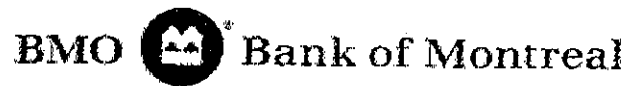


File # 2812



October 10, 2007

Hari Goyal
Shashi Goyal
2202 Russet Crescent
Burlington, Ontario
L7L 6Z2

Preliminary Mortgage Approval Notice—Capped Rate Program

Application No: 98072830935340

Address of Property: Suite 2812-3525 Kariya Drive, Amacon Developments

Dear Mr. & Mrs. Goyal:

We are pleased to advise approval* of your request for a mortgage loan on the property described above and to inform you of our interest rate guarantee.

This approval and the interest rate offered through our Capped Rate Program is exclusive to you for the purchase of this property. Your interest rate is guaranteed from the rate guarantee start date to the rate guarantee expiry date shown below (the rate guarantee period) if we make the loan within the rate guarantee period. However, we will establish a new rate guarantee period if you and we agree to a different kind of loan. We also guarantee that, if our posted rate for the kind of loan term drops below your interest rate within 90 days prior to the date funds advanced, your interest rate will be the lower rate. If we lower your interest rate, we will lower your instalment so that your amortization period stays the same.

If for some reason the date funds are to be advanced is changed to a new date that is beyond the Rate Guarantee Expiry date, and if the Bank approved an extension, you will receive the lesser of (i) your interest rate plus an additional percentage as determined by the Bank for each full or partial month of delay beyond the Interest Rate Guarantee Expiry Date until the date funds are advanced and (ii) the lowest rate posted by the Bank for the kind of loan selected within 90 days prior to the date funds are advanced, plus an additional percentage as determined by the Bank for each full or partial month of delay beyond the Interest Rate Guarantee Expiry Date until the date of closing. Please note, the Capped Rate Program cannot be combined with any other interest rate discount or mortgage incentive offered by us and does not apply if you select a different kind of loan.

Loan details are as follows:

Purchase Price:	\$197,900.00	Term of the Loan:	60 months
Mortgage Amount (75%):	\$148,425.00	Amortization Period:	480 months
Instalment (principal and interest):	\$931.49	Frequency:	monthly
Your interest rate:	7.19% per year**	Kind of Term:	fixed
Rate Guarantee Start:	October 10, 2007	Rate Guarantee Expiry:	October 10, 2010
Date funds are to be advanced:	TBA – Fall 2010	Rate guarantee Period:	36 months

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is 7.19%. The calculation of the APR includes your interest cost, and if applicable, the following non-interest costs: (i) an estimated appraisal cost, and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more (not applicable for a mortgage with a down payment of less than 20%).

This approval is conditional on our mortgage representative receiving the following outstanding documents within 10 days from the date of this letter.

1. Copy of Accepted Offer to Purchase & Floor Plans for suite 2812-3525 Kariya Drive, Mississauga.
2. Satisfactory appraisal of 2812-3525 Kariya Drive, Mississauga (to be completed by the bank prior to actual closing date)
3. Recent pay slips for both Hari & Shashi Goyal
4. Confirmation of down payment (i.e. may be provided with copy of statement of non registered investments with Altamira)

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you a Mortgage Commitment and Disclosure Statement specifying the final terms of your mortgage and all closing conditions.

Please ask us about our low cost Mortgage Life and Accident and Illness Mortgage protection options.***

We thank you for your mortgage business.

Name: Sharon Scally
Title: Mortgage Specialist

Date: October 10, 2007

By signing below, you indicate that you understand and accept the terms of our rate protection and rate commitment as outlined above:

Purchaser Signature

Date

Purchaser Signature

Date

*This replaces any Preliminary Mortgage Approval Notices previously provided to you.

** Interest calculated half-yearly, not in advance.

*** Provided by Sun Life of Canada. Eligibility requirements must be met.