

Vancouver

23-Jun-20

REGISTRY

Form 109 (Rule 22-2 (2) and (7))

This is the 1st Affidavit
of Nader Vatanchi in this case
and was made on 18 June 2020.

No. H 200039
Vancouver Registry

In the Supreme Court of British Columbia

Between

PEOPLES TRUST COMPANY

Petitioner

and

CENSORIO GROUP (HASTING & CARLETON) HOLDINGS LTD.
PETER CENSARIO also known as PETER ANTHONY CENSORIA and PETER ANTHONY
CENSORIO,
STRADA 39 TRUST,
BANCORP BALANCED GROWTH MORTGAGE II FUND LTD.,
BANCORP BALANCED MORTGAGE FUND II LTD.,
PK CAPITAL LTD.,
ALL CANADIAN INVESTMENT CORPORATION,
FBM CANADA GSD INC.,
MEDINA CONCRETE SERVICES LTD.,
TUCUVAN CONSTRUCTION LTD.,
ONMI DRYWALL LTD.,
1223293 B.C. LTD.,
RAHUL GLASS LTD.,
SERIN INVESTMENTS LTD.,
CLARION PROEPRTY CORPORATION
G.I.H. PROPERTIES LTD.,
BARRY CHARLES HOLDINGS LTD.
BECISION HOLDING CORPORATION
SANDRA CHAPPELL
CREST CAPITAL CORPORATION
DURHAM CAPITAL MANAGEMENT INC.
YORK VENTURES LTD.,
DIANE RAUCH,
JEFFREY RAUCH,
HELGA RAUCH,
PAVILION INVESTMENTS INC.,

RODNEY GRANT KENYON,
ALAN LONG,
MANDATE MANAGEMENT CORPORATION

Respondents

AFFIDAVIT

I, Nader Vatanchi, of Vancouver, British Columbia, Business Development Consultant SWEAR (OR AFFIRM) THAT:

1. On or about April 4, 2017, I entered into a pre-sale purchase agreement with Censorio Holdings Ltd., to purchase proposed strata lot # 19 for the purchase price of \$409,900.00. (the "Agreement").
2. The size of the condo is 591 square feet as depicted in the agreement.
3. At the time I understood the purchase price per square foot to be \$652.00, attached hereto and Marked **Exhibit "A"** is a copy of the New Sales Memo evidencing same.
4. At the time I intended to use the condo as my primary residence, I continue to rent in downtown Vancouver while I wait for my new home to be built. I am eager to move in once it is complete.
5. I had previously purchased a unit in the Agnes Project in New Westminster which was built by the same developer as the Carleton. I reached out to Censorio and enquired if they had any future projects and he mentioned Carleton.
6. At the time I felt the price might be too high, but the market was changing and I ultimately settled on the current price.

SWORN (OR AFFIRMED) BEFORE
ME at Vancouver, British Columbia
On 18 June, 2020.



A commissioner for taking affidavits
For British Columbia



Nader Vatanchi

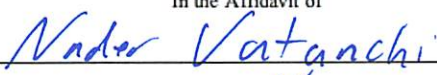

MAX WOLINSKY
Barrister & Solicitor
Murphy & Company LLP
203-815 Hornby Street
Vancouver, BC V6Z 2E6

censorio

NEW SALES MEMO

| | | | |
|----------|-----------------------|---------|-------------|
| To: | PETER CENSORIO | Copies: | S. Jones ML |
| From: | KRISTINA VAN HOMBEECK | | DZ AR |
| Subject: | NEW SALE - Carleton | | PH |
| STATUS: | FIRM | Date: | 19-Apr-17 |

PROJECT: Carleton
PURCHASER: Vatanchi
STRATA LOT: 19
UNIT #: 304
ADDRESS: 4227 Hastings St.
MODEL: 1F
PURCHASE PRICE: **\$404,900**
INCENTIVE VALUE: \$5,000
OTHER DISCOUNTS: \$2,000
PURCHASER UPGRADES:
NET SALES PRICE: \$397,900
PRICE / SF: \$652 /sf
OTP DATE: 4-Apr-17
FIRM DATE: 11-Apr-17
ANTICIPATED CONSTRUCTION COMPLETION:
ANTICIPATED PURCHASER COMPLETION:

This is Exhibit "A" referred to
 In the Affidavit of

 Sworn(Affirmed) before me this 16 Day of Jun, 2020


A commissioner for taking Oaths in British Columbia
MAX WOLINSKY
 Barrister & Solicitor
Murphy & Company LLP
 203-815 Hornby Street
 Vancouver, BC V6Z 2E6
 Decorating Allowance
 Brick Wall Removal (see additional terms)

MARKETING FIRM:

Commission:

REALTOR:

Commission:

TBC

TBC