

Worksheet
Leasing

Suite: 3401 Tower: PSV Date: _____ Completed by: _____

Dr. Qureshi Medicine Prof. Corp.

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
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$ 1,130 Draft No. 81286914
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 65,021.
- ✓ ● 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
- Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

Approved July 6. 2017

1939

1945

Dr. General Medicine, 1939-1945

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

DR. T QURESHI MEDICINE PROFESSIONAL CORPORATION (TARIQ QURESHI) (the "Purchaser")

Suite **3401** Tower **ONE** Unit **1** Level **33** (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-five percent (25%)~~ ^{50%} 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 Dollars (\$1,000.00) 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 18 day of April ~~2012~~ ²⁰¹⁷.

Witness:

Purchaser: **DR. T QURESHI MEDICINE PROFESSIONAL CORPORATION (TARIQ QURESHI)**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 18 day of April ~~2012~~ ²⁰¹⁷.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Agreement to Lease
Residential

This Agreement to Lease dated this 3 day of April, 2017
TENANT (Lessee), Hariprasath Prabhudevan & RAJESWARI TUMMA
(Full legal names of all Tenants)

LANDLORD (Lessor), Q & Q Global Trades Inc.
(Full legal name of Landlord)

ADDRESS OF LANDLORD
(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:
4011 Brickstone Mews #3401 Mississauga
2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 1st, 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 Canadian Dollars (CDN\$ 1,600.00),
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 as otherwise described in this Agreement
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to Q & Q Global Trades Inc. "Deposit Holder"
in the amount of
Canadian Dollars (CDN\$) 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 and
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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electricity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Garbage Removal | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Hot water heater rental | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other Tenant Insurance | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water and Sewerage Charges | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other Property Tax | <input type="checkbox"/> | <input checked="" 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):

INITIALS OF LANDLORD(S):



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7. **PARKING:** One underground parking and one locker included

8. **ADDITIONAL TERMS:**

Tenant agrees to give landlord 7 post dated rent cheques, dated Sept 1st 2017, Oct 1st 2017, Nov 1st 2017, Dec 1st, 2017, Jan 1st 2018, Feb 1st 2018, and March 1st 2018.

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 11:59 p.m. on the 5 day of April 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: (For delivery of Documents to Landlord) Email Address: (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.tlb.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.

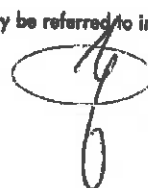
18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **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):



INITIALS OF LANDLORD(S):





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20. 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

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

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE 4-4-2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

We/ I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax 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:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE 4/4/2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 8:00 a.m. p.m. this 4th day of APRIL 2017

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage

Tel. No.

(Salesperson / Broker Name)

Co-op/Tenant Brokerage

Tel. No.

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord)

DATE

(Landlord)

DATE

Address for Service

Tel. No.

Landlord's Lawyer

Address

Email

Tel. No.

FAX No.

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

(Tenant)

DATE 4-4-2017

(Tenant)

DATE

Address for Service

Tel. No.

Tenant's Lawyer

Address

Email

Tel. No.

FAX No.

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:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Hariprasath Prabhudevan & RAJESWARI TUMMA ^{HP} and

LANDLORD (Lessor), Q & Q Global Trades Inc.

for the lease of 4011 Brickstone Mews #3401

Mississauga

dated the 3 day of April, 2017

See attached schedule A

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

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):





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**Schedule "A" to Agreement to Lease
4011 Brickstone Mews #3401
Page 1 of 2**

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.

Tenant agrees and acknowledges that he/she is responsible to deliver the rental payment to the Landlord on or before the first day of each rental period or extension of the original lease. For convenience purposes, tenant shall provide post dated cheques to Landlord for the term of the lease when taking possession of the property.

Tenant agrees to pay \$250 refundable key deposit when taking possession of the property. Deposit is refundable at the end of the lease when no damage to the unit and keys/Fobs are returned to the landlord.

Tenant covenants to maintain, keep and leave the premises in any ordinary state of cleanliness and to repair any damage caused to the premises by his wilful or negligent conduct or that of person who are permitted on the premises by the Tenant, except to normal wear and tear.

Tenant shall not have the right to assign or sublet the whole or any part of the premises without the written consent of the Landlord.

Only persons named on rental application form have the right to reside on the premises, additional persons whether temporary or long term should be approved by Landlord in writing before occupying.

Tenant hereby warrants that no one will be allowed to smoke inside the premises.

Tenant hereby agrees not to keep pets inside the premises.

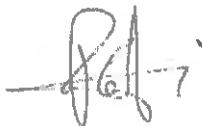
Tenant agrees to pay the Landlord a service charge of \$50.00 for each and every cheque that is NSF.

Tenant covenants and agrees that the premises is to be used for Single Family Residential and will not be used for any illegal activity.

Tenant agrees to obtain written consent from the Landlord with respect to any physical changes of the leased premises; such as painting, wallpaper and broadloom etc. No taping of poster to the wall or to any doors on the subject property.

Tenant shall solely be responsible for his personal property located in the rented premises and shall obtain Tenant Insurance; Tenant agrees to maintain Tenant insurance at the entire tenancy and any extension thereafter. Tenant agrees to show proof of such insurance prior to be given keys to the property.

Landlord shall not in any event whatsoever be liable for or be responsible for any personal injury or death that may be suffered or sustained by the Tenant or any member of the Tenant's family, his guests, or any other person who may be upon the rented premises; or any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, his guests, or to any other person while such property is on the rented premises.



(Tenant)



(Landlord)

Schedule "A" to Agreement to Lease
4011 Brickstone Mews #3401
Page 2 of 2

Tenant acknowledges that under the Tenant Protection Act Section 20(1), the Landlord has the right to enter the rented premises within 8:00 a.m. to 8:00 p.m. Landlord or his Agent will give 24 hours notice to the Tenant before entering. Tenant further acknowledges that he/she cannot change the lock or add any additional lock on the rented premises without landlord's written consent.

Tenant acknowledges that 60 days before the Lease expires, Tenant must inform the Landlord of his/her intention to renew the Lease. If the tenant decided to terminate the tenancy, the tenant must give the landlord at least 60 days written notice (Form N9). The termination date must be the last day of the rental period and the last day of the fixed term tenancy.


Tenant further agrees to allow the Landlord to show the unit to prospective tenants during reasonable hours, commencing 60 days prior to expiry of this lease. Tenant further agrees to allow the Landlord or his agent to install a lock box on the property during the showing period. Showings between 8am-8pm shall not be refused.

Tenant agrees to professionally clean the property and hand back the property to the landlord in the same condition as it was on the first day of tenancy except normal wear and tear. The property must be in ready to move in condition for the next Tenant.

Unless requests to Landlord are made by Tenants prior to offer being accepted, Tenant agrees to accept the property in as is condition.

Landlord agrees to provide Fridge Stove, B/I Dishwasher, Washer and Dryer, and Tenant agrees to pay up to \$50 on each occurrence for any repairs required by the Landlord, such as appliances, plumbing, electrical equipment through normal usage, commencing 3 days after occupancy date. This includes all light bulbs and filter replacement. In the event of any breakdown of electrical, mechanical, heating or plumbing system, the Landlord will not be liable or responsible for damages, personal discomfort or any illness arising there from, but the Landlord will carry out all necessary repairs with reasonable diligence.

Tenant agrees to register with building management immediately at the commencement of the lease, tenant is solely responsible for booking the moving elevator to move in and out, and be responsible for any charges if applicable.


(Tenant)


(Landlord)

10358 (12/15)

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The Toronto-Dominion Bank

2518 BAYVIEW AVENUE
NORTH YORK, ON M2L 1A9

81286914

DATE
2017-06-22
YYMMDD

Transit-Serial No. 337-81286914

Pay to the
Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****1,130.00

ONE THOUSAND ONE HUNDRED THIRTY**00/100

Authorized signature required for amounts over CAD \$5,000.00

Re PSV # 3481 (Leaving Investment)

Canadian Dollars

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

Authorized Officer

Countersigned

Number

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

⑈A1286914⑈ ⑆09612004⑆

⑈3808⑈

*Received by [Signature]
on 24 June 17*

Attached is the lease agreement, the same tenant who rented Dr Qureshi's apartment (3880 Duke of York, Unit 2508) since Oct 1, 2016 he has paid 1st and last month at that time. Now that Dr Qureshi is selling the unit in Duke of York and transferring the tenant to his new unit in PSV1.

You will also find the attached lease agreement for 3880 Duke of York, Unit 2508 as well as the 1st & last month rent deposit receipt.

As regards to the fee of \$1000 + HST, once it is confirmed by Dr Qureshi I will drop it off at your office.

Please let me know if this is ok with you. Thank you!

Veronica Li, Broker

Kingsway Real Estate Brokerage

151 City Centre Drive, 3/F
Mississauga ON L5B 1M7

TEL: (416) 988-9896

EMAIL: condo.sq1@gmail.com

Website: www.everybodylistswithraymond.com

----- Forwarded message -----

From: **Silvi Niksic** <silvi@lifeatparkside.com>

Date: Wed, Jun 21, 2017 at 6:46 PM

Subject: RE: Approval for Unit 3401 - PSV1

To: Veronica Li <condo.sq1@gmail.com>

Hi Veronica,

I have attached the e-mail of what I have for Dr. Qureshi. Please note his lease amendment was approved at only \$1,000 + HST so he owes a bank draft for \$1,130.

I am also missing a copy of the lease agreement, first & last month's rent and mortgage approval.

Thank you,

SILVI NIKSIC

SITE ADMINISTRATOR



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3

T. 905.273.9333 | F. 905.273.7772

Silvi@lifeatparkside.com

LIFEATPARKSIDE.COM



From: Veronica Li [<mailto:condo.sq1@gmail.com>]

Sent: Wednesday, June 21, 2017 6:27 PM

To: Silvi Niksic <silvi@lifeatparkside.com>

Subject: Re: Approval for Unit 3401 - PSV1

So the only thing missing here is the payment? Let me check with Dr Qureshi.

Veronica Li, Broker

Kingsway Real Estate Brokerage

151 City Centre Drive, 3/F
Mississauga ON L5B 1M7

RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with td Canada trust

DATE: SEP 21, 2016 TIME: 3:50PM

RECEIVED FROM: SARA JAVED CENTURY 21

AMOUNT: \$ 3,200 THREE THOUSAND & TWO HUNDRED

PAYMENT METHOD: ☐ CERTIFIED CHEQUE
☐ CHEQUE (NOT CERTIFIED)
☒ BANK DRAFT
☐ OTHER

PROPERTY ADDRESS: 3880 DUKE OF YORK BLVD #2508
LISTING AGENT: RAYMOND LI / VERONICA LI

☒ RENTAL ☐ SALE ☐ OTHER

RECEIVED BY: PATRICIA

10358 (12/15)

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The Toronto-Dominion Bank

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

78867842

DATE 2016-09-21
YYYYMMDD

Transit-Serial No. 93-78867842

Pay to the **KINGSWAY REAL ESTATE BROKERAGE**
Order of

\$*****3,200.00

THREE THOUSAND TWO HUNDRED**00/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

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

Authorized Officer

Countersigned

Number

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

⑈ 78867842 ⑈ ⑆09612⑈004⑆

⑈ 3808 ⑈



Bank Financial Group



**HARI P
PRABHUDEVAN**

843576



Scanned by CamScanner

பாஸ்பாட்டுடன் இணைக்கப்பட்டிருக்கிறது

தமிழக அரசு குடியிருப்பு அலுவலகம்
REPUBLIC OF INDIA

பாஸ்பாட்டுடன் இணைக்கப்பட்டிருக்கிறது

N 5165070



பாஸ்பாட்டுடன் இணைக்கப்பட்டிருக்கிறது

பாஸ்பாட்டுடன் இணைக்கப்பட்டிருக்கிறது

பாஸ்பாட்டுடன் இணைக்கப்பட்டிருக்கிறது

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Citizenship and
Immigration Canada

Citoyenneté et
Immigration Canada

CANADA

CANADA

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HARIPRASATH PRABHUDEVAM
SIPCOT IT OLD MAHABALIPURAM ROAD SIPCOT IT PARK
S
IRUCHERI
PO BOX NO.40,41,44B
CHENNAI CHENNAI 603103

Application/Demande: W302172550

UCRUC: 95203998

WORK PERMIT/PERMIS DE TRAVAIL

CLIENT INFORMATION/INFORMATION DU CLIENT

| | |
|------------------------------------------|-------------|
| Family Name/Nom de Famille: | PRABHUDEVAM |
| Given Name(s)/Prénom(s): | HARIPRASATH |
| Date of Birth/Date de naissance: | 1985/08/07 |
| Sex/Sexe: | MALE |
| Country of Birth/Pays de naissance: | INDIA |
| Country of Citizenship/Citoyen de: | INDIA |
| Travel Doc No./N° du document de voyage: | N5165070 |
| | PASSPORT |

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

| | |
|----------------------------------------------|--------------------------------|
| Date Issued/Délivré le: | 2016/08/27 |
| Expiry Date/Date d'expiration: | 2018/07/20 |
| Case Type/Genre de cas: | 52 |
| ESDC/EDSC #: | A0056869 |
| Employer/Employeur: | COGNIZANT TECHNOLOGY SOLUTIONS |
| Employment Location/Emplacement de l'emploi: | TORONTO |
| Occupation/Profession: | ASSOCIATE-PROJECTS |
| In Force From/En vigueur le: | 2016/08/27 |

Conditions:

1. MUST LEAVE CANADA BY 2018/07/20
2. UNLESS AUTHORIZED, PROHIBITED FROM ATTENDING ANY EDUCATIONAL INSTITUTION, OR TAKING ANY ACADEMIC, PROFESSIONAL OR VOCATIONAL TRAINING COURSE
3. NOT AUTHORIZED TO WORK IN ANY OCCUPATION OTHER THAN STATED
4. NOT AUTHORIZED TO WORK FOR ANY EMPLOYER OTHER THAN STATED
5. NOT AUTHORIZED TO WORK IN ANY LOCATION OTHER THAN STATED

Remarks/Observations:
AXB583/30470



Cognizant

Cognizant Technology Solutions Canada Inc.

23 August 2016

Hari Prasath Prabhudevan
373192
Associate - Projects
Chennai, India

Dear Hari Prasath Prabhudevan

We are pleased to offer you employment with Cognizant Technology Solutions Corporation Canada, Inc. ("Cognizant", "Cognizant Canada" or the "Company"), effective 29 August 2016 on a WP. Subject to obtaining the necessary immigration work authorization or permit, you will be located at Toronto, Ontario, Canada. Your scheduled start date will be 29 August 2016.

Cognizant Technology Solutions India Pvt. Ltd. ("Cognizant India") has accepted your employment with Cognizant Canada and such period of employment with Cognizant Canada will be treated as break-in service with Cognizant India.

This letter will be valid until your last working day with Cognizant Technology Solutions Corporation Canada, Inc. or till the revocation of consent, to your employment with Cognizant Canada, as may be exercised by Cognizant India.

Your assignment will be governed by the terms and conditions of employment presented in this offer letter and the attached Appendix. You will be required to complete and return the following documents from your transfer kit prior to your departure for this offer of employment to take effect.

- Signed and dated transfer letter with the appendix
- Signed and dated Non-Disclosure, Non-Competition and Invention Assignment Agreement ("NDA") attached hereto

The terms and conditions of employment with Cognizant in Canada are described below:

POSITION: Upon commencement of your employment with Cognizant Canada, you will be a regular full-time employee in the position of Associate - Projects at level. Your general job duties and responsibilities will be comparable to similarly situated associates of Cognizant. Cognizant reserves the right to make any changes or modifications in the future that it believes is in the best interest of the Company's business goals and needs.

Signed by Hari Prasath Prabhudevan ,Emp Id -373192

CASH COMPENSATION:

Base Salary: You will be paid CAD 59700/24 per pay period equivalent to an annual base salary of CAD 59700. You will be paid your salary on the 15th and last working day of each month in accordance with the Company's current payroll policies and practices.

COLA: You will be paid a geographically based COLA of CAD 5500/24 for Toronto, Ontario, Canada, which is an annualized amount of CAD 5500. You will be paid your COLA on the 15th and last day of each month in accordance with the Company's current payroll policies and practices, along with your regular base salary. If your work location changes, then there will be an adjustment to COLA effective the first day of work in your new work location. COLA is subject to regular review and may be increased or decreased, or replaced by another compensation component upon certain promotions.

Performance Pay: Eligible associates may receive Performance Pay, a non-recurring reward that provides recognition of prior year's performance. Performance Pay is discretionary, subject to executive management approval, and will vary from year to year. This performance incentive is derived as a result of both company and individual performance. Associates must be active on the Company's payroll at the time of payout in order to receive Performance Pay. All aforementioned components of your cash compensation will be subject to customary deductions and withholdings as required by law or as authorized by you.

Special Allowance: In addition to the Base Salary and COLA that Cognizant will pay twice monthly/monthly, Cognizant will also pay you an additional compensation component. Allowance, of CAD 7800/24 in twice monthly/monthly installments to meet any wage requirement as described in the Cognizant work permit application approved by appropriate Canadian authorities on your behalf. Cognizant will discontinue Allowance once your total other compensation meets or exceeds the applicable wage requirement.

Signed by Hari Prasath Prabhudevan ,Emp Id -373192

BENEFITS: You will be eligible to receive those benefits which the Company offers to similarly situated employees. It is understood that benefit coverage is subject to the terms of applicable contracts of insurance and that, from time to time, the Company may review its benefits, policies and practices and may alter or change them at its discretion. Information on benefits is enclosed in your transfer paperwork and in the attached Appendix.

COMPLIANCE WITH COMPANY POLICIES: As an employee of Cognizant Canada, you will be expected to comply with the Company's personnel and other policies including, but not limited to, the Company's policy requiring your ongoing compliance with the NDA, and the Company's policies prohibiting discrimination and unlawful harassment, conflicts of interest and violation of any applicable laws in the course of performing your job duties and responsibilities, in addition to those contained in the Code of Business Conduct and Ethics as well as the employee handbook.

TERMINATION OF EMPLOYMENT: The Company may terminate your employment at any time for just cause, without notice of termination, pay in lieu of notice, severance payments or compensation of any kind. The Company may also terminate your employment at any time without cause by providing you with the notice of termination or pay in lieu of notice, severance pay and benefit continuation, if any, that are required by the Ontario Employment Standards Act.

Your employment in Canada is at all times subject to obtaining the necessary immigration work permits, or any extensions thereof. In the event that your work permit expires or cannot be renewed, your employment with the Company will no longer be legally permissible and as such, you will be transferred-out back to India. You may at any time during your employment with Cognizant be transferred-out to other locations within or outside Canada including without limitation being transferred-out back to India at Cognizant's sole discretion whether for convenience or business necessity. The Company will comply with necessary immigration and relevant tax regulations with respect to any such relocation.

The Cognizant India's consent to you to accept employment with Cognizant Canada can be withdrawn at any time by giving you not more than thirty (30) days prior written notice.

Signed by Hari Prasath Prabhudevan ,Emp Id -373192

In either circumstance, you will not be entitled to any notice of termination, pay in lieu of notice, severance payment or benefit continuation, if any, except for that which is specifically required by the Ontario Employment Standards Act.

Except as provided above, you will not be entitled to any additional notice of termination, pay in lieu of notice, severance payments or additional compensation of any kind upon the termination of your employment. This provision shall remain in full force and effect un-amended, notwithstanding any other alterations to your terms and conditions of employment or to this agreement, whether fundamental or otherwise, unless you and Cognizant otherwise agree in writing.

TRANSFER ACKNOWLEDGEMENT: If you accept this letter, and the conditions of this letter are satisfied, this letter, the Appendix, and the NDA shall constitute the complete agreement between you and Cognizant, with respect to the terms and conditions of your employment. Any representations, promises or agreements, whether written or oral, that are not expressly written in this letter or are contrary to or conflict with this letter, which may have been made to you by any person in Cognizant, are expressly replaced by this letter. The terms and conditions of your employment pursuant to this letter may not be changed except as otherwise expressly specified in this letter and/or in the NDA.

If you have additional questions, please contact your manager. We wish you success in your assignment.

Sincerely,
For Cognizant Technology Solutions Corporation Canada Inc.



Colleen Doherty
AVP – HR

I have read, understood and accept the above and also the terms contained in the Appendix.

| | |
|-------------------|--|
| Name | |
| Signature | |
| Date | |
| Personal email ID | |

✓ Signed by Hari Prasath Prabhudevan ,Emp Id -373192



Terms and Conditions of Assignment

Employment

During the tenure of this assignment, you will be an employee of Cognizant Technology Solutions Corporation Canada, Inc. ("Cognizant Canada", "Cognizant" or "Company"). Federal law requires that as a condition of employment in Canada, all individuals must be authorized to work in Canada. Cognizant, at its sole discretion and in good faith, will prepare and submit petitions and applications with Citizenship and Immigration Canada and other appropriate governmental authorities, as required under federal law, to obtain Canadian employment authorization for you.

Payroll Details

Salary Advance

You will be paid a salary advance in USD prior to your departure. This is normally CAD \$5,000. The purpose of the salary advance is to defray initial expenses incurred towards setting up of your establishment. The salary advance will be recovered in eight pay periods from your pay and the deduction will begin from the third pay period on reaching Canada.

Payroll

In Canada, Cognizant associates are paid on the 15th and the last day of the month. Should either of those days fall on a weekend, the preceding Friday will be the day associates will receive their pay. Please refer to the payroll schedule on Cognizant's corporate intranet, <https://cworld.cognizant.com> for further details.

✓ Signed by Hari Prasath Prabhudevan ,Emp Id -373192

Cognizant associates have the option of choosing to receive a live check in the mail, or electing Direct Deposit. Direct Deposit gives the associate the ability to have their paycheck directly deposited into a checking and/or savings account. If an associate does not elect Direct Deposit, their paycheck will be sent to the home address on file in PeopleSoft HCM. Please review your transfer paperwork for the necessary direct deposit forms. Associates who elect Direct Deposit will continue to receive a pay stub in the mail.

Income Tax and Other Deductions

By law, Cognizant is required to deduct income taxes from your salary every pay period in addition to any deductions authorized by you. Appropriate taxes such as Federal, Provincial, Local and Social Insurance taxes (employment insurance, Canada or Quebec Pension Plan) will be deducted from your pay each pay period. You will be responsible for filing your tax returns in Canada each year.

Relocation Benefits

Family

If an associate is traveling on a long-term assignment to Canada for more than four (4) months, his/her spouse and children are eligible for travel benefits. "Dependent" is defined as an associate's spouse and/or children, indicated at the time of travel request, or, added subsequent to associate's initial travel. Qualified dependents not traveling with the associate at initial departure from home country will be eligible to travel at a later date, assuming the associate is expected to remain in the United States for a minimum of four (4) months post dependent arrival. Should the spouse and children need to travel

subsequent to the associate, Cognizant's travel desk will arrange for their travel. The associate must first submit a written request to CanadaOps@Cognizant.com with his/her ESA Project Manager's approval.

Kit Reimbursement

First time international travelers with grade levels of up to Senior Associate (SA), whose home country is India are entitled to a reimbursement of up to Rs.5,000 to cover travel necessities upon submission of appropriate receipts. Associates should make such submissions in their Home Countries only, prior to the date of their first International travel.

Hotel Accommodation

Associates relocating to work for Cognizant in Canada are entitled to hotel accommodation up to maximum of first sixty (60) days from the date of arrival in Canada as per the details below:
The associate would be responsible for the first CAD \$33 per day of your hotel room charges and the Company would pick up the remaining hotel room charges, up to a maximum of CAD \$67 per day. This facility is limited to hotel room fees and applicable taxes and excludes any personal calls, room services and other expenses. Original bills/receipts must be submitted in ESA to be reimbursed for hotel fees.

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

EXAMPLE: If the hotel charges are CAD \$90 per day, the associate will be required to pay CAD \$33 per day and Cognizant will reimburse CAD \$57. If the hotel charges are Canada \$50 per day, the associate will be required to pay CAD \$33 per day and the Company will reimburse CAD \$17 per day. If the hotel charges are CAD \$110 per day, the associate will be required to pay CAD \$43 per day (CAD \$33 + CAD \$10) and Cognizant will reimburse CAD \$67.

International Driving Permit

International Driving Permit fees would be reimbursed to you upon submission of necessary receipts prior to your departure. Contact your local Finance department for additional details.

Conveyance Expenses

Conveyance expenses incurred from residence to airport and back on arrival and departure from your home country will be reimbursed at actual on submission of bills. You will also be reimbursed at actual towards fare for travel from airport to place of stay and back to airport on arrival and departure in Canada. You will also be reimbursed the cab fare at actual for the first trip from your place of stay to the relevant government offices and back, to apply for your Social Insurance Number and provincial health cards. Please submit these expenses in PeopleSoft ESA for approval by your Project Manager. Conveyance bills for your return i.e. place of stay in Canada to the airport and airport in your home country to place of stay in your home country may be submitted to the finance department in your home country for re-imbursement.

Travel

Cognizant uses PeopleSoft's ESA module to process all travel and entertainment related expenses in Canada. If you have not already done so, you should ensure that you complete the online training on how to use the system upon your arrival.
ESA Training:<http://myacademy.Cognizant.com/elearning/course/view.php?id=92>
ESA Tool: <https://compass.esa.Cognizant.com/psp/ESA89PRD/?cmd=login>

Canadian Associate Benefits

Cognizant Canada offers a well-rounded benefits package designed to meet the needs of you and your qualified dependents. All benefits are provided at no cost the associate and begin from your first day on Canadian Payroll, provided you complete the required enrollment forms. Upon your arrival in Canada, you will receive an email from The Benefits Department outlining all of the benefits available to you and steps on how to enroll in each. Below is a brief overview of the benefits available to you and your qualified dependents.

Sun Life offers Group Insurance supplemental medical coverage for associates, which includes Dental, Vision, and Prescription Drug. This plan is intended to cover services not provided through Provincial Health Insurance.

Sun Life's Inpatiate Health Plan (IHP) is interim medical coverage provided by Cognizant Canada until you become eligible for Provincial Health Insurance. Associates are expected to apply for Provincial Health Insurance upon arrival in Canada. Enrollment in the IHP is intended to be short-term.

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

Life Insurance

At no additional cost to our associates, Cognizant offers life insurance coverage of 1 times your annual base salary for all associates and CAD \$5,000 of coverage for an associate's spouse or domestic partner, and CAD \$2,500 children.

Short Term Disability Insurance

At no additional cost to our associates, Cognizant provides Short Term Disability (STD) Insurance coverage through Sun Life. STD provides income replacement up to 66.67% of your weekly basic earnings up to a maximum of CAD \$1,200 per week.

Long Term Disability Insurance

At no additional cost to our associates, Cognizant provides Long Term Disability (LTD) Insurance coverage through Sun Life. LTD provides income replacement up to 67% of your basic monthly earnings up to a maximum of CAD \$4,500 per month.

Employee and Family Assistance Program (EFAP)

At no additional cost to our associates, Cognizant offers a confidential service that helps associates and their family balance the demands of work, life, and personal issues. Plan members can access the EFAP 24 hours a day, seven days a week.

Car Loan

The Associate will be entitled to a one-time per rotation in the U.S. or Canada interest free car loan of \$5,000 or the actual value of the car (less tax and other costs), whichever is less. Loan repayments will be automatically deducted from the associate's earnings in 24 equal semi-monthly installments or in equal installments over the remaining duration of stay, whichever is less. Deductions will begin from the first payroll cycle following the loan disbursement. If the associate ceases to be on the Cognizant U.S. or Cognizant Canada payroll for any reason, the outstanding loan amount will become immediately payable. Please refer to the policy document on Cognizant's corporate intranet, <https://eworld.Cognizant.com> for further details.

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

Vacation Loan

The Associate will be entitled to one interest free vacation loan for up to \$4,000 per 12 month period based upon the schedule below. Loan repayments will be automatically deducted from the associate's earnings in 8 or 10 (see table below) equal semi-monthly installments or in equal installments over the remaining duration of stay, whichever is less. Deductions will begin from the next payroll cycle

following the loan disbursement. If the associate ceases to be on the Cognizant U.S. or Cognizant Canada payroll for any reason, the outstanding loan amount will become immediately payable. Please refer to the policy document on Cognizant's corporate intranet, <https://cworld.Cognizant.com> for further details.

Associate Discounts

Associates working for Cognizant in Canada are eligible to take advantage of discounts offered to Cognizant associates in Canada. Be sure to visit Cognizant's intranet within your first 31 days. Certain benefits are only available to you during your first 31 days on payroll in Canada, or during annual open enrollment.

<https://groups.Cognizant.com/corporate/HR/NorthAmerica/Pages/AssociateDiscounts.aspx>

Vacation Eligibility/Accrual Rates

Associates are eligible for accrual of vacation time and vacation pay. Generally, associates are eligible for 2 weeks (10 days) to 4 weeks (20 days) of vacation per year and vacation pay equal to 2% of wages for each week (5 days) of vacation, or such greater or other entitlement as provided for in the employment standards legislation applicable in the province where they work. For example, in Quebec and Manitoba, employees at any level with 5 or more year of service are entitled to at least 3 weeks of vacation.

Please see the table below for general information regarding annual eligibility by level:

| Level/Grade | Days Per Year |
|---------------------------------------------|---------------|
| Assistant Vice President and Above | 20 days |
| Associate Director/Director/Senior Director | 15 days |
| Senior Manager | 12 days |
| Up to and including Manager Level | 10 days |

Associates generally accrue vacation on a quarterly basis, as permitted by legislation. For instance, associates who are entitled to 2 weeks of vacation generally accrue time off on a quarterly basis as follows:

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

Associates employed with the Company during each calendar quarter are eligible for 2.5 days following the first quarter of employment (January through March), 2.5 days following the second quarter of employment (April through June), 2.5 days following the third quarter of employment (July through September), and 2.5 days following the fourth quarter of employment (October through December). Vacation will be pro-rated if an associate is employed with the Company for a portion of any given calendar quarter. In some circumstances, associates may be permitted to take vacation for a calendar year before it has been accrued and therefore before that time off would normally be available. An Associate may only do so with the approval of their supervisor.

Unused Vacation

Associates must take their vacation each year as required by applicable employment standards legislation. Associates may carry forward unused accrued time off up to a maximum of 10 days to the next calendar year, and only as permitted by the employment standards legislation applicable where they work. Should any associate cease to be on Cognizant's payroll for any reason, any outstanding accrued vacation pay will be paid out to the associate with the associate's final pay cheque from the Company.

CANADA HOLIDAY SCHEDULE

Associates in Canada will be provided with holidays and holiday pay in accordance with the employment standards legislation in the province where they work. Associates with questions regarding their specific holiday entitlements, should contact their supervisor or a member of Cognizant's Human Resources team. The annual schedule for Cognizant's Canadian associates is available on the Canadian HR page of CWorld.

PAID TIME OFF FOR ILLNESS POLICY

Cognizant associates on Canadian payroll are eligible for seven (7) paid calendar days off each calendar year due to illness. To receive paid time off due to illness, an associate should notify his or her supervisor or Account Manager within one-half hour of the normal starting time of each day of absence, in accordance with the procedures set forth in the Absence/Lateness policy found in the Associate Handbook. In emergency cases where advance notice is not practicable, an associate should notify his or her Supervisor or Account Manager as soon as practicable and hopefully no later than one hour after the start of the associate's regularly scheduled work day. An associate may be required at the Company's request to furnish a Doctor's note to support his or her absence. Excessive incidents of short-term absenteeism resulting in unsatisfactory performance or a negative impact on the efficiency of the Company may subject associates to counseling for corrective action and could result in discharge. Associates who are absent for five consecutive days without notifying the Company shall be considered to have voluntarily terminated, unless there exist reasonable circumstances that preclude notification.

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

Amendment

All the above terms are as per our current policies and practices or contracts of insurance and may be amended from time to time. While employed by Cognizant in Canada, you will continue to be governed by all other service conditions and rules of the Company as framed from time to time. You will also be informed of the same.

 Signed by Hari Prasath Prabhudevan ,Emp Id -373192

