

Worksheet

Leasing

Suite: 724 Tower: P5V Date: _____ Completed by: _____

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 Aird and Berlis 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). \$1,695 Draft # 80851175
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 76,259.
- ✓ ● 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:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

JAGTAR SINGH CHAHAL (the "Purchaser")

Suite 724 Tower ONE Unit 23 Level 7 (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%) 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 26 day of APR

2017
2012. (x) [Signature]

Witness:

[Signature]

Purchaser: JAGTAR SINGH CHAHAL

[Signature]

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga

this 27 day of April

2017
2012. [Signature]

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Lease Agreement

This Lease Agreement is made in duplicate the 23th day of May, 2017.

Entered into pursuant to the *Residential Tenancies Act* [S.O. 2006, CHAPTER 17] (hereinafter called the "Act"), including any amendments thereto from time to time.

Between

Chahal Jagtar (416-508-5242)

18 Michigan Ave. Brampton, ON L6Y 4N9

Hereinafter called the "Lessor"

OF THE FIRST PART

And

Bhatti Mahik

Hereinafter called the "Lessee" or "Tenant"

OF THE SECOND PART

Witnesseth that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the said Lessee to be paid, observed and performed, the said Lessor hath demised and leased and by these presents DOTH demise and LEASE unto the said Lessee ALL THAT is and tenement located in the following municipality, namely,

4011 Brick Stone Mews. Suite 724
Mississauga, ON

And being comprised of a one bedroom condominium apartment with stove, refrigerator, dishwasher, washer and dryer. Additional property, "Personal Property", include: window coverings and light fixtures.

(Herein called the "premises"), upon the following terms and conditions:

To have and to hold the premises for and during the term of a one year lease. To be computed from the 1st day of June 1, 2017 and ending on the 30th day of May 30, 2018.

J.C. MB.
Je MB
YIELDING AND PAYING therefore monthly and every month during the said term unto the said Landlord in the amount of ~~\$1800~~ *\$1800.00* in lawful money of Canada, for the first year. Second year will be without any deduction, defalcation or abatement whatsoever to be payable monthly on the following days and times; that is to say: Rent is due the 1st day of each month. If rent is not received, the Landlord reserves the right to file for eviction in accordance with the *Residential Tenancies Act*.

The Lessee agrees to deposit with the Landlord the sum of \$1800.00 as prepaid rent, to be applied towards the last month's rent of the term.

THE Lessee covenants with the Landlord:

- To pay 100% rent.
 - To pay 100% charges for Hydro, Telephone, Internet and Cable.
 - To maintain the premises in a state of cleanliness, and to repair any damage caused thereto by his own willful or negligent conduct or that of persons who are permitted on the premises by him.
 - Not to assign or sublet without the consent and approval of the Lessor.
 - Not to carry on upon the premises any business that may be deemed a nuisance or by which the insurance on the premises will be increased.
 - That the Lessee will leave the premises in similar state of repair as at the inception of the lease, reasonable wears and tears and damage by fire lightning and tempest only accepted
- That the Lessee will repair according to notice in writing, reasonable wears and tears and damage by fire lightning and tempest only accepted.
- THE Lessee agrees to promptly notify the Landlord of any repairs to be made by the Landlord, and upon giving prior notice in accordance with the Act, the Landlord shall be permitted to enter and view the state of repair and to make any such repairs.

PROVIDED that the Lessee may remove his fixtures, if such removal may be, and is, done without injury to the premises and fixtures.

PROVIDED that in the event of damage to the premises by fire, lightning or tempest, rent shall cease until the premises are rebuilt.

PROVIDED that, where the premises become vacant and so remain for a period of 30 days without notifying the Landlord, it shall be presumed that the Lessee has abandoned the premises and the Landlord may apply to the board for an order terminating the tenancy in accordance with the *Residential Tenancies Act*.

PROVISO for re-entry by the Landlord on non-payment of rent or non-performance of covenants provided that such re-entry shall be, at all times, in accordance with the provisions of the Act.

THE Landlord shall maintain the premises in a good state of repair and fit for habitation during the herein lease in order that the premises comply with health and safety standards required by law.

THE Landlord covenants with the said Lessee for quiet enjoyment.

THE Lessee covenants with the Landlord to permit the said Landlord or Agents during the last two months of the currency of this lease, to put up upon the said premises, notice of his intention to lease the same; and also to permit during the same time, such person or persons as he may be desirous of leasing the said premises at the expiration of this lease to visit and inspect the same on written notice to the Lessee, given at least 24 hours before the time of entry, which shall be specified in the notice.

That the Tenant shall be responsible for taking out adequate personal property and liability insurance on the understanding that, neither the Landlord nor his/her agent shall be responsible or liable for any damage to personal property or any personal injury or death that may be suffered or sustained by the

Tenant, his(s) employee(s), any member of his family, his agents, servants, guests or other invitees who may be upon the rented premises (collectively, the "Liability"), except in circumstances where the Liability results from any negligent act or negligent omission to act on behalf of the Tenant. This insurance must be in place for the duration of the tenancy.

The Lessee agrees they are responsible for all keys to the premises, and the Tenant is responsible for replacing them at their own cost.

The Lessee agrees that if any damages occur due to over flowing water in the bathtub, sinks, toilet, washer, dishwasher due solely to their own neglect, the Lessees are responsible to repair the damages at their own expense.

IT is hereby agreed between the parties hereto that if, upon the determination of the lease by effluxion of time, the Lessor permits the Lessee to remain in possession of the premises and accepts rents in respect thereto, a tenancy from year to year shall not be created by implication of law, but the Lessee shall be deemed to be a monthly tenant.

The Lessee agrees that they will not alter the premises in any way (i.e. painting, wallpapering, renovations, tearing out carpet etc.) without the written permission of the Lessor.

The Lessee agrees that for any returned cheque by the bank, a \$75.00 N.S.F charge will apply.

Both parties agree that there will be no other people living at this residence without written approval from the Landlord.

The Lessee agrees to have all appliances and apartment clean upon vacating the premises.

THE Landlord shall also assign for the use of the Lessee during their tenancy one car parking # p4 43, and one locker # 6th floor #51.

The Lessee agrees that there will be no pets and no smoking permitted in the premises.

The Lessee agrees that if there are any pets in the premises or on the property, the Lessee will be responsible for any damage caused by these pets to said premises/property.

The Lessees agree to abide by all condominiums by-laws and rules.

For the purpose of explication, a copy of the *Residential Tenancies Act* can be found online at: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_06r17_e.htm#BK58

IT IS HEREBY declared and agreed that the expressions "Landlord" and "Lessee", wherever used in this Indenture, shall, when the context allows, include, be binding on and ensure to the benefit of not only parties hereto, but also their respective executors, administrators and assigns.

AND it is further agreed between the parties hereto that wherever the singular and masculine are used throughout this lease they shall be construed as if the plural or feminine had been used, where the context

or the party or parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered had been made.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
In the presence of



Landlord (Chahal Jagtar)

RECEIPT OF TENANCY AGREEMENT:

I/WE hereby acknowledge receiving a duplicate original copy of the herein lease this
day of May23, 2017.



Lessee (Bhatti Mahik)

The Toronto-Dominion Bank

80851175

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

DATE

2017-08-09
YYYYMMDD

Transit-Serial No.

1202-80851175

Pay to the

Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re PSV 724

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

Authorized Officer

[Signature]

Number

Countersigned

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

⑈80851175⑈ ⑆09612⑈004⑆

⑈3808⑈

*Received
by BB*



OPERATOR'S LICENCE

AB
CAN

BHATTI MAHIK 07 AUG 2021

No: 167263-391

Class: 5

Cond/End

Expires: 07 AUG 2021



BHATTI, Mahik
5237 Mullen Cres NW
Edmonton AB T6R 0P9

Sex: F DOB: 07 AUG 1992
Eyes: brown Hair: black
Ht: 170 cm Wt: 57 kg

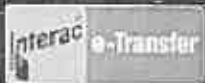


Issued: 18 MAR 2016

M Bhatti

0010-10000





[View in browser](#)

| [Français](#)

Hi Jagdev Chahal,

MAHIK BHATTI sent you \$1,600.00 (CAD).

Deposit your money at:

Or

[Select a different financial institution](#)

Expires: August 31, 2017



INTERAC e-Transfer
The smart, secure way to send your own money.

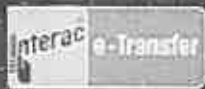
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[FAQs](#) | This is a secure transaction

Email or text messages carry the notice while the financial institutions securely transfer the money using existing payment networks. For the answers to common questions please visit our FAQs. If your financial institution does not yet offer *Interac e-Transfer*, you can still deposit transfers to any bank account in Canada.

This email was sent to you by Acxsys Corporation, the owner of the *Interac e-Transfer* service, on behalf of MAHIK BHATTI at RBC Royal Bank.

Interac Association / Acxsys Corporation
Royal Bank Plaza, North Tower, 200 Bay Street, Suite 2400
P.O. Box 45, Toronto, ON M5J 2J1
www.interac.ca



[View in browser](#) | [Français](#)

Hi Dave,

10073644 CANADA LIMITED sent you \$1,800.00 (CAD).

Deposit your money at:

Or

Select a different financial institution

Expires: July 1, 2017



INTERAC e-Transfer
The smart, secure way to send your own money

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[FAQs](#) | This is a secure transaction

Email or text messages carry the notice while the financial institutions securely transfer the money using existing payment networks. For the answers to common questions please visit our FAQs. If your financial institution does not yet offer *interac e-Transfer*[®], you can still deposit transfers to any bank account in Canada.

This email was sent to you by Acxsys Corporation, the owner of the *Interac e-Transfer* service, on behalf of 10073644 CANADA LIMITED at RBC Royal Bank.

Interac Association / Acxsys Corporation
Royal Bank Plaza, North Tower, 200 Bay Street, Suite 2400
P.O. Box 45, Toronto, ON M5J 2J1
www.interac.ca

10073644 Canada Limited
C/O Mahik Bhatti
1144 Division Street
Cobourg, ON K9A 5Y5
Phone Number:
HST NUMBER: 732928296RT0001

INVOICE TO:
OLADE CONSULTING INC.

Inv. Number: INV 000-114
Date: 6/23/2017

Attention:
Ph: 647-346-4988
Fax: 647-346-4988
e-mail: ade.adeyemi@oladeconsulting.com

For Period: From: 5/29/2017 To: 6/9/2017
Services rendered at:

<u>Services</u>	<u>Hours/Days</u>	<u>Rate</u>	<u>Total</u>
(Description of services is optional)	0.00	\$ -	\$ -
On Call Pager Days - Monday trough Friday	75.00	\$ 37.60	\$ 2,820.00
On Call Pager days - Saturdays and Sundays	0.00	\$ -	\$ -
Subtotal			\$2,820.00
HST		13.00%	\$366.60
Total amount \$		100%	<u>\$3,186.60</u>

10073644 Canada Limited
C/O Mahik Bhatti
1144 Division Street
Cobourg, ON K9A 5Y5
Phone Number:
HST NUMBER: 732928296RT0001

INVOICE TO:
OLADE CONSULTING INC.

Inv. Number: INV 000-113
Date: 6/9/2017

Attention:
Ph: 647-346-4988
Fax: 647-346-4988
e-mail: ade.adeyemi@oladeconsulting.com

For Period: From: 5/15/2017 To: 5/28/2017
Services rendered at:

<u>Services</u>	<u>Hours/Days</u>	<u>Rate</u>	<u>Total</u>
(Description of services is optional)	0.00	\$ -	\$
On Call Pager Days - Monday trough Friday	66.00	\$ 37.60	\$ 2,481.60
On Call Pager days - Saturdays and Sundays	0.00	\$ -	\$
Subtotal			\$2,481.60
HST		13.00%	\$322.61
Total amount \$		100%	<u>\$2,804.21</u>

10073644 Canada Limited
C/O Mahik Bhatti
1144 Division Street
Cobourg, ON K9A 5Y5
Phone Number:
HST NUMBER: 732928296RT0001

INVOICE TO:
OLADE CONSULTING INC.

Inv. Number: INV 000-97
Date: 5/26/2017

Attention:
Ph: 647-346-4988
Fax: 647-346-4988
e-mail: ade.adeyemi@oladeconsulting.com

For Period: From: 4/30/2017 To: 5/13/2017
Services rendered at:

Services	Hours/Days	Rate	Total
(Description of services is optional)	0.00	\$ -	\$
On Call Pager Days - Monday through Friday	66.50	\$ 37.60	\$ 2,500.40
On Call Pager days - Saturdays and Sundays	0.00	\$	\$
Subtotal			\$2,500.40
HST		13.00%	\$325.05
Total amount \$		100%	\$2,825.45

Credit Score	663	Credit Accounts	11	View
Balances	\$35,796	Open Accounts	9	
Payments	\$121	Closed Accounts	2	
Delinquent	0	Derogatory	0	
Inquiries (6 years)	4	Public Records	0	View

PERSONAL INFORMATION

Print Original

	Reported
Name	MAHIK BHATTI
Also Known As	MAHIK PARMAR
Date of Birth	08/07/1992
Current Address	2715 JAMES MOWATT TRAIL SW EDMONTON AB T6W3B8
Telephone #	204 8875373
Previous Address	35 SILVER SPRINGS BAY WINNIPEG MB R2K4K9
Employer	2715 JAMES MOWATT TRAIL SW EDMONTON AB T6W3B8
Previous Employer	
Consumer Statement	

ADDITIONAL INFORMATION



Proudly Celebrating 15 Yrs Of Excellence !!!

808 BRITANNIA RD. WEST, SUITE 208 MISSISSAUGA ON L5V 0A7 (HEARTLAND CENTRE) TEL: 905-812-2800
FAX: 905-812-2820

August 08, 2017

Jagtar Chahal
Jagbinder Chahal
18 Michigan Ave
Brampton ON L6Y 4N9

Subject: Mortgage pre approval for Suite 724, 4011 Brickstone Mews Mississauga ON

Dear Mrs./ Mr. Chahal ,

After analyzing your employment income, consideration of down payment and possibility of adding a guarantor or sale of your existing Property prior or same day of closing the subject one, you can qualify for **First Mortgage up to \$302,000.00**

Final approval will be obtained 120 days prior to the firm closing date of subject property.

Subject to satisfactory of credit bureau, verification of employment, proof of down payment along with other conditions outlined by lender.

Please call me at 905-812-2800 should you have any questions.

Yours truly,

Kenny Dhaliwal
Mortgage Broker

Service You Deserve Professional You Trust !



724

TENANT(S) REGISTRATION FORM

It is important that management is always updated with your information for correspondence and emergency purposes. Please take the time to fill in the registration form and return to the Management Office. Rest assured that all information is held in the strictest confidentiality.

SUITE INFORMATION

Date: 5 JUNE 2014 Corporation Name: PSV 1 at Parkside Village
Suite: 724 4011 Brickstone Mews, Mississauga, Ontario L5B 0J7
Parking(s): 43 P4 Locker(s): 6th FLOOR ROOM D - 51
Fob #: _____ Fob #: _____
Fob #: _____ Fob #: _____
Primary Tenant Name: MAHAK BHATTI
Lease Start Date: MAY 22 2014 Lease End Date: N/A

RESIDENT INFORMATION

- Name: MAHAK BHATTI Home Phone No.: _____
Cell/Work: +1 204 807 0488 Email: MAHAKBHATTI@GMAIL.COM
- Name: CHANDANDEE BHATTI Child ☐
Cell/Work: # 204 887 5373 Email: CHANDANBHATTI@HOTMAIL.COM
- Name: _____ Child ☐
Cell/Work: _____ Email: _____
- Name: _____ Child ☐
Cell/Work: _____ Email: _____
- Name: _____ Child ☐
Cell/Work: _____ Email: _____

MAHAK BHATTI

Print Name

Umshati

Tenant's Signature

INTERCOM DIRECTORY

Display Name: CHANDANDEEP BHATTI Phone No.: +1 204 887 5273

VEHICLE INFORMATION

Parking No & Level.: 43 P4 Make/Color/Licence No. NISSAN/ALTIMA/SILVER BRS 7363
Parking No & Level.: _____ Make/Color/Licence No. _____
Parking No & Level.: _____ Make/Color/Licence No. _____

EMERGENCY CONTACT

Name: DEVINDER KOUR PARMAR Relationship: MOTHER
Home No: _____ Work No: _____ Cell No.: +1 431 777 0101
Name: RAJINDER SINGH PARMAR Relationship: FATHER
Home No: _____ Work No: _____ Cell No.: +1 431 777 0831

TENANTS' ACKNOWLEDGEMENT

I hereby acknowledge and agree that I, the members of my household, and my guests, invitees, licenses, from time to time, will in using the unit rented by me, and the common elements, comply with the provisions of the "CONDOMINIUM ACT", the Declaration, By-laws, Management Agreement, service agreements, and other agreements, and all rules and regulations of the Condominium Corporation (the Rules), during the term of the Tenancy Agreement and my tenancy, and will be subject to the same duties imposed by the Rules as if I were a unit owner, except for the payment of common expenses, unless otherwise provided by the Condominium Act and any amendments thereto.

WITNESS WHEREOF, this 5th day of June, 2017

In the City of Mississauga

Mahik Bhatti

Print Name

CHANDANDEEP BHATTI

Tenant's Signature



REQUIRING EVACUATION ASSISTANCE FORM

The Fire Department requires that the Management, Superintendents and the Concierge have readily available a list of Residents or any Resident requiring assistance to evacuate the building. This list enables fire fighters to attend to people who would be in need of assistance without delay in the event of an emergency.

It is critical to keep this information up-to-date. Therefore, if there are any residents within your suite what require evacuation assistance; please provide the information on the form below. It is your responsibility to update this form and notify the Management as soon as possible when changes occur.

RESIDENT(S) REQUIRING EVACUATION ASSISTANCE

Date: _____ Corporation Name: PSV 1 at Parkside Village

Suite: _____ 4110 Brickstone Mews, Mississauga, Ontario L5B 0J7

Would you require assistance in an emergency? ☐ Yes ☐ No

Name: _____ ☐ Child ☐ Adult ☐ Senior

Nature of Condition / Disability: _____

Special Instructions: _____

Emergency Contact

Name: _____ Phone No.: _____ Relationship: _____

Name: _____ ☐ Child ☐ Adult ☐ Senior

Nature of Condition / Disability: _____

Special Instructions: _____

Emergency Contact

Name: _____ Phone No.: _____ Relationship: _____

Service Pet? ☐ Yes ☐ No ☐ Cat ☐ Dog Other: _____

Other Pets? ☐ Yes ☐ No ☐ Cat ☐ Dog Other: _____

Additional Information: _____

Print Name

Resident's Signature

