175.00) of lawful money of Canada, sa	FIVE Thousand, one Hursoned Seventy-FIVE
(a) a sum of the Agreement payable to the Vendor as following the Agreement payable to the Escrow Agent, Sixter Professional purchase price on closing:	ws: 4 the gur b twenty the count of the Corporation in trust, as a deposit to be credited on account of the
(b) further deposits payable as follows and to be credited on account	int of the purchase price on closing:
(a) the further sum of \$ \ \ \ \ \ \ \ \ \ \ by c	theque as a further deposit on C2 (7 26) (* 12 cheque as a further deposit on
(b) the further sum of \$by c	heque as a further deposit on
(c) the further sum of \$by c	heque as a further deposit on;
(d) the further sum of \$by o	theque as a further deposit on;
	cheque as a further deposit on
(c) the balance of the purchase price, subject to adjustments as p draft on the Unit Transfer Date (as hereinafter defined).	provided in this Agreement, shall be paid by certified cheque or bank
The Purchaser agrees to deliver to the Vendor post-dated cheques p 1(b) upon the execution of this Agreement.	payable to the Escrow Agent in the amounts set out in subparagraph
2. CLOSING	
(a) The Purchaser shall occupy the Unit on and agrees that such Occupancy Date may be extended as pro	(the "Occupancy Date") and the Purchaser acknowledges ovided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a terms of this Agreement on a date (the "Unit Transfer Date") to Vendor upon which the transfer of the Unit acceptable for regis	ransfer of the Unit delivered to the Purchaser in accordance with the hat is the later of: (i) the Occupancy Date; and (ii) a date fixed by the stration is delivered to the Purchaser or his solicitor.
PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SC	HEDULES, 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 DISCLO SCHEDULE "E" - UNIT AREA SCHEDULE SCHEDULE	SURE MATERIALS
FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE ST THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL T	ARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AND FATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO S OR WARRANTIES BY THE VENDOR OR ITS AGENTS OR HEY AMEND THIS AGREEMENT.
Witness: Arthur Jum	Witness:
Purchaser: Section Country of Cou	Purchaser:
Purchaser's Signature:	Purchaser's Signature:
Social Insurance No.: 196-196-1963	Date of Birth:Social Insurance No.:
Address: 27 Milliage Ack	Address:
TATALLE CALL LEY UNIS	
Tel. # 9654950 -1990 Cell # 416 - 576 -1999 Fax. # Email 04 Ch. 576 Losson	Tel.# Cell#
SOLICITORS FOR THE PURCHASER:	Can.
The Vandackardhy and the short office	
The Vendor hereby accepts the above offer.	
SIKDER PROFESSIONAL CORPORATION 1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4 Attn: Mr. Paltu Kumar Sikder, Solicitor.	2012241 Ontario Limited Per: Jack Yuwi
Telephone: (416) 740-2957 Fax: (416) 740-2642	I have authority to bind the Corporation.

Chil

FOLLOWING WILL TAKE PRECEDENCE OVER THE ITEMS MENTIONED IN THE SALES & PURCHASE DOCUMENT INCLUDING ATTACHMENTS THERETO.

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 18th, 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.

- 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. <u>Unit Size adjustment</u>: 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% ± adjustment to actual floor area will not be followed as indicated in the agreement of Purchase & Sale.
- 3. <u>Parking</u>: 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.
- 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. <u>Taxes</u>: Developer will collect municipal taxes at actual against the tax bills received from the city for the time between occupancy and the closing.
- 6. <u>Services</u>: Developer will provide conduit Hydro, As, 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. <u>Deposits</u>: 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.
- 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. <u>Renting/Leasing</u>: 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. <u>Termination of Purchase and Sales Agreement</u>: If due to any reason other then purchaser's fault of non payments, vendor terminates the Purchase & Sales agreement, the vendor will return all deposit monies to Purchaser with interest.

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Sikder Professional Corporation

Client Ledger

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Date Range:	ALL DATES		
Matters:	2333-083		
Clients:	A11 ·		
Major Clients:	All	Pirm Totals Only:	No
Responsible Lawyer:	All	Entries Shown - Billed Only:	No
Client Intro Lawyer:	A11	Entries Shown - Disbursements:	Yes
Assigned Lawyer:	All	Entries Shown - Receipts:	Yes
Type of Law:	All	Entries Shown - Trust:	Yes
Matters Sort Sy::	Default	Entries Shown - Time or Fees:	Yes
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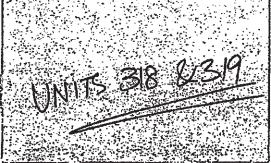
TAB 4

AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

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Sikder Professional Corporation Client Ledger

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Page 1

TAB 5

SUNNY MEADOWS MEDICAL CENTRE AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT:	206 / 207 PO	SSESSION DATE: Feb 28/2010	
(the "Vendor" or the condominium develo Schedule "E" attache the Unit(s) (being all applicable, described	"Peclarant") to p pment known as S I hereto, together wi hereinafter collectiv in Schedule "C" atta	rely, the "Purchaser"), ligrees with 20122 prehase 2 Commercial United States and States	it(s) in the proposed RE, as identified in ments appurtenant to ing's and chattels, as complying Documents
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4. Schedules "A" to "F" a Purchaser acknowledge documents referred to in	s naving read all seen	in integral part hereof and are contained on su ons and Schedules of this Agreement and con	bsequent pages. The firms receipt of those
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if move than one Purchaser)		YYYYMMOD-	We do not be a supply of the s
	PURCHASER'S SIGNATURE:		
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VENDOR'S SOLICITORS Pultu Sikdar Proffesional Corporati Suite 306 - 1620 Albion rd. Toronto, Ontario M9V 4B4 Attn: Mr. Paltu Sikdar, Solicitor Mr. Harjinder Singh Chahat Telephone: (416) 740-2957 Fax. (631/SNY MEA DOWS MEDICAL (631/SNY MEDICAL (631/SNY MEA DOWS MEDICAL (631/SNY MEA DOWS MEDICAL (631/SNY MEDICAL (631/SNY MEA DOWS MEDICAL (631/SNY ME	416) 740-2642	Per: Jak as M. Per: Ver and the Corporate	ion. IX- IV

Sikder Frofessional Corporation Client Ledger ALL DATES

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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

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DIRECTION RE TITLE

TO:

2012241 Outario Limited

AND TO:

SIKTIER PROFESSIONAL CORPORATION

Barristers & Solicitors

RE:

Dr. Surinder Singh Sidhu Medicine Professional Corporation purchase from

2012241 Onterio Limited

50 Sumy 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. Sminder Singh Sidim Medicine Professional Corporation

Address for service:

50 Sunny Mandow Bombroandx

7 Lanewood Street Brampton, Ontario

Moit 22 0 22 21: Braumpton Controlox

L6R 1T9

LGR.027

GST/HST Registration Number: 365177958RP0001

886062157 RT0001

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

DATED at the city of Bramtpon

this 29 ay of September, 2010

Dr. Surinder Singh Sidho Medicine Professional Corporation

Surinder Singh Sidhu

THE PRESIDENT

I have the authority to bind the corporation

AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

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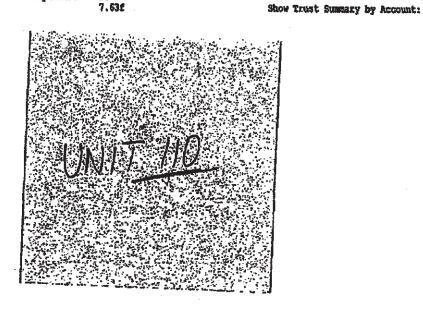
AGREEMENT OF PURCHASE AND SALE

			\mathcal{Q}		SUNNY MEADOWS MEDICAL CENTRE	
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	201:	2241 OI	NTARIO LIM	ITED (the "Vendor), to purchase the above-described condominium unit(s) and its(their) appurtent	and with
	calle	ed the "L	Init") subject	to the hy laws and	an above described unit(s) and its(their) appunenant common interest hereinafter	collectively.
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		Agree	ement payabl lase price on	le to the Escrow A	gent, Sikder Professional Corporation in trust, as a deposit to be credited on acc	ount of the
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Sikder Professional Corporation Client Ledger

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AGREEMENT	OF PURCHASE	AND RAYE

LEVEL: 1 UNIT: 109 POSSESSION DATE: Feb 28/2010



The undersigned. Harmanist Ed Dhillon (collectively, the "Purchaser"), agrees with 2022241 Onterto Limited (the "Vendor" or the "Declarant") to purchase 1 Commercial Unit(s) in the proposed condominium development known as SUNNY MEADOWS MEDICAL CENTER, as identified in Schedule "E" attached hereto, together with an undivided innerest in the common elements appurenant to the Unit(s) (being all hereinather collectively referred to as the "Unit") and all finishing's and chancle, as applicable, described in Schedule "C" stacked hereto, all in accordance with the Condominium Documents proposed to be registered to access a condominium upon
proposed to be registered to create a condominium upon the Property (as described herein) (the

- 2. The purchase price (the "Purchase Price") for the Unit shell be the sum of: Rive Hundred and Fourty-Six Thomsand and Highty-Foun(\$546.084.00) Dollars of keyful money of Canada, for the Unit, said amount being based upon the ostingsted against 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 Paint Sixder Profitational Corporation, in trust (the "Veudor's Schickor") in the following amounts at the following times, by cheque or bank draft:
- (a) Twenty-Two Thousand Seven Hundred and Fifty (\$22,750,00) Dollars and representing 5% of the Purchase Price, as an initial deposit upon the contaction of this Agreement of Purchase and Sale (the "Agreement") and representing 10% of the Purchase Price);
- (b) Twenty-Seven Thousand, Three Hundred and Four (0.20) (\$27,304.20) Dollars and representing 5% of the Furchase Price; as a further deposit by way of cheque post-dated to the 30th day following execution of
- (c) Twenty-Seven Thousand. Thron 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 90th 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 amount psychle under Sections are herein referred to as the "Deposits" 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 commined on subsequent pages. The Purchaster solution/edges having read all sections and Schedules of this Agreement and communication of those documents referred to in Schedule "E".

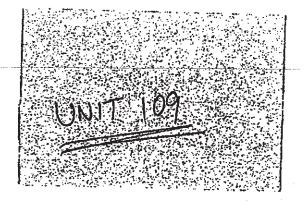
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DATED at Elegan Stori WITNESS: (as to all Purchaser's signatures if more than one Purchaser)	purchaser's signature:	1968 0116 SIN# 638-321-869
•	PURCHASER'S SIGNATURE: D.O.B. Address: Phone:	968 01 6 SIN # 638-321-869 YYYYMMDD 638-321-869 9 ROCK STEF COLLET BUE: 905-673-0007 Home: 905-790-646/ Precimite: Call: 1/6-7/2-3535
PURCHASER'S SOLIGITOR:	E-mail: NAME: ADDRESS: PHONE:	Bus:Facsimile;
DATED this day of VENDOR'S SOLICITORS Patts Sikder Proffesional Corporation Strice 306 - 1620 Albien rd. Toronto, Ontario M9V 4B4 Attn: Mr. Patts Sikder, Solicitor Mr. Harjinder Singh Chahal Telephoner (416) 740-2957 Fax: (4	en .	2012241 Ontario Limited For:

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Sikder Professional Corporation Client Ledger

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AGREEMENT OF PURCHASE AND SALE

SUNNY MEADOWS MEDICAL CENTRE _, LEVEL as shown on the sketch attached hereto as Schedule "A", Peel Region Standard proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario. Condeminium Plan No. CHERNST 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 (the "Purchaser") agrees to and with 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: The purchase price of the Unit shall be: Two Hwolen Twaff - NINE Thousand, Seven Husband Seventy - Five (\$ 129 775 62) of lawful money of Canada, said amount being calculated in accordance with Sched) 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 ELDEN THOUGHOD FOUR HUNGGED FIGHTY-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; further deposits payable as follows and to be credited on account of the purchase price on closing: (b) the further sum of \$_ ____by cheque as a further deposit on ___ ____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 \$ the further sum of \$ ___by cheque as a further deposit on _ the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or bank (c) 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 The Purchaser shall occupy the Unit on Dec 15, 9009 (the "Occupancy Date") and the Purchaser acknowledges (a) and agrees that such Occupancy Date may be extended as provided for in this Agreement. 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. INCLUSIVE AND THE FOLLOWING SCHEDULES, IF ATTACHED, FORM PART OF THIS AGREEMENT: PARAGRAPHS 1 TO 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: / HARNIIT Purchaser: Purchaser's Signature: Purchaser's Signature:__ Date of Birth: 1966 A PRIL Date of Sirth: Social Insurance No.:_ 494 368 Social Insurance No.: 32 MINTLEAF Address: Address: 3811 PTON QN T Tel. # <u>905 740 -3389</u> Cell # <u>647-195-388</u> Tel.# Cell# Email Fax.# Email SOLICITORS FOR THE PURCHASER: The Vendor hereby accepts the above offer. VENDOR'S SOLICITORS: 2012241 Ontario Limited

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

I have authority to bind the Corporation.

SIKDER PROFESSIONAL CORPORATION

Barristers & Solicitors

Paltu Kumar Sikder, LLM

Harjinder Chahal, RA, JD

1620 Albion Road Suite 306 Tosonto, Ontario M9V 4B4

Tel: (416) 740-2957 Fex: (416) 740-2642 Bmail: sikder@sikderlaw.ca Website: www.slicderlaw.cs

November 22, 2010

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

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

Doar Sir / Madam;

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

Please he 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

Paitu Kumar Sikder

PKS: kd

and release finds

A Commissioner, etc., City of Brampton, Regional Municipality of Pael FOR LAKHWINDER GELL, Bernster & Soccept Dolles April 23, 2019

AMANDEEP DHILLON

AGREEMENT OF PURCHASE AND SALE

LEVEL:	2 UNIT: 20	POSSESSIO	ON DATE: Feb 28/2010	
.1	Limited (the "Vende condominium develop Schedule "E" attached the Unit(s) (being all I applicable, described in	of" or the "Declaran ment known as SU hereto, together with sereinafter collective in Schedule "C" attack	(collectively, the "Purchaser"), agrees with 2012241 Ontario nt") to purchase Commercial Unit(s) in the proposed UNNY MEADOWS MEDICAL CENTRE, as identified in the an undivided interest in the common elements appurtenant to ely referred to as the "Unit") and all finishing's and chattels, as the different of the accordance with the Condominium Documents condominium upon the Property (as described herein) (the	
2.	Two Hundred and The Canada, for the Unit, "B" multiplied by \$3 adjustment in accordance.	inty-Soven Thousand said amount being b 25.00 Dollars per so nee with Section of to opporation, in trust	the Price") for the Unit shall be the sum of: d. Nine Hundred (\$ 237,900,00) Dollars of lawful money of based upon the estimated square footage of the Unit in Schedule square foot of the Unit. This amount shall be subject to an this Agreement. The Purchase Price shall be payable To Paltu it (the "Vendor's Solicitor") in the following amounts at the	
(a) Price, repres	Ten Thousand as an initial deposit up centing 10% of the Purch	on the execution of	Forty (\$10,140,00) Dollars and representing 5% of the Purchase f this Agreement of Purchase and Sale (the "Agreement") and	
(b) Purch Agree	Eleven Thousa ase Price, as a further ment,	nd, Eight Hundred a deposit by way of c	and Ninety-Five(\$11,895,00) Dollars and representing 5% of the cheque post-dated to the 30th day following execution of this	
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(d) or as	The balance of the Vendor may in writing	the Purchase Price, and direct, in cash or b	subject to any remaining adjustments, to the Vendor's Solicitors by certified cheque on Closing.	
3.	The amounts payable a may be. The Deposits of this Agreement.	inder Sections, and a may be released by	are herein referred to as the "Deposit" or "Deposits", as the case the Vendor's Solicitor to the Vendor in accordance with Section	
4.	Schedules "A" to "F" of Purchaser acknowledges documents referred to in	s having read all section	an integral part hereof and are contained on subsequent pages. The ions and Schedules of this Agreement and confirms receipt of those	
DATED at	BRAMATON	this / da	lay of MARCH, 200 9.	
WITNESS	i:	PURCHASER'S SIGNATURE:	Nat dech & Delle	·
	Purchaser's signatures n one Purchaser)	D.O.B.	13(1-10-15 sin# 501-497-705	
	,	PURCHASER'S SIGNATURE:	· · · · · · · · · · · · · · · · · · ·	
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DATED th	nisday o	C MARCH	, 200 9	
Paltu Sikdo Suite 306 - Toronto, O Attn: Mr.	'S SOLICITORS ar Proffesional Corporati 1620 Albion rd. ntario M9V 4B4 Paltu Sikdar, Solicitor tariinder Singh Chahal	on .	Per: Jest MM Per: J	

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Sikder Professional Corporation Client Ledger ALL DATES

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FAX No. 416 74U 2642

SIKDER PROFESSIONAL CORPORATION

Barristers & Solicitors

Paltu Kumar Sikder, LLM ...

Harjinder Chahal, BA, JD

1620 Albion Road

Suite 306

Toronto, Ontario

M9V 4B4

Tel: (416) 740-2957

Pax: (416) 740-2642

Bmail: sikder@alkderlaw.ca

Website: www.sikderlaw.ca

November 22, 2010

Lakhwinder Gill

Barrister & Solicitor

1090 Peter Robertson Blvd

Strite 204

Brampton, Onterio

L6R 3B3

Private & Confidential

Delivered by Fax: 905-790-0466

Dear Sir / Madam:

Re: 2012241 Ontario Limited sale to Johal

50 Sunny Mesdow 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 mortgages.

We seek your immediate attention to this matter.

Yours truly,

SIKDER PROFESSIONAL CORPORATION

Palto Kumer Sikder

PKS: kd

A Commissioner, etc.

City of Brampton, Regional Municipal FOR LANG-WANDER-GILL, Employer & Bollation

Dolan April 83; 2013

	AGREEMENT OF	PURCHASE AND SALE	
LEVEL: 2 UNIT:	208 & 209 P	OSSESSION DATE: Feb 28/2010	<u>)</u>
Limited (the "Vendor condominium develop Schedule "E" attached the Unit(s) (being all It applicable, described in	" or the "Declarant" ment known as SU hereto, together with tereinafter collectivel a Schedule "C" attach	(collectively, the "Purchaser"), ag) to purchase 2 Comme NNY MEADOWS MEDICAL an undivided interest in the com y referred to as the "Unit") and al ed hereto, all in accordance with the ondominium upon the Property	rcial Unit(s) in the proposed CENTRE, as identified in no elements appurtenant to 1 finishing's and chattels, as the Condominium Documents
Four Hundred and Se money of Canada, for Schedule "B" multiplie adjustment in accordar	ven Thousand, Two the Unit, said amour d by \$325.00 Dollar- ace with Section of to proporation, in trust	Price") for the Unit she Hundred and Twenty-Five (\$ 40 at being based upon the estimated as per square foot of the Unit. This his Agreement. The Purchase Pric (the "Vendor's Solicitor") in the	7.225.00) Dollars of lawful square footage of the Unit in amount shall be subject to an se shall be payable To Paitu
(a) <u>Sixteen Thous:</u> Purchase Price, as an initia "Agreement") and representing	al deposit upon the	nd Sixty-Five (\$16,965,00) Dollars execution of this Agreement of se Price);	s and representing 5% of the of Purchase and Sale (the
(b) <u>Twenty Thouse</u> of the Purchase Price, as a fur Agreement;	and, Three Hundred ther deposit by way o	and <u>Sixtv-One (0.25)(\$20,361.25)</u> of cheque post-dated to the 30 th da	Dollars and representing 5% y following execution of this
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(d) The balance of or as the Vendor may in writing	the Purchase Price, s og direct, in cash or b	subject to any remaining adjustment y certified cheque on Closing.	its, to the Vendor's Solicitors
 The amounts payable of may be. The Deposits of this Agreement. 	inder Sections, and a may be released by t	re herein referred to as the "Deposi he Vendor's Solicitor to the Vendo	it" or "Deposits", as the case or in accordance with Section
Schedules "A" to "F" of Purchaser acknowledges documents referred to in	s having read all section	n integral part hereof and are contain ons and Schedules of this Agreement	ned on subsequent pages. The and confirms receipt of those
DATED at BEAMPTON	, this / da	yof march .200	9 .
WITNESS:	PURCHASER'S SIGNATURE:	Harouder e	Sipple Gul
(as to all Purchaser's signatures if more than one Purchaser)	D.O.B.	1967-5-15 YYYY/MM/DD	sin# <u>566-793.512</u>
	PURCHASER'S SIGNATURE:		
	D.O.B.		SIN#
	Address:	YYYY/MM/DD	
	Phone:	Bus:	Home:
		Facsimile:	_ Ceil:
	E-mail:		
PURCHASER'S SOLICITOR:	NAME:		
	ADDRESS:		
	PHONE:	Bus:	Facsimile:
,			
DATED this day o	f MAR	<u>'H</u>	

VENDOR'S SOLICITORS
Paltu Sikdar Proffesional 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

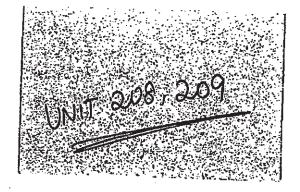
2012241 Ontario Limited

AGREEMENT OF PURCHASE AND SALE

Page 1

Sikder Professional Corporation

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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE



UN	ит <u>Э</u>	27	LEVEL	2	. as shown o	n the sketch attacl	hed bened hed	redula "A" Deel Degion Stands	ret
Co	ndominic	ım Plan No	proposi	ed to be mun	icipally known as	50 Sunny Meadow	Boulevard, Bram	nedule "A", Peel Region Standa pton, Ontario.	iu
								The said of the sa	
		DALJ	iT Si	NGH	GILL		Oho PD:	urchaser") agrees to and wind its (their) appurtenant comm	tat.
20	12241 O	NTARIO LI	MITED (the "V	endor"), lo (ourchase the abo	ve-described cond	lominium unit(s) a	nd its(their) appurtenant comm	an On
cal	erest as fled the "t	specified in Joit") subie	i the Declaratio	n (such abo	ve described unit	(s) and its(their) a	ppurtenant comme	nd its(their) appurtenant common interest hereinafter collective	ıly
гер	gistration	of the Dec	laration and de	Scrintion und	ter the Condont	ally holleholding the	Condominium Co	on Interest hereinafter collective rporation") to be created upon the amended (the "Act") and situation	Ščī
wit	hin a mul	ti-unit com	nercial building	(the "Condor	minium") on the fo	ollowing terms and	conditions:		.8.
1.	-	ASE PRIC						Donie /)
Th	e purcha:	se price of	the Unit shall b	e: Two	HUNDYRE	D THIBTYN	HNE NINK	HUNDERFDESTERTY	,
(\$_	SGST	as nor nore	O (I lawful mon	ey of Canada, s	aid amount being	calculated in a	HUNDERFD ESTERT U eccordance with Schedule "E	5
(a)	a suc	n of	DEVEN	TT-11/150	N S	19011 - 6	1000 Kg	Paris	
•	Agre	ment paya	ble to the Esc	ow Agent, S	ikder Profession	El Corporation in tr	tist as a denosit	Dollars by cheque with the to be credited on account of the	is
		•							6
(b)	furthe	r deposits	payable as folio	ws and to be	credited on acco	unt of the purchase	price on closina:	July 1	1
	(a)		er sum of \$			cheque as a furthe)
	(b)	the furth	er sum of \$			cheque as a furthe			
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	(d)				оу	cheque as a further	r deposit on	\ :	
			er sum of \$		ьу	cheque as a further	r deposit on		
	(e)		er sum of \$		by+	cheque as a further	deposition	•	
(c)					, actively.			paid by certified cheque or ban	
The 1(b)	Purchas upon the	er agrees e execution	o deliver to the of this Agreem	Vendor pos ent.	t-dated cheques	payable to the Esc	row Agent in the	amounts set out in subparagrap	า
2.	CLOSIN						/ 1/1	DOTILL	
(a)	The P	urchaser sl	nall occupy the l	Unit on Fel	28.2010	(the "O	Incum dans Dates	and the Purchaser acknowledge	
(b)					o aweliand as his	ANDRO TOT HEIRING WO	ireemeni.		
1-7	terms Vendo	of this Agreer upon white	ement on a da the transfer of	te (the "Unit of the Unit ac	ompleted and a t Transfer Date") t ceptable for regis	ransfer of the Unit hat is the later of: (tralion is delivered	delivered to the P i) the Occupancy to the Purchaser of	urchaser in accordance with the Date; and (ii) a date fixed by the or his solicitor.	\$ 3
PAR								ART OF THIS AGREEMENT:	
SCF	(EDULE)	'A" - SKET	CH OF UNIT					ALL OF THIS MONECIACIAL	
SCF	EDULE'	B" - VENI	OR'S FINISHE	S					
SCH	EDULE :	'C" - FINAI	VOIAL ABILITY	DEPOSITS					
			AREA SCHEDU	ni of regi	EIPT OF DISCLO	SURE MATERIALS	3		
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THE	PURCH	ASER AC	KNOWLEDGE	S HAVING	PEAD ALL DA	Mammania			
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REP	RESENT	SIONS OF ATIVES &	THE ACT.	ORAL REP	RESENTATIONS	OR WARRANTI	ES BY THE VE	THE VENDOR PURSUANT TO NDOR OR ITS AGENTS OR	
	b month		3 101 701	WARIOF	NOR SHALL TH	OR WARRANTI	AGREEMENT.		
Witn		101	Cury			Witness:		•	
Purc	haser:	DALJ	IT SINGH	GILL		Purchaser:			
Date	of Rinth-	ignature:	4,1960			Purchaser's Sig	mature:		
Socia	t Insuran	ce No.: <	01 591 2	7 7		Date of DILLU:			
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SOLI	CITORS	FOR THE P	URCHASER:						
The V	endor he	гебу ассер	ts the above of	er.					
		LICITORS							
SIKDI	ER PROF	ESSIONAL	CORPORATION	NC	20	12241 OntariojLin	nited /		
1020	Albion Ka	ad. Suite 3	Of Toronto A-	itario M9V 4E	34 Pa	r:/	!		
*****	THE PARTY	EXAMINATION OF THE	der, Solicitor 7 Fax: (416) 7		_	2120/1 /1	nul		
, .	(,	ev. (410) \	7V-2092	ih	ave authority to bin	d the Corporation.		

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No Activity Date:

Include Corrected Entries:

Show Cheque # on Paid Payables:

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No

No 7.63f

Active, Inactive Matters

Sikder Professional Corporation Client Ledger

ALL DATES Date Received From/Paid To Che# General Bld Trust Entry# Explanation Rcpt# Disbs Fees Inv# Acc Ropts Disbs Balance 2842 Daljit Singh Gill, DSC Dev 3540 Sunnymeadow/File No. 17-09-202 Resp Lawyer: PKS 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 7/2011 Joshi Law Office 07026 1 10697.00 10697.00 113755 Deposit/Mortgage 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 UNBILLED BILLED - BALANCES TOTALS CHE RECOV FEES = TOTAL DISBS - RECEIPTS FEES TAX = A/RTRUST 0.00 0.00 PERIOD 0.00 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 0.00 0.00 37965.11 0.00 UNBILLED BILLED - BALANCES FIRM TOTALS CHE RECOV FEES = TOTAL DISBS FEES RECEIPTS TAX = A/R TRUST PERIOD 0.00 0.00 0.00 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 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: A11 Major Clients: All Firm Totals Only: No Responsible Lawyer: All Entries Shown - Billed Only: No Entries Shown - Disbursements: Entries Shown - Receipts: Client Intro Lawyer: A11 Yes Assigned Lawyer: All. 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 Incl. Matters with Neg Unbld Disb: No Totals Only: No Consolidate Payments: No Show Interest: No

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No

AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE



	UNIT	2	01	, LEVEL		, as sho nunicipally know	own on th	ie sketch attac	ched hereto	as Schedule	"A", Peel Reg	jion St	andard
	Cond	ominium	Pian No	prop	osed to be r	nunicipally knou	vn as 50	Sunny Meado	w Boulevard,	Brampion, C	ontatio.	1	NA
					2)						· ·	/	MA
		ALWA	,NT	SINGH	BRAR	to purchase th		densitied ass	(th	e "Purchas	er") agrees (hais) appude	to and	d Willi
				. Its Donlar	which hards	ahaya dacariba	ferben be	and italianis):	annumanant	common inti	erest nereman	ei com	BCIIA61A
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	englet	ention of	the De	rlaration and	i description	-under the Car	ndominiur.	n Act. 1998, t	5.Q. 1998, C	.19, as amei	nded (the "Act	") and	situale
	within	a multi-i	unit com	mercial build	ing (the "Co	ndominium") or	t the tollo	wing terms and	a conattions:				15
,	1. E	PURCHA	SE PRI	<u> </u>						وعورون المعاملات	AAAA TOOL	4V. C	200
١,	The p	urchase	price o	the Unit sha	all be: IWC	HUNDRED money of Cana	-Y7 XIC.	amount hair	no calculate	ed in accord	lance with S	chedi	ile "E".
"	<u>ڪ</u> دي) عداد	COT NO	mar nac	aeranh 14 he	aroin navah	le to the Vendoi	r as follow	/S:					
11	(a)	a sum (FI	FTEEN	THOUS AMP	, FIVE HUM nl, Sikder Prof	ogeo 3	<u>Two</u> (\$_	15,502.	<u>50</u>)[Dollars by che	que w	vilh this
1	717	Agreen	rent pay	able to the	Escrow Age	nt, Sikder Prof	essional i	Corporation in	trust, as a o	deposit to be	credited on a	3¢¢coun	it of the
				on closing;								,	B) \
	(b)	further	deposits	payable as	follows and	to be credited o	n accoun	t of the purcha	ase price on o	closing:		~	• /
		(a)	the furt	her sum of \$			by ch	eque as a furll	her deposit o	n		,3	
		(b)	the furt	her sum of \$			by ch	eque as a furti	her deposit o	n		;	
		(c)											
		• •											
		(d)											
		(e)	the fun	ner sum or \$			Dy Ca	equo ao a min	A	okall ba ania	I by codified of	Saana	or hank
	(c)	draft or	n the Un	it Transfer D	ate (as here	ect to adjustme inafter defined)	•						
	The	Purchase	r agree	s to deliver t	o the Vendo	r post-dated ch	reques pa	syable to the E	Escrow Agen	t in the amor	unts set out in	subpa	ıragraph
	1(b)	upon the	execut	on of this Agr	reement.			WAT					
	2.	CLOSING	3			D. 11	(2.	1 * 5/				•	
	(a)	The Pu	rchaser rees tha	shall occupy it such Occup	/ the Unit on pancy Date	Dec 15 may be extende	ad as prov	O] (the	e "Occupanc ₎ s Agreement.	y Date") and ·	the Purchaser	ackno	wiedges
	(b)	The pu	ırchase	and sale of t	he Unit sha	li be completed	and a tra	ansfer of the L	Joit delivered	to the Purc	haser in accor	dance	with the
	2-7	forme	of this A	greement of	a date (the	"Unit Transfer	Date") th	at is the later :	of: (ii) the Oc	cupancy Dat	e; and (ii) a da	ite fixe	d by the
		Vendo	r upon v	which the tran	isfer of the t	Init acceptable	for registr	ation is delive	rea to the Pu	rcnaser or m	s solicitor.		
	m = 12	. an ani	10 4 TO	b)(C)	HONE AND	THE FOLLOW	and see	EDDIES IF (ATTACHED	EORM PART	OF THIS AG	REEM	FNT [,]
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	SUF	EDULE.	<u>_</u> -	W M									
	THE	PURC	ASER	ACKNOWL	EDGES HA	VING READ	ALL PA	RAGRAPHS	AND SCHE	DULES OF	THIS AGRE	EMEN	IT AND
	FUR	THER A	CKNOV	LEDGES RI	ECEIPT OF	THE DISCLOS	URE STA	TEMENT DE	LIVERED TO	THE VENIT	IE VENDOR P	URSU.	ANT TO
	REP	RESENT	TATIVE	S SHALL NO	T FORM PA	RT OF NOR S	HALL TE	IEY AMEND T	HIS AGREE	MENT.	on on no	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
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1.	Witn	ess:	1000	167 6 1	BRAG	······································		Witness: _ Purchaser	**				
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	SIK	DER PR	OFESSI	ONAL CORP					1	0	."		
				uite 306 Tor		o M9V 4B4	F	er:	Lila	1 A			
				er Sikder, So 10-2957 Fax:		2642	í	have authority	v to bind the	Corporation.			

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Sikder Professional Corporation Client Ledger ALL DATES

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1794 Balwant															
2333-013	sale uni												Re	esp Law	er: PKS
Jul 4/2007 Balv	rant Bra	LE				03874					4519	9 1	12918		12918.00
70096 Depo 210	osit by c	clien	t - Clo	sing	~506-unit										
Apr 23/2008 Sik	der Profe	essio	nal Cor	porat	ion, in t	12009					4519	9 1	129	918.00	0.00
73886 As 1 Mar 3/2009 Balt						05241					4519	9 1	15502	50.	15502.50
84635 Dep			41			03211					101.	•			20000100
Mar 8/2010 Sike	der Profe	essio		porat	ion	T16578					4519	9 1	15	502.50	0.00
99651 As I Nov 3/2010 Laki						06826					4519	9 1	228385	.50	228385.50
110580 Depo	sit/Mort	:gage				0.000	*		•		451	9 1	106	32	228491.83
Nov 3/2010 Laki 110582 Depo						06827					451	9 1	100	. 33	228491.63
Nov 23/2010 2013	2241 Onta	rio	Limited			T18616					451	9 1	228	385.00	106.83
111339 As 1 Apr 21/2011 Bals						07282					451	9 1	1248	.00	1354.83
118510 Depo	osit/Mort	gage													
Apr 21/2011 201				d		T19733					451	9 1	10	098.76	256.07
118512 As 1 Apr 21/2011 Sike				porat	ion	T19734	••				451	9 1	:	200.00	56.07
118514 As 1	Per Direc	tion		•					36.00		1600				
Apr 21/2011 Expe 122939 Dis						04162		1	76.99		451	9 .			
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122941 DIS Apr 21/2011 Tax			.99 TAX		23.01				23.01		451	Q.			
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122944 PMT	on Acc bursement		or ree	s and	1										
Oct 9/2011 Exp	04306		:	56.07		472	0								
128701 Bank Charges * Oct 9/2011 Billing on Invoice 4720									0.00		472	0			
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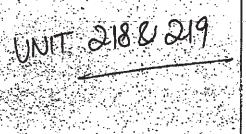
SUNNY MEADOWS MEDICAL CENTRE AGREEMENT OF PURCHASE AND SALE

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

proposed co in Schedule the Unit(s) (applicable, c	he "Vendor" or the "Decla nd "Window development kno "E" attached hereto, together being all hereinafter collecti lescribed in Schedule "C" att be registered to create;	was (collectively, the "Purchaser"), rant") to purchase 2 pown as SUNNY MEADOWS MED with an undivided interest in the cively referred to as the "Unit") and ached hereto, all in accordance with a condominium upon the Proper	Commercial Unit(s) in the DICAL CENTRE, as identified ommon elements appurtenant to all finishing's and chattels, as the Conduction.	
lawful mone Unit in Scho subject to a payable To	y of Canada, for the Unit, so the "B" multiplied by \$33 and adjustment in accordance	ase Price") for the Unit nd. Five Hundred and Sixty-Seven and amount being based upon the 66.60 Dollars per square foot of the with Section of this Agreement. or or bank draft:	10.20)(\$367.567.20) Dollars of estimated square footage of the e Unit. This amount shall be	
Purchase Price, as	en Thousand an initial deposit upon representing 10% of the Pure	the execution of this amount	and representing 5% of the t of Purchase and Sale (the	
(b) Eigh 5% of the Purchase this Agreement;	een Thousand, Three Hundr Price, as a further deposit by	ed and Seventy-Eight (0.36)(\$18.37) way of cheque post-dated to the	78.36) Dollars and representing 50th day following execution of	
(c) <u>Eight</u> 5% of the Purchase this Agreement.	een Thousand. Three Hundr Price, as a further deposit by	ed and Seventy-Fight (0.36)(\$18.33 y way of cheque post-dated to the 9	28.36) Dollars and representing both day following execution of	
(d) The to or as the Vendor ma	valance of the Purchase Price y in writing direct, in cash or	e, subject to any remaining adjustm by certified cheque on Closing.	ents, to the Vendor's Solicitors	
3. The amounts may be. The of this Agreer	ochosite may be released by	are herein referred to as the "Depot y the Vendor's Solicitor to the Vendor	osit" or "Deposits", as the case dor in accordance with Section	
	to "F" of this Agreement are nowledges having read all sec erred to in Schodule "E".	an integral part hereof and are contra tions and Schedules of this Agreeme	ined on subsequent pages. The nt and confirms receipt of those	
DATED at BEAMET	, this	day of MARIH , 20	00 9	
WITNESS:	PURCHASER'S SIGNATURE:	111 0		
(as to all Purchaser's sig if more than one Purchase	natures D.O.B.	/972. /2-/S YYYY/MM/DD	SIN# 493 435 473	
	PURCHASER'S SIGNATURE:			
	D.O.B.	YYYY/MM/DD	SIN#	
	Address:	54 PENNINGTON	PLACE PRAMPTON ON LYS	57
	Phone:	Bus:	Home: 905. 790. 9089	
		Facsimile:		
	E-mail:			
PURCHASER'S SOLIC	ITOR: NAME;			
,	ADDRESS:			
	PHONE:	Bus:	Facsimile:	
			, and and a	
DATED this	day.of <i>MASLCP</i>	<u>1</u> 200		
ENDOR'S SOLICITOR		2012241 Ontario Limited		
altu Sikdar Proffesional C uite 306 - 1620 Albion rd	. •	_111		
oronto, Ontario M9V 4B4 attn: Mr. Paltu Sikdar, So	ļ	Per: Joyn //W		
Mr.Harjinder Singh (Chahal	1/We have authority to bind the	Corporation.	

Sikder Professional Corporation Client Ledger

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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE



UNIT 308-309 LEVEL 3 as shown on the	ne sketch attached hereto as Schedule "A", Peel Region Standard							
Condominium Plan No proposed to be municipally known as 50	Sunny Meadow Boulevard, Brampion, Ontario.							
manufacture of the same was	COMM) OF HE							
HARMAN JOT DHILLON / MA JOR HA/ 2012241 ONTARIO LIMITED (the "Vendor"). to purchase the above-	1/SRA (the "Purchasel") agrees to and with described condominium unit(s) and its (their) appurtenant common							
interest as specified in the Declaration (such above described unit(s)	and tis(their) appurtenant common interest hereinafter collectively							
-collect the "Linit") emblect to the hydraws and rules of the condominium o	omoration (the "Condominium Cornoration") to be created upon the							
registration of the Declaration and description under the Condominium within a multi-unit commercial building (the "Condominium") on the follow	n Act, 1996, S.O. 1996, C.19, as amended (the Act) and stidate wing terms and conditions:							
1. PURCHASE PRICE:								
The market with a state when the Care Mine 1 DEPE	D ONE THOUSAND							
(\$ UOLODO. 2) of lawful money of Canada, said	i amount being calculated in accordance—with Schedide "E".							
plus G.S.T. as per paragraph 14 herein, payable to the Vendor as follow	Dollars by cheque with this Corporation in trust, as a deposit to be credited on account of the							
(a) a sum of 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								
(a) the further sum of \$by ch	eque as a further deposit on;							
(b) the further sum of \$by ch	eque as a further deposit on;							
(c) the further sum of \$by ch	eque as a further deposit on;							
(d) the further sum of \$by ch								
(e) the further sum of \$ by ch								
	ovided in this Agreement, shall be paid by certified cheque or bank							
draft on the Unit Transfer Date (as hereinafter defined).	Strade in and highestically divisit to part by account of the							
The Purchaser agrees to deliver to the Vendor post-dated cheques pa	yable to the Escroy Agent in the amounts set out in subparagraph							
1(b) upon the execution of this Agreement. 2. CLOSING Fell 26, 2010	(mla) of 140							
(a) The Purchaser shall occupy the Unit on Decarts and agrees that such Occupancy Date may be extended as prov	(the "Occupancy Date") and the Purchaser acknowledges ided for in this Agreement.							
 (a) The Purchaser shall occupy the Unit on								
terms of this Agreement on a date (the "Unit Transfer Date") the	at 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 registr	ation is delivered to the Purchaser or his solicitor.							
PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SCH	EDITI ES LE ATTACHED EODM DADT OF THIS ACCEMENT.							
PARAGRAPHS 1 TOINCLUSIVE AND THE FOLLOWING SCH	EDULES, IF ATTACHED, FORM FART OF THIS AGREEMENT.							
SCHEDULE "A" - SKETCH OF UNIT								
SCHEDULE "B" - VENDOR'S FINISHES SCHEDULE "C" - FINANCIAL ABILITY/DEPOSITS								
SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOS	URE MATERIALS							
SCHEDULE 'E' - UNIT AREA SCHEDULE SCHEDULE -								
SCHEDOLE								
THE PURCHASER ACKNOWLEDGES HAVING READ ALL PAI								
FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STA THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS								
REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL TH								
Witness: Jal VIII	J. 5011/							
Purchaser. HARMAN JOT, SHILLON	Witness: Jall WWW Purchaser: MASOR HANSIRA							
Purchaser's Signature: Harmon 60 million	Purchaser's Signature: Motion Complete							
Date of Birth: 12/16/1968	Date of Birth: JAN 1 //350							
Social Insurance No.: 638 321 869	Social Insurance No.: 623 21/2-U62							
Address: 19 ROCK STEP CRT	Address: 29 RED CEDAR CRES							
BRAMPTON ON LGR 344	BRAMPTAN ONT LKRIAS							
Tel. # GD5-790-6401 Cell # 416-528-6300	Tel. # 905-458-8345 Cell # 647-402-4228							
Fax.#Email	Fax. # Email							
SOLICITORS FOR THE PURCHASER:								
	· ·							
The Vendor hereby accepts the above offer.	:							
	MARKA DALATA BARAK D							
VENDOR'S SOLICITORS: 20 SIKDER PROFESSIONAL CORPORATION	012241 Ontario Limited							
1620 Albion Road, Suite 306 Toronto, Ontario M9V 4B4 Pe	er: ———// / / //							
Attn: Mr. Pattu Kumar Sikder, Solloitor Telephone: (416) 740-2957 Fax: (416) 740-2642	any authorite hind the Company							
- Coopinate: (110) /10-233/ FBX: (110) /10-2012	nave authority to bind the Corporation.							

AMENDMENT

TO AGREEMENT OF PURCHASE

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: DNE HUNDER NINTY THREE THURSAND SIX HUMBED

(\$ 193,600

APPROXIMA THY

Deposit: 50% OF TOTAL DEPOSIT AND

INSERT: INSERT:

Unit No. 308

Dated at Brampton, this 14 th day of March, 2011.

Signed, Sealed and Delivered in the presence of:

Witness. Date: MA

Witness: Date: MARCHIH, 201 er: Harmanjot Dhillo

Dated at Brampton, this

th day of March, 2011.

Signed, Sealed and Delivered in the presence of:

Seller 2012241 Ontario Limited Name: THE DEV DHALIVAL

Title: PRFSIDENT

I have the authority to bind the Corporation.

241

AMENDMENT

TO AGREEMENT OF PURCHASE AND SALE

SUNNY MEADOWS MEDICAL CENTRE

BUYER:

Harmaniot Dhillon and Major Hansra

SELLER:

2012241 Ontario Limited

REAL PROPERTY:

Units 308-309 Level 3, 50 Sunny Meadow Blyd.,

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: Tw. HUNDING & FIVE Thousan Four Handered (\$ 205,4002)

INSERT:

Deposit:

50% OF TOTHE DEPOSIT AND

INSERT:

Unit No. 309

Dated at Brampton, this 14th day of March, 2011.

Signed, Sealed and Delivered in the presence of:

Date: 101117 (1/ 17, 201)

Buyer: Major Hansra

Dated at Brampton, this 14th day of March, 2011.

Signed, Sealed and Delivered in the presence of:

Seller: 2012241 Ontario Limited

Name: JAGDEN DHALINAL

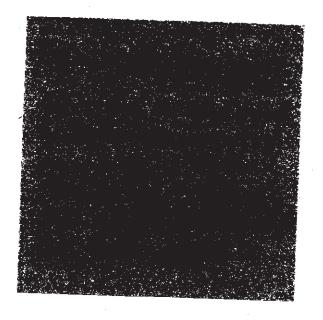
Title: PRESIDENT.

I have the authority to bind the Corporation.

Sikder Professional Corporation Client Ledger ALL DATES

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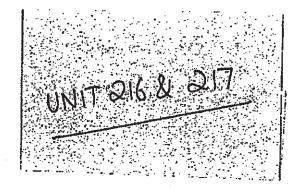
AGREEMENT OF PURCHASE AND SALE

LEVEL: 2 UNIT:	216 & 217 P	POSSESSION DATE: Feb 28/2010
proposed condomining Schedule "E" at the Unit(s) (being applicable, describe	indor" or the "Declar aium dévelopment kno- ached hereto, together all hereinafter collective ad in Schedule "C" atta	al_(collectively, the "Purchaser"), agrees with 2012241 Ontario ant") to purchase Commercial Unit(s) in the twn as SUNNY MEADOWS MEDICAL CENTRE, as identified with an undivided interest in the common elements appurtenant to vely referred to as the "Unit") and all finishing's and chattels, as cleded hereto, all in accordance with the Condominium Documents condominium upon the Property (as described herein) (the
money of Canada, Schedule "B" multi adjustment in acco Sikdar Proffesiona	y-Six Indusand, One of for the Unit, said amo plied by \$336.60 Dollar dance with Section of	se Price") for the Unit shall be the sum of: Sundred and Twenty-Two (0.80) (\$356.122.80) Dollars of lawful unt being based upon the estimated square footage of the Unit in ars per square foot of the Unit. This amount shall be subject to an f this Agreement. The Purchase Price shall be payable To Paltu st (the "Vendor's Solicitor") in the following amounts at the
(a) Fifteen Tho Price, as an initial deposit representing 10% of the Pr	upon the execution of	(\$15.000.00) Dollars and representing 5% of the Purchase of this Agreement of Purchase and Sale (the "Agreement") and
(b) <u>Seventoen</u> the Purchase Price, as a fu Agreement;	Thousand, Eight Hund riher deposit by way o	tred and Six (0.14)(\$17.806.14) Dollars and representing 5% of cheque post-dated to the 30th day following execution of this
(c) <u>Seventeen</u> the Purchase Price, as a fi Agreement.	Thousand, Eight Hund uther deposit by way	of cheque post-dated to the 90th day following execution of this
(d) The balance or as the Vendor may in w	of the Purchase Price, iting direct, in cash or	subject to any remaining adjustments, to the Vendor's Solicitors by certified cheque on Closing.
 The amounts payabl 	e under Sections and	are herein referred to as the "Deposit" or "Deposits", as the case the Vendor's Solicitor to the Vendor in accordance with Section
Schedules "A" to "F" Purchaser acknowled documents referred to		an integral part hereof and are contained on subsequent pages. The ions and Schedules of this Agreement and confirms receipt of those
DATED at BRAMPTON	, this / d	lay of Man 4 1 200 9
WITNESS:	PURCHASER'S	- Aline
(as to all Purchaser's signature if more than one Purchaser)	SIGNATURE: D.O.B.	1939/06/20 SIN# 624 261 319
	PURCHASER'S SIGNATURE:	
	D.O.B.	YYYYMM/DD SIN#
	Address:	S9 PENNINGTON PLACE, BRAMPIUM ON LGS 557
	Phone:	Bus: Home: 905 790 9069
		Facsimile: Cell:
	E-mail:	
PURCHASER'S SOLICITOR:	NAME:	
	ADDRESS:	
r.	PHONE:	Bus: Facsimile:
DATED this day	of Manch	
VENDOR'S SOLICITORS And Sikog Proffesional Corpora Suite 306 - 1620 Albion rd. Toronto, Ontario M9V 4B4 Attn: Mr. Paltu Sikdar, Solicitor Mr. Harjinder Singh Chahal Telephone: (416) 740-2957 Fax:		Per: Joseph Hill I/We have authority to bind the Corporation.

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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

21___ LEVEL _____3____ as shown on the sketch attached hereto as Schedule "A", Peel Region Standard Condominium ___ proposed to be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario.

		to purchase the above-describe	ed condominium unit(s) and its(their) appurtenant common interes	naser") agrees to and with 2012241	ONTARIO LIMITEI s specified in the D	O (the "Vendor"), ectaration (such
		above described unit(s) and its		Oli WELLTEST		he by-laws and lectaration and hercial building
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		Tel.# 900-875-3463_0	eir#	Tel. # 905-875-3443	Cell #4/6 8 35	0962
	•	Fax. # E	mail	Fax, #	_ Email	
		SOLICITORS FOR THE PURCI	HASER:			
		The Vendor hereby accepts the	above offer.			•
		VENDOR'S SOLICITORS: SIKDER PROFESSIONAL COR 1520 Albion Road, Suite 306 To Attn: Mr. Paltu Kumar Sikder, S Telephone: (416) 740-2957 Far	oronto, Ontario M9V 4B4	Per: I have authority to bird in Corpo	ration.	

UNIT __320/321 Plan No.______

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AGREEMENT OF PUR SUNNY MEADOWS N	
112	•
UNIT, LEVEL, as shown on to Condominium Plan No proposed to be municipally known as 50	he sketch attached hereto as Schedule "A", Peel Region Standard Sunny Meadow Boulevard, Brampton, Ontario.
PRABLICITY S. DHANDA IN TRUST (B) 2012241 ONTARIO LIMITED (the "Vendor"), to purchase the above interest as specified in the Declaration (such above described unit(s) called the "Unit"), subject to the by-laws and rules of the condominium registration of the Declaration and description under the Condominium within a multi-unit commercial building (the "Condominium") on the following the condominium on the following the "Condominium"	and its(their) appurtenant common interest hereinafter collectively, corporation (the "Condominium Corporation") to be created upon the m Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate
1. PURCHASE PRICE:	THOUSHUR AND
The purchase price of the Unit shall be:	SELENTU ENJERSIA UNA DERET DI-
purchase price on closing;	A second
(b) further deposits payable as follows and to be credited on accour	
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(c) the further sum of \$by cl	neque as a further deposit on;
(d) the further sum of \$ by cf (e) the further sum of \$ by cf	neque as a further deposit on
 (c) the balance of the purchase price, subject to adjustments as priced draft on the Unit Transfer Date (as hereinafter defined). 	rovided in this Agreement, shall be paid by certified cheque or bank
The Purchaser agrees to deliver to the Vendor post-dated cheques particle) upon the execution of this Agreement.	ayable to the Escrow Agent in the amounts set out in subparagraph
CLOSING The Purchaser shall occupy the Unit on AFRIL 15, 26 and agrees that such Occupancy Date may be extended as pro	(the "Occupancy Date") and the Purchaser acknowledges vided for in this Agreement.
(b) The purchase and sale of the Unit shall be completed and a tr terms of this Agreement on a date (the "Unit Transfer Date") th Vendor upon which the transfer of the Unit acceptable for regist	ansfer of the Unit delivered to the Purchaser in accordance with the later of: (i) the Occupancy Date; and (ii) a date fixed by the ration is delivered to the Purchaser or his solicitor.
PARAGRAPHS 1 TO INCLUSIVE AND THE FOLLOWING SCH	HEDULES, 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 DISCLO	SURE MATERIALS
SCHEDULE "E" - UNIT AREA SCHEDULE SCHEDULE	
THE PURCHASER ACKNOWLEDGES HAVING READ ALL PAFURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THE	ATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT TO FOR WARRANTIES BY THE VENDOR OR ITS AGENTS OR
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Purchaser's Signature: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Purchaser's Signature:
Date of Birth: 30 07 62	Date of Birth:
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BOANITON I LY 3 NI	nuuress:
Tel. # 905-781-34185 Cell# 905-450-8929	Tel. # Cell #
Fax.#Email	Fax.# Email

The Vendor hereby accepts the above offer.

SOLICITORS FOR THE PURCHASER:

VENDOR'S SOLICITORS: SIKDER PROFESSIONAL CORPORATION 1620 Albion Road, Suite 306 Toronto, Ontario M9V 484 Attn: Mr. Paltu Kumar Sikder, Solicitor Telephone: (416) 740-2957 Fax: (416) 740-2642 2012241 Ontario Limited

Per-Jah Yul

I have authority to birid the Corporation.

* Enclusive General Dentistry use.



TO: 9057900466

P.2/3



Amendment to Agreement of Purchase and Sale



BETWEEN

Prabjet S. Dhanea in Trust (To be Incorporated)

AND SELLER: 20212241 Ontario Limited

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

2010

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")

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):

emy OFFER 2010 by Reagancy Systems Corp.

Homelife/Miracle Realty Ltd.

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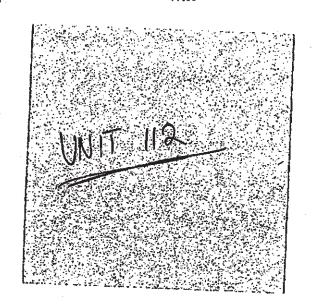
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P.3/3

IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable to	w Buyer until 8:00 p.r	n. on the 23rd
day of September , 2010 , ofter which time, if not accepte	d, this Offer to Amend shall be null and ve	sid.
For the purposes of this Amendment to Agreement, "Buyer" includes purchase	r and "Seller" includes vandor.	
Time shall in all respects be of the essence heroof provided that the lime for obridged by an agreement in writing signed by Seller and Buyer or by their as	doing or complaing of any matter provid pactive solicitors who are hereby expressly	ed for herein may be extended or appointed in this regard.
All other Terms and Conditions in the aforementlened Agreement t	o remain the same.	
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SIGNED, SPACED AND DELIVERED in the prosence of IN WITNESS whereof in	ave hergunte set my hadd and seal:	1
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(Monoss) (Buyers Salar)		(56%)
i, the Undersigned, agree to the above Offer to Amend the Agreement.		
SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereofth I	iove harounto set my hand and sook	\$ DATE OUT, 1, 2010
(Winoss) (Guyan/Secilar)	all com	DATE DV 1 7
(Winess) (Buyoz/Sallar)	5	DATE (SZO)
The Undersigned Spouse at the Seller hereby consonts to the Amendments hereinb	ilora set out,	
(Without) (Spinite)		DATE DATE
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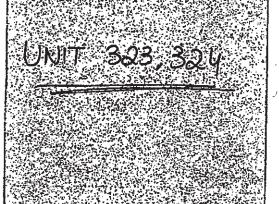


AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

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		e A.		JRCHASE AND SALE	4.	Dia M
,		6 B C.S.		MEDICAL CENTRE		~2~ 0/5
UNIT	393-	3.24 , LEVEL <u>3</u> Plan No proposed to be	, as shown or	the sketch attached her	eto as Schedule "A", Peel F	tegion Standard
Cond	ominium i	Plan No proposed to be	municipally known as	50 Sunny Meadow Boulev	ard, Brampton, Ontario.	
	T		6	e 12		45 B
2012	241 ONT	L S. Caaha 2 3 ARIO LIMITED (the "Vendor"),	to ourchase the abo	CANAL— ve-described condominius	the "Purchaser") agrees) m unit(s) and its(their) annu	to and with
intere	st as spe	cified in the Declaration (such	above described unit	(s) and its(their) appurten	ant common interest herein	after collectively
		"), subject to the by-laws and ri the Declaration and descriptio				
		nit commercial building (the "C				().
1. 1	PURCHAS	SE PRICE:	4 °			Z/JX
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(\$ <u>_5</u> ≀plus ⊳	<i>30,40.</i> GST a s	of lawfu	I money of Canada, S	aid amount being calcu tows: a	liated in accordance with	Schedule "E",
(a)	a sum o	per paragraph 14 herein, payal Sx Thouse ent payable to the Escrow Ag	Server Course	8 06,00	o. oo) Dollars by o	heque with this
	Agreem	ent payable to the Escrow Ag	ent, Sikder Profession	al Corporation in trust, as	a deposit to be credited or	account of the
a.s	•	e price on closing;			aa alaabaa	
(p)		eposits payable as follows and		. ,	<u> </u>	
		the further sum of \$				
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		the further sum of \$		to the second se		
		the further sum of \$			•	*
(c)		nce of the purchase price, sub the Unit Transfer Date (as here		provided in this Agreeme	ent, shall be paid by certified	cheque or bank
The		agrees to deliver to the Vend	,	annable to the Cannot A		·
1(b)	upon the e	execution of this Agreement.	or post-dated cheques	t)	gent in the amounts set out	in suoparagraph
2. 1	CLOSING			BRE		
(a)	The Pur	chaser shall occupy the Unit or ses that such Occupancy Date	DEC 15, 2004	the "Occupa	ancy Date") and the Purchase	er acknowledges
4.						
(p)		chase and sale of the Unit sha f this Agreement on a date (the				
		upon which the transfer of the				and this by the
PAR	AGRAPH	S 1 TO INCLUSIVE AND	THE FOLLOWING SO	CHEDULES, IF ATTACHE	ED, FORM PART OF THIS A	GREEMENT:
		" - SKETCH OF UNIT				
		" - VENDOR'S FINISHES " - FINANCIAL ABILITY/DEP(OSITS:			
SCH	EDULE "C	" - ACKNOWLEDGEMENT O		OSURE MATERIALS		
SCH	EDULE "E	- Unit area schedule Mutual Release	150	t /		
			γ ''	/		
THE FUR	PURCH, THER AC	ASER ACKNOWLEDGES HA KNOWLEDGES RECEIPT OF	AVING READ ALL P THE DISCLOSURES	PARAGRAPHS AND SC TATEMENT DELIVERED	HEDULES OF THIS AGE TO HIM BY THE VENDOR	REMENT AND
THE	PROVIS	IONS OF THE ACT. ORA	L REPRESENTATION	IS OR WARRANTIES I	BY THE VENDOR OR ITS	
KEP.	RESERIA	ATIVES SHALL NOT FORM PA	ART OF NOR SHALL	THEY AMEND THIS AGR	EEMENT.	
Witn	ess:			Witness:		
	haser:		1 DIAME	Purchaser: Gag		<u>¥</u>
	nasers Si of Birth:	gnature:	t.	Purchaser's Signatu Date of Birth: /S		
	-	ce No.: 545-255	· C&		2:535-594-683	
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Tel. :	# <u>\PS_</u> #	. 113 x 3 3 - OCH #	- 600-04(0	Fax.#	<u> </u>	15491
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	CHORS	FOR THE PURCHASER:			<u>. </u>	
The	Vendor he	reby accepts the above offer.				
VEN	DOR'S S	DLICITORS:		2012241 Ontario Limite	ed.	
SIKE	DER PRO	ESSIONAL CORPORATION		1 .	- 0	
		oad, Suite 306 Toronto, Ontari Kumar Sikder, Solicitor	o M9V 4B4	Per Tour VI	41	
		16) 740-2957 Fax: (416) 740-	2642	I have authority to bind the	ne Corporation.	

Sikder Professional Corporation Client Ledger ALL DATES

						ALL DATES							
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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE

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abov	e-descrit	ed con	dominium	unit(s) and	its(their) appurtenant	common inte	rest as specifie	d in the Declaration	/endors), to purci	hase tr
condi	miolom	cornora	tion (the	"Condominius	T Composite will be	condecises C	alied the DUIL), subject to the I	by-laws and rule:	s of th
Cond	ominium	Act, 19	98. S.O.	1998; c.19, a	s amended (the "Act")	and situate	within a multi-ur	of the Declaration	and description u	nder th
								7. 3		
1. <u>F</u>	URCHA	SE PRI	CE:	14	F HUMBERD FORES /	Sancaum fuc	PS G ILLIVADOR	65	fut an	0-
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(a)	a sum (of Fave	y Eilight inty-eigh	HINESAND HA	Es Hundred Severa	Six / 12 38 3	572 22 (K-1)	hu chacus with the		1. 1
	the Esc	crow Ag	ent, Sikd	er Professiona	Corporation in trust,	as a deposit	to be credited or	n account of the pu	rchase price on c	iyabie i ilosing:
(b)					nd to be credited on ac				•	
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1(b) ı	ipon the	execution	on of this	Agreement.		(C+)				
2. 9	CLOSING	3			nit on15 th of Mi	- To 1	INE OF	ha Maayaaaa B	nand) and the Di	realmone
(a)	acknoy	viedaes	and agre	es that such (Occupancy Date may:	pe extended i	as provided for a	in this Agreement		
(b)	The pu	ırchase	and sale	of the Unit st	nall be completed and	a transfer of	the Unit deliver	red to the Purchas	er in accordance	with th
\-,				e data (6)	he "Unit Transfer Date Unit acceptable for n	פתו פו זבמו ו"ב	Table Di. III Ule i	LICALULADOLY LIGHT, C	HILL THE A GALG TING	u by ui
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	#				CHARLES SHIFMA	W BARRIS	IER & SOLI	SUITE 900 TORON	10 ONTARIO	MIMO
so	LICITOR	SFOR	THE PU	RCHASER:	B.A. LL. 8	2/44	70148 2 01.			
						•		FAX: 416	225 1124	
****	- Mandai	r hereby	accepts	the above offe	er.					
						201224	1 Ontario Limit	lea 1		
VE	NDOR'S	SOLIC	ITORS:	CORPORATION OF	DN	Per:		/		
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AGREEMENT OF PURCHASE AND SALE SUNNY MEADOWS MEDICAL CENTRE 303 303 4 303 LEVEL as shown on the sketch attached hereto as Schedule "A", Peel Region Standar Condominium Plan No. proposed be municipally known as 50 Sunny Meadow Boulevard, Brampton, Ontario. 10 P KAT THYESINENTS Adding Latengo & Balwin 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 th 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:** THESE HUNDRED THIRTY SIX THEMLAND HINE HUNDRED FORTY en thousand three hundred and , gius G.S.T. as per paragraph 14 herein, payabi to the Vendor as follows:

FFFF SEFEN THOUSAND SEFEN HUNDERED

(a) a sum of twenty eight thousand eight hundred and \$28,866.00_) 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; further deposits payable as follows and to be credited on account of the purchase price on closing: (b) (a) the further sum of \$_28,866.00_ _by cheque as a further deposit in -30days the further sum of \$_28,866.00 _by cheque as a further deposit in _60 says (b) the further sum of \$ 28,866.00 _by cheque as a further deposit in _90 days (c) (d) the further sum of \$ by cheque as a further deposit on by cheque as a further deposit on the further sum of \$ (e) the balance of the purchase price, subject to adjustments as provided in this Agreement, shall be paid by certified cheque or ban (c) 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 subparagrap 1(b) upon the execution of this Agreement. CLOSING THE JUNE (the "Occupancy Date") and the Purchase 15th of May_ The Purchaser shall occupy the Unit on (a) acknowledges and agrees that such Occupancy Date may be extended as provided for in this Agreement. The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with th (b) 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 - MO) ACK
SCHEDULE "E" - JUNIT AREA SCHEDULE SCHEDULE "E" THE PURCHASER ACKNOWLEDGES HAVING READ ALL PARAGRAPHS AND SCHEDULES OF THIS AGREEMENT AN FURTHER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT DELIVERED TO HIM BY THE VENDOR PURSUANT THE PROVISIONS OF THE ACT. ORAL REPRESENTATIONS OR WARRANTIES BY THE VENDOR OR ITS AGENTS O REPRESENTATIVES SHALL NOT FORM PART OF NOR SHALL THEY AMEND THIS AGREEMENT. Purchaser: ENYES IMENIC Purchaser: 18 P KA1 Purchaser's Signature: Purchaser's Signature:_ PREMOEW Date of Birth: Data of Birth: 111 LE: Social Insurance No.: Social Insurance No : I HAVE ANTHORITY TO Address: CORPORATION 41. # 1300 NORTH YORK Cell # Tel.# Tel.# 416 223 8333 Cell# Email Fax. # H. CHARLES SHIFMAN, B.A. LL.B BARRISIER & SELICITOR Email Fax. # 416 227 9911 Suife 900 10RONTO ONTARIO 1124 3 43 SOLICITORS FOR THE PURCHASER: -/ONGE SIREET 18L: 416 226 9191 FAX: 416 225 1124 The Vendor hereby accepts the above offer. 2012241 Ontario Limited

Per:

I have authority to bind the Corporation.

VENDOR'S SOLICITORS:

SIKDER PROFESSIONAL CORPORATION

1620 Albion Road, Suite 306 Torento, Ontario M9V 4B4 Attn: Mr. Paltu Kumar Sikder, Solicitor

Telephone: (416) 740-2957 Fax: (416) 740-2642

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

2081 1642

DATE

LOST CC#694 DD MAR/15/10 NAME OF REMITTER / DONNEUK D'ORDRE

TRANSIT NO. N° D'IDENTIFICATION

BRANCH CENTRE BANCAIRE

2010-04-23 M/M D/J

PAY TO THE ORDER OF PAYEZ A L'ORDRE DE

PALTU STRDAR IN TRUST**************************

\$*****57,732.00

THE SUM OF LA SOMME DE

CANADIAN IMPERIAL BANK OF COMMERCE TORONTO CANADA

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

208116426# #09502#010# 331420027433450

Meadowvale Village Centre	minion Bank	DATE	2010-04-08 YYYYMMDD
7060 McLaughlin Road Mississauga, ON L5W 1W7	Tra	nsit-Serial No.	1597 - 5316953
Pay to the PALTU SIKDAR I	N TRUST		\$ ипиии42,732.
Graer of	CANADA TRUST 12 T 3 2 D	D av	Canadian Dol
Authorized signature required for amoun	nts over CAD \$5,000.00	NAMA	

m3808#

1553357 ONTARIO INC. MR SURINDER SINGH BRAR 2741 GALLEON CRES MISSISSAUGA, ON L5M 578

100 DOLLARS E MENDER PAY to PACTU SIKOAR IN. the order of FIFTER THEUSAND

Canada Trust 2955 EGLINTON AVE. W. MISSISSAUGA, ONTARIO 15M 6J3

RE S-SUMMY MERODIN'S # 312

1653357 ONTARIO INC.

4304

0261

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DATE 27

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.

- 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.

- 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

. Commiyanyi

(H.J. Ash)