

Worksheet
Leasing

Suite: 4408 Tower: One Date: May 15th 2017 Completed by: Dragana

Please mark if completed:

- Copy of 'Lease Prior to Closing' Amendment ✓
- Copy of Lease Agreement ✓
- Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust provided @ occupancy
Amacon to verify
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership.
- Agreement must be in good standing. Funds in Trust: \$ 44,535 Amacon to verify
- Copy of Tenant's ID ✓
- Copy of Tenant's First and Last Month Rent ✓
- Copy of Tenant's employment letter or paystub ✓
- Copy of Credit Check no credit check
- Copy of the Purchasers Mortgage approval Amacon to verify
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
KARAMJIT SINGH MANN AND NAUNIDH KAUR MANN (the "Purchaser")

Suite 4408 Tower ONE Unit 8 Level 43 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.


ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 20th day of April 2017.

Witness: 


Purchaser: KARAMJIT SINGH MANN

Witness: 


Purchaser: NAUNIDH KAUR MANN

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation

This Agreement to Lease dated this 12 day of May, 2017

Tenant (Lessee): Chandra Sekaran, Karthick Kanan
(Full legal names of all Tenants)

Landlord (Lessor): Karamjit Singh Mann & Naamdh Kaur Mann
(Full legal names of all Landlord)

Address of Landlord: 4011 Brickstone Mews #4408, Mississauga.
(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing May 18 2017.

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of \$ One Thousand & Six hundred only Canadian Dollars (CDNS 1600.⁰⁰), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance (herein/upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to Oregon Realty Corp Brokerage "Deposit Holder" in the amount of \$ Three Thousand & two hundred only Canadian Dollars (CDNS 3,200.⁰⁰) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Single Family Residence

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative Fees	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water Heater Rental	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): CS

INITIALS OF LANDLORD(S): KS



7. **PARKING:** One

8. **ADDITIONAL TERMS:**

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The Tenants agree to provide 10 post dated cheques on or before the date of possession.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Stove, Refrigerator, Washing machine, Dryer

Tenant agrees that any chattels left on the rented premises, and not specifically mentioned herein, may remain and be stored on the premises at no cost to, and shall remain at the risk of, the Landlord.

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11:30 PM on the 15 day of May, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

Fax No.: 905-286-5271
(For delivery of Documents to Landlord)

Fax No.: (905) 565-9522
(For delivery of Documents to Tenant)

Email Address: _____
(For delivery of Documents to Landlord)

Email Address: c21greenadmin@gmail.com
(For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.tb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

[Signature]

INITIALS OF LANDLORD(S):

[Signature]



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Form 600 Revised 2015 Page 2 of 2

19. **BINDING AGREEMENT:** This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)



DATE May 12, 2017



DATE _____



DATE _____

We/ I the Landlord, hereby accept the above offer, and agree that the commission together with applicable HST (and any other taxes as may hereafter be applicable), may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)



DATE May 14, 2017



DATE May 14, 2017

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written were finally accepted by all parties at 6:30 on 14 day of May, 2017. K. S. Suleh

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage	<u>Orion Realty Ltd. Brokerage</u>
Phone	<u>416-733-7784</u>
Fax	<u>905-286-5271</u>
Representative	<u>Dragana Nestorovski</u>
Co-operating/Buyer/Tenant Brokerage	<u>Century 21 Green Realty Inc.</u>
Phone	<u>(905) 565-9565</u>
Fax	<u>(905) 565-9565</u>
Representative	<u>Waseem Saleem</u>

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord)

(Landlord)

Address for Service

Phone

Landlord's Lawyer

Address

Email

Phone

Fax

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant)

(Tenant)

Address for Service 6980 Maritz Dr #8

Mississauga, Ontario

Phone (905) 565-9565

Tenant's Lawyer

Address

Email

Phone

Fax

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease.

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by: Waseem Saleem

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

Schedule A
Agreement to Lease - Residential

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Chandra Sekaran Karthick Karman, and
LANDLORD (Lessor), Karamjit Singh Mann & Naumidh Kaur Mann.
for the lease of 4011 Brickstone Mews #4408 Mississauga.
dated the 12 day of May, 2017.

TENANT AND LANDLORD AGREE THAT AN ACCEPTED AGREEMENT TO LEASE SHALL FORM A COMPLETED LEASE AND NO OTHER LEASE WILL BE SIGNED BETWEEN THE PARTIES.

The Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to _____, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to _____, before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

ck

INITIALS OF LANDLORD(S):

KGW

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This Schedule is intended to be used as part of the Agreement to Lease between:

TENANT (Lessee): Chandra Sekaran Karthick Kannar, and
Karamjit Singh Mann & Navnidh Kaur Mann.
for the lease of 4011 Brickstone Mews #4408, Mississauga.
dated the 12 day of Nov, 2017.

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's Insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before leasing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

This form must be initialed by all parties to the Agreement to Lease

INITIALS OF TENANT:



INITIALS OF LANDLORD(S):



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Form 401

for use in the Province of Ontario

Agreement to Lease - Residential

This document is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Chandra Sekaran Karthick Kannan and
Karamjit Singh Mann & Nauniddh Kaur Mann.
for the lease of 4011 Brickstone Mews #4408 Mississauga.

dated the 12 day of May 2017.

Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and for builder's service access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

ch

INITIALS OF LANDLORD(S):

RL

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Confirmation of Co-operation and Representation

Form 3205 for use in the Province of Ontario

BUYER: Chandra Sekaran Karthick Kannan

SELLER: Karamjit Singh Mann & Naumdar Kaur Mann

For the transaction on the property known as: 4011 Brickstone Mews #4408 Mississauga.

For the purposes of this Confirmation of Co-operation and Representation, a "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and a "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, a "Lease" includes a lease, and an "Agreement of Purchase and Sale" includes an "Agreement to Lease".

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerages. The brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representatives of the Brokerages hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 1992 (R.E.B.B.A.) and regulations.

LISTING BROKERAGE

The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that the Listing Brokerage is not representing or providing Customer Service to the Buyer.

Additional comments and/or disclosures by the Listing Brokerage:

CO-OPERATING BROKERAGE

The Co-operating Brokerage represents the interests of the Buyer in this transaction.

Co-operating Brokerage commission: The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property 1.2% (Commission As Indicated in MLS® Information) plus applicable taxes to be paid from the amount paid by the Seller to the Listing Brokerage.

Additional comments and/or disclosures by the Co-operating Brokerage:

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring the offer for a sale of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY BROKER/SALESPERSON REPRESENTATIVES OF THE BROKERAGES

Century 21 Green Realty Inc.
(Name of Co-operating Brokerage)
6980 Martiz Dr # 8, Mississauga, ON L5W 1Z3
(905) 555-2555 (905) 555-2552
(Phone) (Fax)
Waseem Saleem
(Authorized to bind the Co-operating Brokerage)
Date: May 11, 2017

Orion Realty Corp. Brokerage.
(Name of Listing Brokerage)
200-465 Burnhamthorpe Rd W. Mississauga
416-133-7784 905-286-5271
(Phone) (Fax)
Dnestrovski
(Authorized to bind the Listing Brokerage)
Dnestrovski
(Name of Broker/Salesperson Representative of the Brokerage)

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

K. Karthick Kannan
(Signature of Buyer)
Date: May 14, 2017

K. Karthick Kannan
(Signature of Seller)
Date: May 14, 2017

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Century 21 Green Realty Inc.

Form 3205.1 Revised 2015
easyOFFER 2015 by Reagency Systems Corp.
www.Reagency.ca 335187



KARAYUT S MANN

NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
04022 - BURNHAMTHORPE AND
CREDITVIEW
MISSISSAUGA, ON

5518 0286 1 27-43248
2017-05-16

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYEZ À
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$*****1,695.00

THE SUM OF
LA SOMME DE

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

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

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

2404332
710 BIL-201501

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

4408-4011 Brickstore news

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈551802861⑈ ⑆09502⑈010⑆ 04022⑈2743248⑈

भारत गणराज्य REPUBLIC OF INDIA

214/TYPE

Country Code

IND

पासपोर्ट नं. / Passport No.

N 1088114

संयोजक / Sarvagat

CHANDRASEKARAN

RECEIVED
JAN 10 1964
U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

KARTHIKKANNAN

1990年12月1日

INDIAN

1047 / 500

M

Estimated Date of Birth

04/11/1982

SECRET

MADURAI TAMIL NADU

CHENNAI

CHENNAI

06/03/2025

06/07/2015

85-105

05/07/2025

P<INDCHANDRASEKARAN<<KARTHICKKANNAN<<<<<<<<<
N1088114<4IND8211044M2507053<<<<<<<<<<<<<<<<0

NOIYAHESBO / Observation

பொது சேவை / MISCELLANEOUS SERVICE



N1038114

பிதா / கர்த்தா / கர்த்தாவின் பெயர் / Name of Father / Legal Guardian

CHANDRASEKARAN

அம்மா / பெயர் / Name of Mother

DEVI

புருஷ / மனைவி / பெயர் / Name of Spouse

RAMYA MUTHAIYAN

முகவரி / Address

POTHIGAI APT FLT1,3RD FLR,2ND CROSS ST

3RD MAIN RD,EAST CIT NGR,CHENNAI

PIN:600035,TAMIL NADU,INDIA

பழைய பாஸ்பোর্ட் நம்பர் / Old Passport No. with Date and Place of Issue

F8255923

26/05/2006

TIRUCHIRAPPALI

பைல் நம்பர் / File No.

MA1078646661315



CANADA

ISSUED AT / DELIVRE A: NEW DELHI DATE OF ISSUE / DATE D'EMISSION: 25/01/2017 EXPIRY DATE / DATE D'EXPIRATION: 09/12/2018

NO. OF ENTRIES / N° D'ENTRÉES: MULTIPLE

DOCUMENT NO. / N° DU DOCUMENT: E729330547

CATEGORY / CATÉGORIE: W-1

WORKER

SURNAME / NOM DE FAMILLE: CHANDRASEKARAN, KARTHICKKANNAN

PASSEPORT NO. / N° DU PASSEPORT: N1088114

PERSON(S) / PERSONNEL: ONE

C. REG. / REG. T: FPC

98046219

PROPERTY OF THE GOVERNMENT OF CANADA / PROPRIÉTÉ DU GOUVERNEMENT DU CANADA

V<CANCHANDRASEKARAN<<KARTHICKKANNAN<
N1088114<4IND8211044M1812095E7293305

भारत गणराज्य REPUBLIC OF INDIA

Country Code
IND

N3304899

MUTHAIYAN

1968-1969 / Elvén Hämöskä

RAMYA

INDIAN

1011 / 543X

Case 1:13-cv-01105

01/12/1986

उत्तर स्थान: Piece of Birch

MAYILADUTHURAI, TAMIL NADU

1983-1984 / Place of Issue

CHENNAI

Year/Date of Issue

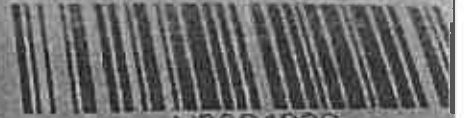
... ..

23/09/2015

22/09/2025

[illegible]

N3304899<3IND8612010F2509220<<<<<<<<<<<<<<<<



N3304899

पिता / पालक का नाम / Name of Father / Legal Guardian

MUTHAIYAN

माता का नाम / Name of Mother

MALARKODI

पति या पत्नी का नाम / Name of Spouse

KARTHICKKANNAN CHANDRASEKARAN

पता / Address

FLAT NO : T1, POTHIGAI APT, 3RD FLR, 2ND CROSS ST

3RD MAIN RD, EAST CIT NAGAR, CHENNAI

PIN: 600035, TAMIL NADU, INDIA

पुराने पासपोर्ट नं. और उसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issuance

H0693538

16/10/2008

TIRUCHIRAPPUR

फाइल नं. / File No.

MA1078830586315

IMMIGRATION INDIA
D3-009
06 MAY 2017
DEPARTURE
AIRPORT CHENNAI

[illegible]

भारत गणराज्य REPUBLIC OF INDIA

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P

IND

N3158394

RAMYA KARTHICKKANNAN

Gray Fox, Tex. / Glenn Henson (8)

THILAK

THE TIME / Nationality

1001 / 2500

Abstract

INDIAN

M

26/11/2013

Price of Birth

CHENNAI, TAMIL NADU

जन्म स्थान / Place of Birth

CHENNAI

जाही करने की तिथि / Date of Issue

[illegible]

23/09/2015

22/09/2020

P<INDRAMYA<KARTHICKKANNAN<<THILAK<<<<<<<<<<

N3156394<2IND1311266M2009225<<<<<<<<<<<<<<<<

पिता / काफ़ी ज़िम्मेदार का नाम / Name of Father / Legal Guardian

KARTHICKKANNAN CHANDRASEKARAN



N3156394

माता का नाम / Name of Mother

RAMYA MUTHAIYAN

पति या पत्नी का नाम / Name of Spouse

पता / Address

FLAT NO T1, POTHIGAI APT, 3RD FLR, 2ND CROSS STREET

EAST CIT NAGAR, CHENNAI

PIN: 600035, TAMIL NADU, INDIA

पुराने पासपोर्ट का नं. और इससे जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

फाइल नं. / File No.

MA1068830748115

07 MAY 2017
VR09 DE 2017

C300523750

IMMIGRATION INDIA
D3-009
06 MAY 2017
DEPARTURE
ANNA INTL AIRPORT CHENNAI

CANADA

ISSUED AT / DELIVRE A NEW DELHI
DATE OF ISSUE / DATE D'EMISSION 25/01/2017
EXPIRY DATE / DATE D'EXPIRATION 09/12/2018
NO. OF ENTRIES / N° D'ENTREES MULTIPLE
CATEGORY / CATEGORIE V-1
VISITOR
SURNAME / NOM DE FAMILLE / SOUS-NOM / PRÉNOM RAMYA KARTHICKKANNAN, THILAK
PASSPORT NO. / N° DU PASSEPORT N3156394
PERSON(S) / PERSONNE(S) ONE
C. REC. / RSC. FPC
98042489

C13100988

V<CANRAMYA<KARTHICKKANNAN<<THILAK<<<
N3156394<2IND1311266M1812095E7293305



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801
Toronto, ON, M3C 3E5
Ph. 416-733-7784
Fax. 416-499-1844

DATE: May 15/17 TIME: 7:54 PM

RECEIVED FROM: Waseem Saleem

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 3,200

PAYABLE TO: ☒ ORION REALTY CORPORATION
OR: _____

RE: PROPERTY 4011 Brickstone Meadows # 4408

☒ RENTAL ☐ SALE

RE: _____
(PROPERTY ADDRESS)

RECEIVED BY: Andrea Del Rosario

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank

20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

81637054

DATE 2017-05-15

*****MAND

Transit-Serial No. 1275-81637054

Pay to the ORION REALTY CORPORATION BROKERAGE
Order of

\$ *****3,200.00

THREE THOUSAND TWO HUNDRED

Authorized signature required for amounts over CAD \$5,000.00 00/100 Canadian Dollars

Re

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

Authorized Officer

Number

Countersigned

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

81637054 1096120041

3808

Century 21

Century 21 Green Realty Inc.
Broker/agent, Equal opportunity independent member and licensed

WASEEM SALEEM

Sales Representative

Member in Economics, AICB Canada

Cell: 647-248-9168

Office: 905-565-9565

Fax: 905-565-9522

Email: wsaleem2@gmail.com



151 Sheppard Ave. E. Unit 19-21
Mississauga, Ont. L5T 2A1

Buyer's Agent Broker's Agent

May 04, 2017

Karthick Kannan Chandrasekaran
Emp ID: 8029930

Dear Karthick

On behalf of Polaris Consulting & Services Inc. (the "Company" or "Polaris"), I am pleased to offer you the position of Lead Consultant. We believe that Polaris offers a dynamic work environment that encourages excellent performance. Polaris is prepared to offer you the following compensation and benefits package:

- Your base salary will be \$3541.67 Canadian Dollar semi monthly (i.e. equivalent of \$85,000 Canadian Dollar on an annual basis). Such salary shall be paid semi monthly with the standard payment procedures of the Company. All payments are subject to applicable taxes, withholdings and deductions.
- You will be eligible to earn an annualized performance-based bonus for the Company's 2017 fiscal year (April 1, 2017 - March 31, 2018) of up to \$5,000 Canadian Dollar in the fiscal year (pro-rated based on your start date), subject to Company performance of certain objectives and your achieving certain objectives as agreed upon in writing by you and the Company, all in accordance with the Company's bonus policy.
- You will be eligible to participate in the benefits Polaris may offer from time to time. Currently, Polaris offers medical and dental insurance. A list of the Company's benefits is attached for your review.
- The Company reserves the right to terminate your employment at any time by providing you with the notice or pay in lieu of notice required under applicable employment standards legislation in effect at the time of the termination. No other notice or pay in lieu of notice will apply.
- This offer is conditional upon receipt of satisfactory proof of your ability to lawfully work in Canada and in the United States. Also, a condition of your employment will be your execution on or prior to your first day of employment of the Company's standard employee agreement(s) regarding confidentiality, non-disclosure, and non-competition. Please see attached agreement(s).
- This offer of employment and your continued employment is contingent and conditional upon the Company's successful and satisfactory completion of reference and background checks, upon your representation that you are not bound by the terms of any agreement with any previous employer or other party which restricts in any way you use or disclosure of information or your performance of your duties and responsibilities of employment with the Company or your engagement in any business, and your representation that your employment with the Company and the performance of your duties for the Company will not violate any obligations you may have to any such previous employer or other party. If any of the above conditions are not fulfilled or the Company is not satisfied with any results of any reference checks, in its sole discretion, the Company may revoke this offer on written notice to you.
- You understand that to be placed at certain client sites, you may be required to undergo and pass a drug screen and/or submit to a background check in accordance with client requirements. Adhering to proper

Polaris Consulting & Services Inc.

Suite 401, 5090 Explorer Drive, Mississauga, Ontario, L4W 4T9, Canada | Ph: +1-905-212-1170 | Fax: +1-905-212-1140

Registered Office: Polaris House, 244 Anna Salai, Chennai - 600 006, India | Ph: +91-44-3987 4000, 3984 3400 | Fax: +91-44-2852 3980

Corporate Headquarters: Foundation, 34 IT Highway, Chennai - 603 103, India | Ph: +91-44-2743 5001, 3987 3000 | Fax: +91-44-2743 3980

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www.polarisFT.com

client requirements in these areas is a condition of employment.

virtusa POLARIS

- As part of relocation to the Canada, you will be given a travel advance of up to \$3,000.00 that must be paid back to the Company. By signing this documents, authorize the pay back of the advance to be deducted from the salary, in six equal installments beginning with second payroll cycle in Canada.

Formal acceptance of this offer will be confirmed by the return of this offer letter, to the Company and my attention signed and dated by you on or before April 25, 2017 Please send Scanned documents via email to: ramshankara@virtusapolaris.com

I am confident that you will make a key contribution to the Company's success and look forward to welcoming you onto our team.

Sincerely,

Sharmila Sherikar

Sharmila Sherikar
Head, Human Resources – Americas
Polaris Consulting & Services Inc.

Accepted by: C. Kartthickkannan

C. KARTHICKKANNAN

Name

5/5/2017

Date

Polaris Consulting & Services Inc.

Suite 401, 5090 Explorer Drive, Mississauga, Ontario L4W 4T9, Canada | Ph: +1-905-212-1170 | Fax: +1-905-212-1140
Registered Office: Polaris House, 244 Anna Salai, Chennai - 600 006, India | Ph: +91-44-3987 4000, 3984 3400 | Fax: +91-44-2852 3280
Corporate Headquarters: Foundation, 34 IT Highway, Chennai - 603 103, India | Ph: +91-44-2743 5001, 3987 3000 | Fax: +91-44-2743 5166
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