

Properties

PIN 64384 - 0015 LT Interest/Estate Fee Simple
 Description LT 109 PL 256 VILLAGE OF CHIPPAWA ; NIAGARA FALLS
 Address 8850 SODOM RD
 NIAGARA FALLS

Consideration

Consideration \$435,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 1448022 ONTARIO LIMITED
 Address for Service 3139 Portage Road, Niagara Falls,
 Ontario L2J 2J8

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name SOHAIL, SHAAN ALEXANDER Registered Owner
 Date of Birth 1996 12 24
 Address for Service 8850 SODOM RD
 NIAGARA FALLS

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

Signed By

Ryan Marino Joseph Bonin 501-55 King Street acting for Signed 2023 08 03
 St. Catharines Transferor(s)
 L2R 3H5

Tel 905-641-1902

Fax 905-641-1368

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Manmeet Parhar 205-603 Argus Road, Oakville acting for Signed 2023 08 03
 Oakville Transferee(s)
 L6J 6G6

Tel 647-680-7484

Fax 905-481-2411

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

PARHAR LAW OFFICE 205-603 Argus Road, Oakville 2023 08 03
 Oakville
 L6J 6G6

Tel 647-680-7484

Fax 905-481-2411

Fees/Taxes/Payment

Statutory Registration Fee \$69.00

Provincial Land Transfer Tax \$1,175.00

Fees/Taxes/Payment

Total Paid \$1,244.00

File Number

Transferor Client File Number : 23211

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64384 - 0015 LT 109 PL 256 VILLAGE OF CHIPPAWA ; NIAGARA FALLS

BY: 1448022 ONTARIO LIMITED

TO: SOHAIL, SHAAN ALEXANDER

Registered Owner

1. SOHAIL, SHAAN ALEXANDER

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein: contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$435,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$435,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$435,000.00

6. Other remarks and explanations, if necessary.

- Fraction of parties who are qualifying home purchasers: ALL and the agreement of purchase and sale was entered into after December 13, 2007,
- SHAAN ALEXANDER SOHAIL is/are (a) first time home purchaser(s) as defined in the Land Transfer Tax Act, and
- The purchaser(s) will occupy the qualifying home as his/her/their principal residence on 2023/08/03 (Note: must be within 9 months of the date of registration or disposition), and
- No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act
- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A2348363.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 59 Registration No. SN775153 Date: 2023/08/03

B. Property(s): PIN 64384 - 0015 Address 8850 SODOM RD Assessment 2725120 - 00714200
NIAGARA FALLS Roll No

C. Address for Service: 8850 SODOM RD
NIAGARA FALLS

D. (i) Last Conveyance(s): PIN 64384 - 0015 Registration No. SN759208
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Manmeet Parhar
205-603 Argus Road, Oakville
Oakville L6J 6G6