

Court File No. CL-25-00753591-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

**RPN FINANCE CORP., PETER JEEWAN, 2742695 ONTARIO INC.,  
ROBERT PAULS, and JOSEPH BERLJAWSKY**

Applicants

and

**NORMANDY 293 MAPLEHURST INC., NORMANDY 295 MAPLEHURST  
INC., 288 SHEPPARD INC., 2646214 ONTARIO LTD. and NAWAR  
MAHFOOTH**

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE BANKRUPTCY AND  
INSOLVENCY ATC, R.S.C. 1985, AS AMENDED, AND SECTION 101 OF THE  
COURTS OF JUSTICE ACT, R.S.O. 1990, C.C.43, AS AMENDED**

**APPLICATION RECORD**

**(returnable on December 2, 2025)**

November 15, 2025

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TO: **SERVICE LIST**

**SERVICE LIST**  
(As of November 11, 2025)

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<b>Other Creditors</b>	
<b>Aarti Real Estate Enterprises Inc.,</b> 22 Kelways Cir, Brampton, ON L6T 0G6	
<b>Mayuri Ventures Inc.,</b> 3525 Palgrave Road, Mississauga, ON L5B 1W1	
<b>Sarmad Ganni,</b> 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2	
<b>1842716 Ontario Inc.,</b> 2939 Portland Drive, Unit 200, Oakville, ON L6H 5S4	
<b>Addison Wealth Management Inc.,</b> 33 Balfour Drive, Hamilton, ON L9C 7A5	
<b>The Bank of Nova Scotia</b> 10 Wright Boulevard Stratford, ON N5A 7X9	

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INC., 288 SHEPPARD INC., 2646214 ONTARIO LTD. and NAWAR  
MAHFOOTH**

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Tab 1



Court File No.

**ONTARIO  
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**B E T W E E N:**

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**NORMANDY 293 MAPLEHURST INC., NORMANDY 295 MAPLEHURST  
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MAHFOOTH**

Respondents

IN THE MATTER OF AN APPLICATION UNDER SECTION 243(1) OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-3, AS AMENDED; AND  
SECTION 101 OF THE COURTS OF JUSTICE ACT, R.S.O. 1990, C. C.43, AS  
AMENDED

**NOTICE OF APPLICATION**

TO THE RESPONDENTS:

A LEGAL PROCEEDING HAS BEEN COMMENCED by the applicants. The claim made by the applicants appears on the following page.

THIS APPLICATION will come on for a hearing

- In person
- By telephone conference
- By video conference

at the following location: 330 University Avenue, Toronto ON M5G 1R7 on December 2, 2025 for 30 minutes with full particulars of the videoconference hearing to be circulated by the Court prior to the application hearing.

IF YOU WISH TO OPPOSE THIS APPLICATION, to receive notice of any step in the application or to be served with any documents in the application, you or an Ontario lawyer acting for you must forthwith prepare a notice of appearance in Form 38A prescribed by the *Rules of Civil Procedure*, serve it on the applicant's lawyer or, where the applicant does not have a lawyer, serve it on the applicant, and file it, with proof of service, in this court office, and you or your lawyer must appear at the hearing.

IF YOU WISH TO PRESENT AFFIDAVIT OR OTHER DOCUMENTARY EVIDENCE TO THE COURT OR TO EXAMINE OR CROSS-EXAMINE WITNESSES ON THE APPLICATION, you or your lawyer must, in addition to serving your notice of appearance, serve a copy of the evidence on the applicant's lawyer or, where the applicant does not have a lawyer, serve it on the applicant, and file it, with proof of service, in the court office where the application is to be heard as soon as possible, but at least four days before the hearing.

IF YOU FAIL TO APPEAR AT THE HEARING, JUDGMENT MAY BE GIVEN IN YOUR ABSENCE AND WITHOUT FURTHER NOTICE TO YOU. IF YOU WISH TO OPPOSE THIS APPLICATION BUT ARE UNABLE TO PAY LEGAL FEES, LEGAL AID MAY BE AVAILABLE TO YOU BY CONTACTING A LOCAL LEGAL AID OFFICE.

Date: \_\_\_\_\_ Issued by: \_\_\_\_\_  
Local Registrar

Address of Court Office: 330 University Avenue, 8th  
Floor, Toronto ON M5G  
1R7

TO: **ATTACHED SERVICE LIST**

**SERVICE LIST**  
(As of November 11, 2025)

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<p><b>RSG Law Professional Corporation</b> 400-6605 Hurontario Street Mississauga, ON L5T 0A3</p> <p>Counsel to the Applicants</p>	<p><b>Raj Grewal (LSO#: 65524T)</b> Tel: 905-799-0925 Email: <a href="mailto:raj@rsqlaw.ca">raj@rsqlaw.ca</a></p> <p><b>Raghav Vig (LSO#: 90983F)</b> Tel: 905-799-0925 Email: <a href="mailto:raghav@rsqlaw.ca">raghav@rsqlaw.ca</a></p>
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<b>Respondents</b>	
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<p><b>288 Sheppard Inc.</b> 3173 Trailside Drive, Oakville, ON L6M 0P3</p>	

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<p><b>Nawar Mahfooth</b> 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2</p>	
<p><b>Minister of National Revenue</b></p>	
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<b>1842716 Ontario Inc.,</b> 2939 Portland Drive, Unit 200, Oakville, ON L6H 5S4	
<b>Addison Wealth Management Inc.,</b> 33 Balfour Drive, Hamilton, ON L9C 7A5	

## APPLICATION

1. RPN Finance Corp., Peter Jeewan, 2742695 Ontario Inc., Robert Pauls, and Joseph Berljawsky (collectively, the “**Applicants**”) make application for:
  - a) an order abridging, if necessary, the time for service of this Application and deeming service good and sufficient;
  - b) an order appointing TDB Restructuring Limited (“**TDB**”) as receiver and manager (in such capacity, the “**Receiver**”) over all of the undertaking, properties and assets of Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. (the “**Corporate Debtors**”), including, without limitation, the real properties mentioned at Schedule-A (together with 287 Maplehurst Avenue, Toronto the “**Real Property**”, and collectively, the “**Property**”), by way of an order in substantially the form as the Receivership Order attached as Tab 3 to the Application Record;
  - c) an order appointing TDB as Receiver over lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth (the “**Individual Debtor**”), by way of an order in substantially the form as the Receivership Order attached as Tab 3 to the Application Record;
  - d) granting a charge over the Property in favour of the Receiver and its counsel (the “**Receiver’s Charge**”) to secure their fees and disbursements in respect of this proceeding; and
  - e) Such further and other Relief as this Honourable Court may seem just.

2. The grounds for the application are:

The Parties and the Property

- a) RPN Finance Corp. and 2742695 Ontario Inc. (the “**Corporate Creditors**”) are Ontario corporations governed by the *Ontario Business Corporations Act* and have their registered offices in the province of Ontario.
- b) Peter Jeewan, Robert Pauls, and Joseph Berljawsky (the “**Individual Creditors**”) are individuals ordinarily residing in the province of Ontario.
- c) The Corporate Debtors, Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. are Ontario corporations governed by the *Ontario Business Corporations Act* and have their registered offices located in the Greater Toronto Area, in the province of Ontario.
- d) The Individual Debtor, Nawar Mahfooth, is an individual ordinarily residing in the province of Ontario.
- e) The Corporate Debtors and the Individual Debtor are related entities and are collectively referred to as the Respondents.
- f) The Respondents are the owners of the properties listed at Schedule-A.
- g) The Respondents’ Property consists primarily of the Real Property, consisting of mixed-use multi-tenanted buildings. They include commercial and residential spaces, such as, among other things, residential units, retail stores, and restaurants.

The Mortgages

- h) On October 30, 2020, RPN Finance Corp. (“**RPN**”) together with Libertas Financial Management Inc. granted a loan to Normandy 295 Maplehurst Inc.

- and 2646214 Ontario Ltd. in the principal amount of \$2,100,000.00. As security for the Loan, RPN obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 295 Maplehurst Avenue as Instrument No. AT5562311 and a Charge/Mortgage registered on title to 280 Sheppard Avenue East as Instrument No. AT5562278 (the “**295 Mortgage**”). The 295 Mortgage was guaranteed by Sarmad Gani and Nawar Mahfooth.
- i) On January 20, 2021, RPN granted a loan to Normandy 293 Maplehurst Inc. in the principal amount of \$1,520,000.00. As security for the Loan, RPN obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 293 Maplehurst Avenue as Instrument No. AT5640705 (the “**293 Mortgage**”). The 293 Mortgage was guaranteed by Sarmad Gani and Nawar Mahfooth.
- j) On May 19, 2021, Morris Launderettes Limited (“**Morris**”) granted a loan to 2646214 Ontario Ltd. and 288 Sheppard Inc. in the principal amount of \$7,000,000.00. As security for the Loan, Morris obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 280 Sheppard Avenue East and 288 Sheppard Avenue East (the “**280 Mortgage**”). The 280 Mortgage was guaranteed by Sarmad Gani and Nawar Mahfooth.
- k) On August 10, 2022, Joseph Berljawsky (“**Berljawsky**”) granted a loan to Nawar Mahfooth in the principal amount of \$300,000.00. As security for the Loan, Berljawsky obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 287 Maplehurst Avenue, Toronto (the “**287 Mortgage**”).

- l) The 293 Mortgage, the 280 Mortgage, 295 Mortgage, and the 287 Mortgage are collectively referred to as the “**Mortgages**”.
- m) The Mortgages incorporated standard charge terms 200433 (the “**SCT**”).
- n) Under the terms of the SCT, the Respondents agreed to maintain the Property in good condition and to carry out any necessary repairs, in accordance with the nature and description of the Property.
- o) Pursuant to the terms of the Mortgage and SCT, failure to pay taxes, of any nature or kind, constitutes an event of default, thereby entitling the Applicants to exercise rights available under the terms of the Mortgages.
- p) Pursuant to series of transfers and/or assignments, as of the date of this application, the Applicants are the secured creditors pursuant to the Mortgages as per the table below-

<b>S. No.</b>	<b>Municipal Address</b>	<b>PIN &amp; Legal Description</b>	<b>Secured Creditor</b>
1.	293 Maplehurst Avenue, Toronto, ON M2N 3C5	10074-0009 : PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and Peter Jeewan
2.	295 Maplehurst Avenue North York, ON M2N 3C5	10074-0010 : PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and 2742695 Ontario Inc.

3.	280 Sheppard Avenue East, North York, ON M2N 3B1	10074-0017 : PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and 2742695 Ontario Inc., and Robert Pauls
4.	288 Sheppard Avenue East, North York, ON M2N 3B1	10074-0307, 10074-0309 & 10074-0311 : LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO	Robert Pauls
5.	294 Sheppard Avenue East, North York, ON M2N 3B1	10074-0303 & 0305 : PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE	Robert Pauls

		A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO	
6.	287 Maplehurst Avenue, Toronto ON M2N 3C5	10074-0008 : PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO	Joseph Berljawsky

Default and Demand

- q) The Mortgages have since matured and have not been repaid.
- r) In light of the above, on or about June 27, 2025, and October 30, 2025, the Applicants, by their lawyers, issued notices of intention to enforce security pursuant to section 244 of the BIA (the “**BIA Notices**”).
- s) Despite the above, the Respondents have failed to make payment of the outstanding indebtedness.

It is Just and Convenient to Appoint TDB as Receiver

- t) The Applicants submit that it is just and convenient in the circumstances for the Receiver to be appointed.
- u) The Respondents continue to be indebted to the Applicants in an amount in excess of \$14 million. The Respondents have failed to maintain the Property despite the fact that they continue to collect rents.
- v) Significant time has passed since the Mortgages have matured and the Applicants served the BIA Notices. The Applicants have lost all confidence in the Respondents and their ability to ever repay the Mortgages.

- w) The Property is mixed-use multi-tenanted buildings which will attract only a certain cohort of potential purchasers. A sale process for the Property will benefit from the specialized expertise the proposed Receiver to list and market the Property.
- x) The appointment of the proposed Receiver is necessary and appropriate in order to enable the Receiver to, among other things:
  - i. investigate the existing leases and tenancies;
  - ii. evaluate the need for any remedial steps to be taken;
  - iii. take steps to ensure that no party interferes with the sale process;
  - iv. market the Property for sale in an open and transparent manner for the benefit of all of the Respondents' stakeholders and with the power to obtain a vesting order that would enable the Receiver to transfer title to the Property free and clear of all claims; and
  - v. if deemed to be necessary by the Receiver, take possession of the Property and collect rents.
- y) TDB has consented to its proposed appointment as Receiver.

Statutory and Other Grounds

- z) Sections 243(1) of the BIA and 101 of the CJA.
  - aa) Rules 1.04(1), 1.05, 2.01, 2.03, 3.02, and 38 of the Rules of Civil Procedure.
  - bb) Such further and other grounds as counsel may advise and this Honourable Court permits.
3. The following documentary evidence will be used at the hearing of the application:

- a) The Affidavit of Mayer Michalowicz, sworn November 11, 2025 along with exhibits thereto;
- b) Factum of the Applicant; and
- c) Such further and other evidence as counsel may advise and this Honourable Court may permit.

November 11, 2025

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Tel: 905-799-0925

Lawyers for the Applicant

## SCHEDULE "A"

## REAL PROPERTIES

S. No.	Municipal Address	Owners	PIN	Legal Description
1.	293 Maplehurst Avenue, Toronto, ON M2N 3C5	Normandy 293 Maplehurst Inc.	10074-0009	PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO
2.	295 Maplehurst Avenue North York, ON M2N 3C5	Normandy 295 Maplehurst Inc.	10074-0010	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO
3.	280 Sheppard Avenue East, North York, ON M2N 3B1	2646214 Ontario Ltd.	10074-0017	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO
4.	288 Sheppard Avenue East, North York, ON M2N 3B1	288 Sheppard Inc.	10074-0307, 10074-0309 & 10074-0311	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 &

				PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO
5.	294 Sheppard Avenue East, North York, ON M2N 3B1	288 Sheppard Inc.	10074-0303 & 0305	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO
6.	287 Maplehurst Avenue, Toronto ON M2N 3C5	Nawar Mahfooth	10074-0008	PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO

**RPN FINANCE CORP. et al.**  
Applicants

-and-

**NORMANDY 293 MAPLEHURST INC. et al.**  
Respondents

Court File No. CL-25-00753591-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT  
TORONTO

**NOTICE OF APPLICATION**

**RSG LAW PROFESSIONAL CORPORATION**

400-6605 Hurontario Street  
Mississauga, ON L5T 0A3

**Raj Grewal (LSO#: 65524T)**

[raj@rsqlaw.ca](mailto:raj@rsqlaw.ca)

Tel: 905-799-0925

**Raghav Vig (LSO#: 90983F)**

[raghav@rsqlaw.ca](mailto:raghav@rsqlaw.ca)

Tel: 905-799-0925

Lawyers for the Applicants

# Tab 2

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

**RPN FINANCE CORP., PETER JEEWAN, 2742695 ONTARIO INC.,  
ROBERT PAULS, and JOSEPH BERLJAWSKY**

Applicants

and

**NORMANDY 293 MAPLEHURST INC., NORMANDY 295 MAPLEHURST  
INC., 288 SHEPPARD INC., 2646214 ONTARIO LTD. and NAWAR  
MAHFOOTH**

Respondents

**AFFIDAVIT OF MAYER MICHALOWICZ SWORN NOVEMBER 11, 2025**

I, Mayer Michalowicz, of the city of Hamilton, in the province of Ontario, MAKE  
OATH AND SAY:

1. I am a director of the Applicant, RPN Finance Corp. ("**RPN**") and authorized to swear this affidavit on its behalf. The Applicants, 2742695 Ontario Inc., Peter Jeewan, Robert Pauls, and Joseph Berljawsky are entities related and/or affiliated with RPN and I am authorized to swear this affidavit on their behalf. The facts below are within my personal knowledge or determined from the face of the documents attached as exhibits and from information and advice provided to me by others. When matters are based upon information and advice received from others, I have identified the source of the information and advice and believe it to be true.
2. This affidavit is sworn in support of the application by the Applicants for the appointment of TDB Restructuring Limited ("**TDB**") as receiver and manager over

the assets, properties and undertakings of the Respondents, Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. (collectively, the “**Corporate Debtors**”), including the real properties municipally known as 293 Maplehurst Ave., Toronto, Ontario, 295 Maplehurst Ave., Toronto, Ontario, 280 Sheppard Ave E, Toronto, Ontario, 288 Sheppard Ave E, Toronto, Ontario, and 294 Sheppard Ave E, Toronto, Ontario; and over the lands and premises municipally known as 287 Maplehurst Ave, Toronto of Nawar Mahfooth (the “**Individual Debtor**”) (collectively, the “**Real Properties**”, together with other assets, the “**Debtor’s Property**”) pursuant to section 243 of the *Bankruptcy and Insolvency Act* (“**BIA**”) and section 101 of the *Courts of Justice Act*.

#### The Parties

3. RPN is an Ontario corporation governed by the *Ontario Business Corporations Act* and has its registered offices located at 2939 Portland Drive, Suite 100, in the town of Oakville, in the Province of Ontario. Annexed hereto and marked as **Exhibit “A”** is a true copy of the corporation profile report for RPN.
4. The Applicant, 2742695 Ontario Inc. (“**695 Ontario Inc.**”), is an Ontario corporation governed by the *Ontario Business Corporations Act* and has its registered office located at 25 Warrender Avenue, Apartment 1006, in the city of Toronto, in the Province of Ontario.
5. RPN and 695 Ontario Inc. are collectively referred to as the Corporate Creditors.
6. The Applicants Peter Jeewan, Robert Pauls, and Joseph Berljawsky (the “**Individual Creditors**”) are individuals ordinarily residing in the province of Ontario.

7. The Corporate Debtors, Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. are Ontario corporations governed by the Ontario Business Corporations Act and have their registered offices located in the Greater Toronto Area, in the province of Ontario. Annexed hereto and marked as **Exhibit “B1”**, **Exhibit “B2”**, **Exhibit “B3”**, and **Exhibit “B4”** are the corporation profile reports, respectively.
8. The Individual Debtor, Nawar Mahfooth, is an individual ordinarily residing in the province of Ontario.
9. The Corporate Debtors and the Individual Debtor are related entities and are collectively referred to as the Respondents.
10. The Respondents are the owners of the following properties-

<b>S. No.</b>	<b>Municipal Address</b>	<b>Owners</b>	<b>PIN</b>	<b>Legal Description</b>
1.	293 Maplehurst Avenue, Toronto, ON M2N 3C5	Normandy 293 Maplehurst Inc.	10074-0009	PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO
2.	295 Maplehurst Avenue North York, ON M2N 3C5	Normandy 295 Maplehurst Inc.	10074-0010	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO
3.	280 Sheppard Avenue East, North York, ON M2N 3B1	2646214 Ontario Ltd.	10074-0017	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF

				YORK/NORTH YORK, CITY OF TORONTO
4.	288 Sheppard Avenue East, North York, ON M2N 3B1	288 Sheppard Inc.	10074-0307, 10074-0309 & 10074-0311	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO
5.	294 Sheppard Avenue East, North York, ON M2N 3B1	288 Sheppard Inc.	10074-0303 & 0305	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO
6.	287 Maplehurst Avenue, Toronto ON M2N 3C5	Nawar Mahfooth	10074-0008	PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO

Annexed hereto and marked as **Exhibit “C1”**, **Exhibit “C2”**, **Exhibit “C3”**, **Exhibit “C4”**, **Exhibit “C5”**, and **Exhibit “C6”** are true copies of the parcel registers for the for the Real Properties.

#### The Real Properties

11. The Respondents' Property consists primarily of the Real Properties, consisting of mixed-use multi-tenanted buildings. They include commercial and residential spaces, such as, among other things, residential units, retail stores, and restaurants. Annexed hereto and marked **Exhibit “D”** are Google Maps extracts showing the buildings on the Respondents' Property.

#### The Mortgages

12. On October 30, 2020, RPN Finance Corp. (“**RPN**”) together with Libertas Financial Management Inc. granted a loan to Normandy 295 Maplehurst Inc. and 2646214 Ontario Ltd. in the principal amount of \$2,100,000.00. As security for the Loan, RPN obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 295 Maplehurst Avenue as Instrument No. AT5562311 and a Charge/Mortgage registered on title to 280 Sheppard Avenue East as Instrument No. AT5562278 (the “**295 Mortgage**”). The 295 Mortgage was guaranteed by Sarmad Gani and Nawar Mahfooth. Annexed hereto and marked as **Exhibit “E1”** is a true copy of the 295 Mortgage.
13. On January 20, 2021, RPN granted a loan to Normandy 293 Maplehurst Inc. in the principal amount of \$1,520,000.00. As security for the Loan, RPN obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 293 Maplehurst Avenue as Instrument No. AT5640705 (the “**293 Mortgage**”). The 293 Mortgage

was guaranteed by Sarmad Gani and Nawar Mahfooth. Annexed hereto and marked as **Exhibit “E2”** is a true copy of the 293 Mortgage.

14. On May 19, 2021, Morris Launderettes Limited (“**Morris**”) granted a loan to 2646214 Ontario Ltd. and 288 Sheppard Inc. in the principal amount of \$7,000,000.00. As security for the Loan, Morris obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 280 Sheppard Avenue East and 288 Sheppard Avenue East (the “**280 Mortgage**”). The 280 Mortgage was guaranteed by Sarmad Gani and Nawar Mahfooth. Annexed hereto and marked as **Exhibit “E3”** is a true copy of the 280 Mortgage.
15. On August 10, 2022, Joseph Berljawsky (“**Berljawsky**”) granted a loan to Nawar Mahfooth in the principal amount of \$300,000.00. As security for the Loan, Berljawsky obtained, *inter alia*, a Charge/Mortgage in its favour, which was registered on title to 287 Maplehurst Avenue, Toronto (the “**287 Mortgage**”).
16. The 293 Mortgage, the 280 Mortgage, 295 Mortgage, and the 287 Mortgage are collectively referred to as the “**Mortgages**”.
17. The Mortgages incorporated standard charge terms 200433 (the “**SCT**”). Annexed hereto and marked as **Exhibit “F”** is a true copy of the SCT.
18. Pursuant to paragraph 5 of the SCT, the Debtors agreed to pay to RPN the full principal amount and interest secured by the mortgages and agreed to do, observe, perform, fulfill and keep all the provisions, covenants, agreements and stipulations contained in the mortgages. Furthermore, the Debtors agreed to pay all taxes, rates, levies, charges, assessments, utility and heating charges that are imposed, charged or levied upon the Real Properties.

19. Pursuant to paragraph 9 of the SCT, upon default of payment for at least 15 days, RPN may, on at least 35 days' notice in writing given to the Debtors, enter on and lease or sell the Real Properties.
20. Pursuant to paragraph 17 of the SCT, the Debtors agreed to keep the Real Properties in good condition and repair according to the nature and description thereof. If the Debtors neglects to keep the Real Properties in good condition and repair, or makes default as to any of the covenants, provisos, agreements or conditions contained in the mortgages, all monies secured by the mortgages may become immediately due and payable, at the option of RPN.
21. Pursuant to series of transfers and/or assignments, as of the date of this affidavit, the Applicants are the secured creditors pursuant to the Mortgages as per the table below-

<b>S. No.</b>	<b>Municipal Address</b>	<b>PIN &amp; Legal Description</b>	<b>Secured Creditor</b>
1.	293 Maplehurst Avenue, Toronto, ON M2N 3C5	10074-0009 : PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and Peter Jeewan
2.	295 Maplehurst Avenue North York, ON M2N 3C5	10074-0010 : PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and 2742695 Ontario Inc.

3.	280 Sheppard Avenue East, North York, ON M2N 3B1	10074-0017 : PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO	RPN Finance Corp. and 2742695 Ontario Inc., and Robert Pauls
4.	288 Sheppard Avenue East, North York, ON M2N 3B1	10074-0307, 10074-0309 & 10074-0311 : LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO	Robert Pauls
5.	294 Sheppard Avenue East, North York, ON M2N 3B1	10074-0303 & 0305 : PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE	Robert Pauls

		A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO	
6.	287 Maplehurst Avenue, Toronto ON M2N 3C5	10074-0008 : PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO	Joseph Berljawsky

Annexed hereto and marked as **Exhibit “G1”, Exhibit “G2”, Exhibit “G3”, Exhibit “G4”, Exhibit “G5”, and Exhibit “G6”** are true copies of the registered instruments.

Other Creditors

22. I am advised by RSG Law that it obtained title searches for the Real Properties that, in addition to the registrations in favour of the Applicants, disclose the following registrations against the Real Properties:

Property	Owner	Creditors
293 Maplehurst Avenue	Normandy 293 Maplehurst Inc.	First Lender- Peter Jeewan along with RPN Second Lender- Joseph Berljawsky Third Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.

295 Maplehurst Avenue	Normandy 295 Maplehurst Inc.	First Lender- 2742695 Ontario Inc. along with RPN Second Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.
280 Sheppard Avenue East	2646214 Ontario Ltd.	First Lender- 1842716 Ontario Inc. Second Lender- Robert Pauls and c/o The Property Law Firm LLP Third Lender- 2742695 Ontario Inc. along with RPN Fourth Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.
288 Sheppard Avenue East	288 Sheppard Inc.	First Lender- Addison Wealth Management Inc. Second Lender- Robert Pauls Third Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.
294 Sheppard Avenue East	288 Sheppard Inc.	First Lender- Addison Wealth Management Inc.

		Second Lender- Robert Pauls Third Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.
287 Maplehurst Avenue, Toronto ON M2N 3C5	Nawar Mahfooth	First Lender- The Bank of Nova Scotia Second Lender- Joseph Berljawsky Third Lender- AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.

23. I understand that AARTI Real Estate Enterprises Inc. and Mayuri Ventures Inc.'s fourth collateral mortgage against 280 Sheppard Avenue East is also in default and the creditors have sent a notice of intention to enforce a security dated October 14, 2025. Annexed hereto and marked as **Exhibit "H"** is a true copy of the said notice.
24. I am advised by RSG Law that apart from the table above, there are no other significant creditors. Annexed hereto and marked as **Exhibit "I1"**, **Exhibit "I2"**, **Exhibit "I3"**, and **Exhibit "I4"** are true copies of the PPSA searches.

#### Default and Demand

25. The Mortgages have since matured and have not been repaid.
26. In light of the above, on or about June 27, 2025, and October 30, 2025, the Applicants, by their lawyers, issued notices of intention to enforce security pursuant

to section 244 of the BIA (the “**BIA Notices**”). Copies of the BIA Notice are collectively attached hereto as **Exhibit “J”**.

27. Despite the above, the Respondents have failed to make payment of the outstanding indebtedness.

#### Continued Defaults

28. The Respondents are continuing to collect rents and revenues from their tenants. Notwithstanding the foregoing, the Respondents have made no payments to the Applicants on accounts of the amounts owing. As described in greater detail below, the Debtors have not maintained the Real Properties and have allowed it to fall into a state of significant disrepair.
29. The Debtors have not paid property taxes for 280 Sheppard Ave E since 2022; for 295 Maplehurst Ave since 2020; for 293 Maplehurst Ave since 2021; and for 287 Maplehurst Ave since 2023. Annexed hereto and marked as **Exhibit “K1”**, **Exhibit “K2”**, **Exhibit “K3”**, **Exhibit “K4”**, **Exhibit “K5”**, and **Exhibit “K6”** are true copies of the Tax Certificates.
30. I am advised by RSG Law that the Real Properties are in a substantial state of disrepair.

#### It is Just and Convenient to Appoint TDB as Receiver and Manager

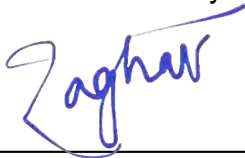
31. The loans matured several years ago. The time periods under the BIA Notice have expired. The Applicants have lost all confidence in the Respondents’ ability to ever repay the loans.
32. As of the date of this affidavit, the Respondents continue to be indebted to the Applicants under the mortgages in the amount of over \$14 million. Despite the fact

that they continue to collect rents, the Respondents have failed to make any payments towards the amounts owing to the Applicants or maintain the Real Properties.

33. The Applicants seek the appointment of TDB as Receiver for the purpose of:
  - (a) investigating the tenancies and existing leases to enable prospective purchasers to conduct due diligence;
  - (b) evaluating the need for any remedial steps to be taken;
  - (c) marketing the Real Properties for sale in an open and transparent manner for the benefit of all of the Respondents' stakeholders, including the Applicants and with the power to obtain a vesting order that would enable the Receiver to transfer title to the Property free and clear of all claims;
  - (d) and if necessary, taking possession of the Real Properties and collecting rents.
34. The Applicants propose that TDB be appointed as Receiver. TDB has agreed to accept the appointment. Annexed hereto and marked as **Exhibit "L"** is a true copy of its consent.
35. I make this affidavit in support of the Application and for no other or improper purpose.

**Sworn remotely by Mayer Michalowicz**  
before me at the city of Mississauga,  
in the province of Ontario on this 11 day  
of November 2025 in accordance with  
O. Reg 431/20, Administering Oath  
or Declaration Remotely

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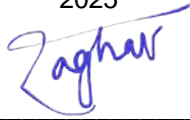


\_\_\_\_\_  
A Commissioner for Taking Affidavits, etc.  
**Raghav Vig (LSO# 90983F)**



\_\_\_\_\_  
**Mayer Michalowicz**

This is Exhibit "A" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Ministry of Public and  
Business Service Delivery

## Profile Report

RPN FINANCE CORP. as of October 23, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	RPN FINANCE CORP.
Ontario Corporation Number (OCN)	2247720
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	June 17, 2010
Registered or Head Office Address	2939 Portland Drive, Suite 100, Oakville, Ontario, L6H 5S4, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

A handwritten signature in black ink, appearing to read "V. Quintanilla W.".

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1  
Maximum Number of Directors 4

**Active Director(s)**

**Name** MAYER MICHALOWICZ  
**Address for Service** 12 Wilmont Court, Hamilton, Ontario, L8S 2T2, Canada  
**Resident Canadian** Yes  
**Date Began** June 17, 2010

**Name** IQBAL NOOR  
**Address for Service** 2338 Prince John Blvd, Mississauga, Ontario, L5K 1S2,  
Canada  
**Resident Canadian** Yes  
**Date Began** June 17, 2010

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Active Officer(s)**

There are no active Officers currently on file for this corporation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Corporate Name History****Name**

RPN FINANCE CORP.

**Effective Date**

June 17, 2010

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Additional historical information may exist in paper or microfiche format.

**Active Business Names**

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Expired or Cancelled Business Names**

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

## Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: MAYER MICHALOWICZ	April 03, 2025
CIA - Notice of Change PAF: MAYER MICHALOWICZ	April 03, 2025
Annual Return - 2023 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2022 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2020 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2019 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2018 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2017 PAF: MAYER MICHALOWICZ	July 06, 2023
Annual Return - 2021 PAF: Mayer MICHALOWICZ	February 04, 2022
CIA - Notice of Change PAF: Mayer MICHALOWICZ	November 03, 2021
Annual Return - 2016 PAF: SHAHER BANO NOOR - DIRECTOR	December 25, 2016
Annual Return - 2015 PAF: SHAHER BANO NOOR - DIRECTOR	December 25, 2016
Annual Return - 2014 PAF: MAYER MICHALOWICZ - DIRECTOR	September 27, 2014

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Annual Return - 2013 PAF: MAYER MICHALOWICZ - DIRECTOR	September 27, 2014
Annual Return - 2012 PAF: MAYER MICHALOWICZ - DIRECTOR	August 25, 2012
Annual Return - 2011 PAF: MAYER MICHALOWICZ - DIRECTOR	August 25, 2012
Annual Return - 2010 PAF: MAYER MICHALOWICZ - DIRECTOR	August 25, 2012
BCA - Articles of Incorporation	June 17, 2010

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

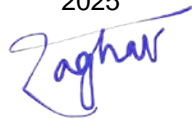
Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

This is Exhibit "B1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Ministry of Public and  
Business Service Delivery

## Profile Report

NORMANDY 293 MAPLEHURST INC. as of October 23, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	NORMANDY 293 MAPLEHURST INC.
Ontario Corporation Number (OCN)	2768402
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	July 27, 2020
Registered or Head Office Address	60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

A handwritten signature in black ink, appearing to read "V. Quintanilla W.".

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1  
Maximum Number of Directors 10

**Active Director(s)**

**Name** SARMAD GANNI  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Resident Canadian** Yes  
**Date Began** July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)**

**Name** SARMAD GANNI  
**Position** President  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

**Name** SARMAD GANNI  
**Position** Secretary  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

**Name** SARMAD GANNI  
**Position** Treasurer  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Corporate Name History****Name**

NORMANDY 293 MAPLEHURST INC.

**Effective Date**

July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Active Business Names**

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Expired or Cancelled Business Names**

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Document List**

<b>Filing Name</b>	<b>Effective Date</b>
CIA - Initial Return PAF: SARMA D GANNI - DIRECTOR	July 30, 2020
BCA - Articles of Incorporation	July 27, 2020

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

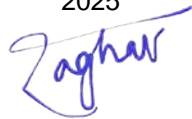
Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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This is Exhibit "B2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Ministry of Public and  
Business Service Delivery

## Profile Report

NORMANDY 295 MAPLEHURST INC. as of October 23, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	NORMANDY 295 MAPLEHURST INC.
Ontario Corporation Number (OCN)	2768403
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	July 27, 2020
Registered or Head Office Address	60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

A handwritten signature in black ink, appearing to read "V. Quintanilla W.".

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1  
Maximum Number of Directors 10

**Active Director(s)**

**Name** SARMAD GANNI  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Resident Canadian** Yes  
**Date Began** July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)**

**Name** SARMAD GANNI  
**Position** President  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

**Name** SARMAD GANNI  
**Position** Secretary  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

**Name** SARMAD GANNI  
**Position** Treasurer  
**Address for Service** 60 Lacoste Boulevard, 201, Brampton, Ontario, L6P 2K2,  
Canada  
**Date Began** July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Corporate Name History****Name**

NORMANDY 295 MAPLEHURST INC.

**Effective Date**

July 27, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Additional historical information may exist in paper or microfiche format.

### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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### Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Document List**

<b>Filing Name</b>	<b>Effective Date</b>
CIA - Initial Return PAF: SARMA D GANNI - DIRECTOR	July 30, 2020
BCA - Articles of Incorporation	July 27, 2020

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

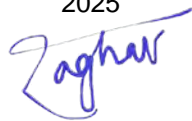
Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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This is Exhibit "B3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Ministry of Public and  
Business Service Delivery

## Profile Report

288 SHEPPARD INC. as of October 23, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	288 SHEPPARD INC.
Ontario Corporation Number (OCN)	2839927
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	May 13, 2021
Registered or Head Office Address	3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

A handwritten signature in black ink, appearing to read "V. Quintanilla W.".

Director/Registrar

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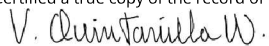
Minimum Number of Directors 1  
Maximum Number of Directors 10

**Active Director(s)**

**Name** SARMAD GANNI  
**Address for Service** 3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada  
**Resident Canadian** Yes  
**Date Began** May 13, 2021

**Name** NAWAR MAHFOOTH  
**Address for Service** 3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada  
**Resident Canadian** Yes  
**Date Began** May 13, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.



Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)****Name**

SARMAD GANNI

**Position**

President

**Address for Service**

3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada

**Date Began**

May 13, 2021

**Name**

NAWAR MAHFOOTH

**Position**

Vice-President

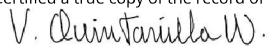
**Address for Service**

3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada

**Date Began**

May 13, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.



Director/Registrar

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**Corporate Name History****Name**

288 SHEPPARD INC.

**Effective Date**

May 13, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Document List**

<b>Filing Name</b>	<b>Effective Date</b>
Annual Return - 2023 PAF: NAWAR MAHFOOTH	October 06, 2023
Annual Return - 2022 PAF: Nawar MAHFOOTH	November 02, 2022
Annual Return - 2021 PAF: Nawar MAHFOOTH	November 02, 2022
CIA - Initial Return PAF: SARMAD GANNI - DIRECTOR	May 18, 2021
BCA - Articles of Incorporation	May 13, 2021

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

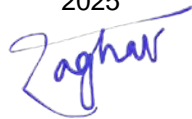
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*V. Quintanilla W.*

Director/Registrar

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This is Exhibit "B4" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Ministère des Services au public et  
aux entreprises

## Rapport de profil

2646214 ONTARIO LTD. en date du 23 octobre 2025

<b>Loi</b>	Loi sur les sociétés par actions
<b>Type</b>	Société par actions de l'Ontario
<b>Dénomination</b>	2646214 ONTARIO LTD.
<b>Numéro de société de l'Ontario</b>	2646214
<b>Autorité législative responsable</b>	Canada - Ontario
<b>Statut</b>	Active
<b>Date de constitution</b>	18 juillet 2018
<b>Adresse légale ou du siège social</b>	60 Lacoste Boulevard, Brampton, Ontario, L6P 2K2, Canada

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

A handwritten signature in black ink, appearing to read "V. Quintanilla W.".

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

Nombre minimal d'administrateurs 1  
Nombre maximal d'administrateurs 10

#### Administrateurs en fonction

Dénomination ZINA BARAZ  
Adresse aux fins de signification 1 Soleil Boulevard, Aurora, Ontario, L4G 0H4, Canada  
Résident canadien Oui  
Date d'entrée en fonction 18 juillet 2018

Dénomination SARMAD GANNI  
Adresse aux fins de signification 60 Lacoste Boulevard, Brampton, Ontario, L6P 2K2, Canada  
Résident canadien Oui  
Date d'entrée en fonction 18 juillet 2018

Dénomination NAWAR MAHFOOTH  
Adresse aux fins de signification 3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada  
Résident canadien Oui  
Date d'entrée en fonction 18 juillet 2018

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1<sup>er</sup> avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Dirigeants en fonction**

**Dénomination** ZINA BARAZ  
**Poste** Président de la société  
**Adresse aux fins de signification** 1 Soleil Boulevard, Aurora, Ontario, L4G 0H4, Canada  
**Date d'entrée en fonction** 18 juillet 2018

**Dénomination** SARMAD GANNI  
**Poste** Secrétaire  
**Adresse aux fins de signification** 60 Lacoste Boulevard, Brampton, Ontario, L6P 2K2, Canada  
**Date d'entrée en fonction** 18 juillet 2018

**Dénomination** NAWAR MAHFOOTH  
**Poste** Trésorier  
**Adresse aux fins de signification** 3173 Trailside Drive, Oakville, Ontario, L6M 0P3, Canada  
**Date d'entrée en fonction** 18 juillet 2018

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Historique des dénominations sociales**

Nom	2646214 ONTARIO LTD.
Date d'entrée en vigueur	18 juillet 2018

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Noms commerciaux en vigueur**

Cette personne morale n'a aucun nom commercial actif enregistré en vertu de la Loi sur les noms commerciaux de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1<sup>er</sup> avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Noms commerciaux expirés ou révoqués**

Les noms commerciaux actifs enregistrés de cette personne morale en vertu de la Loi sur les noms commerciaux de l'Ontario sont expirés ou annulés.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

## Liste de documents

Nom du dépôt	Date d'entrée en vigueur
Trousse de documents archivés	07 avril 2025
Rapport annuel - 2020 PRE: SARMAD GANNI - DIRECTOR	29 novembre 2020
CIA - Avis de modification PRE: ELI LEIBOWITZ - OTHER	06 février 2020
Rapport annuel - 2019 PRE: SARMAD GANNI - DIRECTOR	24 novembre 2019
CIA - Rapport initial PRE: SARMAD GANNI - DIRECTOR	28 septembre 2018
BCA - Statuts constitutifs	18 juillet 2018

Tous les renseignements de la « PRE » (personne autorisant le dépôt) sont affichés exactement tels qu'ils sont enregistrés dans le Registre des entreprises de l'Ontario. Lorsque la PRE ne figure pas sur un document, les renseignements n'ont pas été enregistrés dans le Registre des entreprises de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

This is Exhibit "C1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LAND  
REGISTRY  
OFFICE #66

10074-0009 (LT)

PAGE 1 OF 3  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 17:39:33

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK 244

PIN CREATION DATE:  
1989/05/08

OWNERS' NAMES  
NORMANDY 293 MAPLEHURST INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1989/05/08 ON THIS PIN**			
**WAS REPLACED WITH THE		"PIN CREATION DATE"	OF 1989/05/08**			
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1989/04/04 **			
66BA1545	1979/12/13	PLAN BOUNDRIES ACT				C
	REMARKS: RE: A8	23015 PLAN D620				
C416926	1987/09/28	TRANSFER		*** COMPLETELY DELETED ***	BAIK, YONG BIN BAIK, KYONG-JA	
C416927	1987/09/28	CHARGE		*** COMPLETELY DELETED ***	CIBC MORTGAGE CORPORATION	
C575615	1989/06/21	CHARGE		*** COMPLETELY DELETED *** BAIK, YONG BIN BAIK, KYONG-JA	CIBC MORTGAGE CORPORATION	
C580982	1989/07/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGE CORPORATION		
	REMARKS: RE: C4	16927				
C870109	1993/12/15	CHARGE		*** COMPLETELY DELETED *** BAIK, YONG BIN BAIK, KYONG-JA	KOREAN CATHOLIC CHURCH CREDIT UN ION LIMITED	
C879749	1994/02/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGE CORPORATION		
	REMARKS: RE: C5	75615				
E161315	1998/04/15	TRANSFER		*** COMPLETELY DELETED *** BAIK, YONG BIN BAIK, KYONG-JA	THAKKAR, MENAKA	
E161316	1998/04/15	CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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PAGE 2 OF 3  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 17:39:33

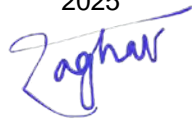
\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
E180991	1998/07/10	DISCH OF CHARGE		THAKKAR, MENAKA *** COMPLETELY DELETED *** KOREAN CATHOLIC CHURCH CREDIT UNION LIMITED	CIBC MORTGAGES INC.	
	REMARKS: RE: C870109					
E205438	1998/10/22	CHARGE		*** COMPLETELY DELETED *** THAKKAR, MENAKA	LEONARD, ANNA BERNADETTE	
E310492	2000/02/15	TRANSMISSION CHARGE		*** COMPLETELY DELETED *** LEONARD, ANNA BERNADETTE - DECEASED	LEONARD, ANNA BERNADETTE - ESTATE LEONARD, ANNA MARIE	
AT516616	2004/06/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** LEONARD, ANNA BERNADETTE - ESTATE LEONARD, ANNA MARIE		
	REMARKS: RE: E205438					
AT869503	2005/07/25	CHARGE		*** COMPLETELY DELETED *** THAKKAR, MENAKA	CIBC MORTGAGES INC.	
AT869504	2005/07/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
	REMARKS: RE: E161316					
AT2104902	2009/06/26	CHARGE		*** COMPLETELY DELETED *** THAKKAR, MENAKA	HOME TRUST COMPANY	
AT2495868	2010/09/02	CHARGE		*** COMPLETELY DELETED *** THAKKAR, MENAKA	CIBC MORTGAGES INC.	
AT2495869	2010/09/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
	REMARKS: AT869503.					
AT2522151	2010/10/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
	REMARKS: AT2104902.					
AT4334836	2016/09/07	TRANSFER		*** COMPLETELY DELETED *** THAKKAR, MENAKA	SOLTANIAN, ANITA	
	REMARKS: PLANNING ACT STATEMENTS.					
AT4359500	2016/09/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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This is Exhibit "C2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LAND  
REGISTRY  
OFFICE #66

10074-0010 (LT)

PAGE 1 OF 3  
PREPARED FOR Davinder01  
ON 2025/09/29 AT 15:22:57

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK 244

PIN CREATION DATE:

1989/05/08

OWNERS' NAMES

NORMANDY 295 MAPLEHURST INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1989/05/08 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1989/05/08**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1989/04/04 **</b></p>						
66BA361	1972/09/27	PLAN BOUNDRIES ACT				C
		REMARKS: RE: PL D158, AMENDED UNDER B343072 REGISTERED		72/10/31		
66BA1545	1979/12/13	PLAN BOUNDRIES ACT				C
		REMARKS: RE: A823015 PLAN D620				
C236952	1985/10/04	TRANSFER		*** COMPLETELY DELETED ***	THAKKAR, RASESH 75% SHARE THAKKAR, RASANIDHI 25% SHARE	
C236953	1985/10/04	CHARGE		*** COMPLETELY DELETED ***	ROYAL TRUST CORPORATION OF CANADA	
C236954	1985/10/04	CHARGE		*** COMPLETELY DELETED ***	YORK UNIVERSITY	
C661316	1990/07/26	CHARGE		*** COMPLETELY DELETED *** THAKKAR, RASESH 75% SHARE THAKKAR, RASANIDHI 25% SHARE	THE TORONTO-DOMINION BANK	
C674525	1990/10/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** YORK UNIVERSITY		
		REMARKS: RE: C236954				
E196325	1998/09/10	TRANSFER		*** COMPLETELY DELETED *** THAKKAR, RASANIDHI	THAKKAR, RASESH	
E196326	1998/09/10	CHARGE		*** COMPLETELY DELETED *** THAKKAR, RASESH	THE MUTUAL TRUST COMPANY	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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10074-0010 (LT)

PAGE 2 OF 3  
PREPARED FOR Davinder01  
ON 2025/09/29 AT 15:22:57

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
E227247	1999/02/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: C661316					
E237274	1999/03/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL TRUST CORPORATION OF CANADA		
	REMARKS: RE: C236953					
E493667	2002/01/04	CHARGE		*** COMPLETELY DELETED *** THAKKAR, RASESH	CLARICA LIFE INSURANCE COMPANY	
AT446885	2004/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** CLARICA TRUST COMPANY		
	REMARKS: RE: E196326					
AT2615841	2011/02/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SUN LIFE ASSURANCE COMPANY OF CANADA	MCAP SERVICE CORPORATION	
	REMARKS: E493667.					
AT3292143	2013/05/03	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION	COMPUTERSHARE TRUST COMPANY OF CANADA	
	REMARKS: E493667.					
AT3355930	2013/07/19	TRANSFER		*** COMPLETELY DELETED *** THAKKAR, RASESH	HOSSEIN GHOLIZADEH, SHAHNAZ	
	REMARKS: PLANNING ACT STATEMENTS.					
AT3355931	2013/07/19	CHARGE		*** COMPLETELY DELETED *** HOSSEIN GHOLIZADEH, SHAHNAZ	THE TORONTO-DOMINION BANK	
AT3454560	2013/11/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
	REMARKS: E493667.					
AT5562310	2020/11/02	TRANSFER	\$2,500,000	HOSSEIN GHOLIZADEH, SHAHNAZ	NORMANDY 295 MAPLEHURST INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
AT5562311	2020/11/02	CHARGE	\$2,100,000	NORMANDY 295 MAPLEHURST INC.	RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	C
AT5562312	2020/11/02	NO ASSGN RENT GEN		NORMANDY 295 MAPLEHURST INC.	RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	C
	REMARKS: AT5562311					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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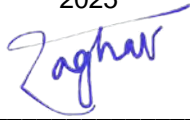
10074-0010 (LT)

PAGE 3 OF 3  
PREPARED FOR Davinder01  
ON 2025/09/29 AT 15:22:57

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5666471	2021/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: AT3355931.				
AT5763609	2021/06/10	TRANSFER OF CHARGE		RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	RPN FINANCE CORP. 2742695 ONTARIO INC.	C
		REMARKS: AT5562311.				
AT6771677	2025/03/05	CHARGE	\$5,000,000	NORMANDY 295 MAPLEHURST INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6773061	2025/03/07	NOTICE	\$2	NORMANDY 295 MAPLEHURST INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
		REMARKS: AT6771677				
AT6778277	2025/03/17	NOTICE	\$2	NORMANDY 295 MAPLEHURST INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
		REMARKS: AT6771677				

This is Exhibit "C3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LAND  
REGISTRY  
OFFICE #66

10074-0017 (LT)

PAGE 1 OF 5  
PREPARED FOR Davinder01  
ON 2025/09/26 AT 14:57:56

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE & EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30' SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK 244

PIN CREATION DATE:

1989/05/08

OWNERS' NAMES

2646214 ONTARIO LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1989/05/08 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1989/05/08**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1989/04/04 **</b></p>						
C93178	1983/09/30	CHARGE		*** COMPLETELY DELETED ***	TAPLIN, LLYOD EDWARD THOMPSON, ELIZABETH ANNE TAPLIN, EDWARD P.	
REMARKS: RE: ESTATE OF EDWARD ALBERT TAPLIN						
C93180	1983/09/30	CHARGE		*** COMPLETELY DELETED ***	TAPLIN, LLYOD	
C204640	1985/05/16	NOTICE AGREEMENT				C
C247904	1985/11/22	NOTICE AGREEMENT		*** COMPLETELY DELETED ***		
C278507	1986/04/18	NOTICE AGREEMENT				C
C384012	1987/06/04	TRANSFER		*** COMPLETELY DELETED ***	SEBIAN DEVELOPMENTS LIMITED	
REMARKS: RE: AMMENDED UNDER C448328						
C448328	1988/02/11	APL CH NAME OWNER				C
C448329	1988/02/11	NOTICE AGREEMENT				C
C516757	1988/11/01	CHARGE		*** COMPLETELY DELETED ***		
C516758	1988/11/01	NOTICE		*** COMPLETELY DELETED ***	CENTRAL TRUST COMPANY	
REMARKS: DELETED ON NOVEMBER 6, 2018 BY C. LIBURD						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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10074-0017 (LT)

PAGE 2 OF 5  
PREPARED FOR Davinder01  
ON 2025/09/26 AT 14:57:56

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
C589986	1989/08/18	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF NORTH YORK		
C627852	1990/02/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** TAPLIN, LLYOD		
	<i>REMARKS: RE: C93180</i>					
C627853	1990/02/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** TAPLIN, LLYOD EDWARD THOMPSON, ELIZABETH ANNE TAPLIN, EDWARD P.		
	<i>REMARKS: RE: C93178</i>					
C787319	1992/07/21	NOTICE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	CENTRAL GUARANTY TRUST COMPANY	
	<i>REMARKS: C516757</i>					
C843870	1993/06/30	CHARGE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	ARAZ DEVELOPMENTS INC.	
C921803	1994/11/04	NOTICE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	CENTRAL GUARANTY TRUST COMPANY	
	<i>REMARKS: C516757</i>					
C921804	1994/11/04	POSTPONEMENT		*** COMPLETELY DELETED *** ARAZ DEVELOPMENTS INC.	CENTRAL GUARANTY TRUST COMPANY	
	<i>REMARKS: C843870 TO C516757</i>					
E118370	1997/10/01	CHARGE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	ROYAL TRUST CORPORATION OF CANADA	
E118371	1997/10/01	NOTICE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	ROYAL TRUST CORPORATION OF CANADA	
	<i>REMARKS: E118370 RENTS</i>					
E118372	1997/10/01	POSTPONEMENT		*** COMPLETELY DELETED *** ARAZ DEVELOPMENTS INC.	ROYAL TRUST CORPORATION OF CANADA	
	<i>REMARKS: C843870 POST TO E118370; E118371;</i>					
E378987	2000/12/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** CENTRAL GUARANTY TRUST COMPANY		
	<i>REMARKS: RE: C516757</i>					
AT8209	2002/10/01	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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REGISTRY  
OFFICE #66

10074-0017 (LT)

PAGE 3 OF 5  
PREPARED FOR Davinder01  
ON 2025/09/26 AT 14:57:56

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				ARAZ DEVELOPMENTS INC.		
	<i>REMARKS: RE: C843870</i>					
AT8210	2002/10/01	NOTICE OF LEASE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	THE TORONTO-DOMINION BANK	
AT8211	2002/10/01	NOTICE OF LEASE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	1019299 ONTARIO INC.	
AT8212	2002/10/01	NOTICE OF LEASE		SEBIAN DEVELOPMENTS LIMITED	VETERINARY EMERGENCY CLINIC	C
AT8213	2002/10/01	CHARGE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	CIBC MORTGAGES INC.	
AT8214	2002/10/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	CIBC MORTGAGES INC.	
	<i>REMARKS: AT8213 - RENTS</i>					
AT8215	2002/10/01	NOTICE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED	CIBC MORTGAGES INC.	
	<i>REMARKS: CHARGE AT8213, ASSIGNMENT OF LESSORS INTEREST IN AT8210, AT8211, AND AT8212</i>					
AT96065	2003/02/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL TRUST CORPORATION OF CANADA		
	<i>REMARKS: RE: E118370</i>					
AT4220963	2016/05/18	NOTICE OF LEASE	\$2	SEBIAN DEVELOPMENTS LIMITED	PIZZA PIZZA LIMITED	C
AT4940587	2018/08/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
	<i>REMARKS: AT8213.</i>					
AT5001393	2018/11/07	APL (GENERAL)		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED		
	<i>REMARKS: AT8210 &amp; AT8211</i>					
AT5001746	2018/11/07	TRANSFER	\$12,700,000	SEBIAN DEVELOPMENTS LIMITED	2646214 ONTARIO LTD.	C
	<i>REMARKS: PLANNING ACT STATEMENTS.</i>					
AT5001747	2018/11/07	CHARGE		*** COMPLETELY DELETED *** 2646214 ONTARIO LTD.	CIBC MORTGAGES INC.	
AT5001748	2018/11/07	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2646214 ONTARIO LTD.	CIBC MORTGAGES INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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10074-0017 (LT)

PAGE 4 OF 5  
PREPARED FOR Davinder01  
ON 2025/09/26 AT 14:57:56

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5001749	2018/11/07	CHARGE		*** COMPLETELY DELETED *** 2646214 ONTARIO LTD.	SEBIAN DEVELOPMENTS LIMITED ARAZ DEVELOPMENTS INC.	
AT5552535	2020/10/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** SEBIAN DEVELOPMENTS LIMITED ARAZ DEVELOPMENTS INC.		
	REMARKS: AT5001749.					
AT5552536	2020/10/22	CHARGE		*** COMPLETELY DELETED *** 2646214 ONTARIO LTD.	BOYAJIAN, CALABRINA	
AT5552537	2020/10/22	CHARGE		*** COMPLETELY DELETED *** 2646214 ONTARIO LTD.	BOYAJIAN, SAYOUH	
AT5562278	2020/11/02	CHARGE	\$2,100,000	2646214 ONTARIO LTD.	RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	C
AT5562279	2020/11/02	NO ASSGN RENT GEN		2646214 ONTARIO LTD.	RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	C
	REMARKS: AT5562278.					
AT5755419	2021/06/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOYAJIAN, CALABRINA		
	REMARKS: AT5552536.					
AT5755420	2021/06/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOYAJIAN, SAYOUH		
	REMARKS: AT5552537.					
AT5755425	2021/06/02	CHARGE	\$7,000,000	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
AT5755426	2021/06/02	NO ASSGN RENT GEN		2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
	REMARKS: AT5755425.					
AT5755603	2021/06/02	POSTPONEMENT		RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	PAULS, ROBERT	C
	REMARKS: AT5562278 TO AT5755425					
AT5763608	2021/06/10	TRANSFER OF CHARGE		RPN FINANCE CORP. LIBERTAS FINANCIAL MANAGEMENT INC.	RPN FINANCE CORP. 2742695 ONTARIO INC.	C
	REMARKS: AT5562278.					

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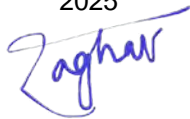
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PAGE 5 OF 5  
PREPARED FOR Davinder01  
ON 2025/09/26 AT 14:57:56

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6291697	2023/03/07	NOTICE	\$2	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
		REMARKS: AT5755425				
AT6599254	2024/06/21	CHARGE	\$6,000,000	2646214 ONTARIO LTD.	1842716 ONTARIO INC.	C
AT6599255	2024/06/21	NO ASSGN RENT GEN		2646214 ONTARIO LTD.	1842716 ONTARIO INC.	C
		REMARKS: AT6599254				
AT6599267	2024/06/21	POSTPONEMENT		RPN FINANCE CORP. 2742695 ONTARIO INC.	1842716 ONTARIO INC.	C
		REMARKS: AT5562278, AT5763608 TO AT6599254				
AT6613756	2024/07/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
		REMARKS: AT5001747.				
AT6771685	2025/03/05	CHARGE	\$5,000,000	2646214 ONTARIO LTD.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6773053	2025/03/07	NOTICE	\$2	2646214 ONTARIO LTD.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
		REMARKS: AT6771685				
AT6778271	2025/03/17	NOTICE	\$2	2646214 ONTARIO LTD.	AARTI REAL ESTATE ENTERPRISES INC.	C
		REMARKS: AT6771685				
AT6802189	2025/04/24	POSTPONEMENT		PAULS, ROBERT	1842716 ONTARIO INC.	C
		REMARKS: AT5755425 TO AT6599254				

This is Exhibit "C4" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

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OFFICE #66

10074-0307 (LT)

PAGE 1 OF 4  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 18:07:17

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

DIVISION FROM 10074-0014

PIN CREATION DATE:

2003/03/11

OWNERS' NAMES

288 SHEPPARD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/03/11 **						
C567147	1989/05/19	NOTICE AGREEMENT		636090 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF NORTH YORK	C
E559518	2002/06/27	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 1362649 ONTARIO INC.	987896 ONTARIO LIMITED	
REMARKS: PLANNING ACT STATEMENT						
E578293	2002/08/01	NOTICE OF LEASE		987896 ONTARIO LIMITED	PHARMA PLUS DRUGMART LTD.	C
E578294	2002/08/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
E578338	2002/08/02	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: E578294 RENTS						
E578346	2002/08/02	NO ASSG LESSOR INT		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: E578293, E578294						
E595069	2002/09/05	NOTICE		987896 ONTARIO LIMITED	CITY OF TORONTO	C
AT106356	2003/02/21	NOTICE AGREEMENT		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: AMENDS E578294						
AT804283	2005/05/17	NOTICE		*** COMPLETELY DELETED *** CITY OF TORONTO		
REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD						
AT804805	2005/05/17	POSTPONEMENT		THE CANADA LIFE ASSURANCE COMPANY	CITY OF TORONTO	C
REMARKS: E578294, E578338, E578346, AT106356 TO AT804283						
AT818715	2005/06/01	APL (GENERAL)		*** COMPLETELY DELETED ***		

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT819265	2005/06/01	TRANSFER		987896 ONTARIO LIMITED *** COMPLETELY DELETED *** 987896 ONTARIO LIMITED	LEE-MAR DEVELOPMENTS LIMITED	
AT880260	2005/08/03	NOTICE		CITY OF TORONTO		C
AT906999	2005/08/30	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF TORONTO		
AT4069451	2015/11/18	NOTICE		*** COMPLETELY DELETED *** THE CANADA LIFE ASSURANCE COMPANY	LEE-MAR DEVELOPMENTS LIMITED	
AT4784481	2018/01/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CANADA LIFE ASSURANCE COMPANY		
AT5481554	2020/07/27	TRANSFER		*** COMPLETELY DELETED *** LEE-MAR DEVELOPMENTS LIMITED	2747531 ONTARIO INC.	
AT5750411	2021/05/28	APL (GENERAL)		*** COMPLETELY DELETED *** 274531 ONTARIO INC.		
AT5755421	2021/06/02	TRANSFER	\$11,500,000	2747531 ONTARIO INC.	288 SHEPPARD INC.	C
AT5755422	2021/06/02	CHARGE		*** COMPLETELY DELETED *** 288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	
AT5755423	2021/06/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	
AT5755424	2021/06/02	NO ASSGN RENT SPEC		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	C
AT5755425	2021/06/02	CHARGE	\$7,000,000	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
AT5755426	2021/06/02	NO ASSGN RENT GEN		2646214 ONTARIO LTD.	PAULS, ROBERT	C

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT5755427	2021/06/02	RESTRICTION-LAND		288 SHEPPARD INC.  *** COMPLETELY DELETED *** 288 SHEPPARD INC.		
AT5777250	2021/06/24	TRANSFER OF CHARGE		288 SHEPPARD INC.  *** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
AT5777251	2021/06/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
AT5777252	2021/06/24	NO ASSGN RENT SPEC		VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291664	2023/03/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
AT6291665	2023/03/07	APL DELETE REST		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
AT6291666	2023/03/07	CHARGE	\$7,000,000	288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291667	2023/03/07	NO ASSGN RENT GEN		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291668	2023/03/07	NO ASSGN RENT SPEC		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291697	2023/03/07	NOTICE	\$2	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C

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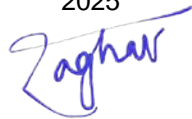
PAGE 4 OF 4  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 18:07:17

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6291704	2023/03/07	POSTPONEMENT		PAULS, ROBERT	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291720	2023/03/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 288 SHEPPARD INC.		
AT6660389	2024/09/16	APL DELETE REST		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
AT6660793	2024/09/16	TRANSFER OF CHARGE		VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	ADDISON WEALTH MANAGEMENT INC.	C
AT6660794	2024/09/16	NO ASSGN RENT GEN		VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	ADDISON WEALTH MANAGEMENT INC.	C
AT6660795	2024/09/16	NOTICE	\$2	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		C
AT6771662	2025/03/05	CHARGE	\$5,000,000	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6773077	2025/03/07	NOTICE	\$2	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6778278	2025/03/17	NOTICE	\$2	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6798350	2025/04/16	NOTICE	\$70,725	288 SHEPPARD INC.	PAULS, ROBERT	C

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This is Exhibit "C5" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LAND  
REGISTRY  
OFFICE #66

10074-0305 (LT)

PAGE 1 OF 4  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 17:45:59

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO)

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

DIVISION FROM 10074-0013

PIN CREATION DATE:

2003/03/11

OWNERS' NAMES

288 SHEPPARD INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/03/11 **						
E578292	2002/08/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** KATIRAI, TAYMOUR KATIRAI, MITRA	987896 ONTARIO LIMITED	
E578293	2002/08/01	NOTICE OF LEASE		987896 ONTARIO LIMITED	PHARMA PLUS DRUGMART LTD.	C
E578294	2002/08/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
E578338	2002/08/02	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: E578294 RENTS						
E578346	2002/08/02	NO ASSG LESSOR INT		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: E578293, E578294						
E595069	2002/09/05	NOTICE		987896 ONTARIO LIMITED	CITY OF TORONTO	C
AT106356	2003/02/21	NOTICE AGREEMENT		*** DELETED AGAINST THIS PROPERTY *** 987896 ONTARIO LIMITED	THE CANADA LIFE ASSURANCE COMPANY	
REMARKS: AMENDS E578294						
AT818715	2005/06/01	APL (GENERAL)		*** COMPLETELY DELETED *** 987896 ONTARIO LIMITED		
REMARKS: DELETING T/W ROW OVER PTS 1, 2, 3, 4 & 5 ON PL 66R19824 AS IN E588532						
AT819265	2005/06/01	TRANSFER		*** COMPLETELY DELETED *** 987896 ONTARIO LIMITED	LEE-MAR DEVELOPMENTS LIMITED	
REMARKS: PLANNING ACT STATEMENT						
AT4069451	2015/11/18	NOTICE		*** COMPLETELY DELETED *** THE CANADA LIFE ASSURANCE COMPANY	LEE-MAR DEVELOPMENTS LIMITED	
REMARKS: E578294						

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\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT4784481	2018/01/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CANADA LIFE ASSURANCE COMPANY		
	REMARKS: E578294.					
AT5481554	2020/07/27	TRANSFER		*** COMPLETELY DELETED *** LEE-MAR DEVELOPMENTS LIMITED	2747531 ONTARIO INC.	
AT5750471	2021/05/28	APL (GENERAL)		*** COMPLETELY DELETED *** 2747531 ONTARIO INC.		
	REMARKS: DELETE E578346					
AT5755421	2021/06/02	TRANSFER	\$11,500,000	2747531 ONTARIO INC.	288 SHEPPARD INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
AT5755422	2021/06/02	CHARGE		*** COMPLETELY DELETED *** 288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	
AT5755423	2021/06/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	
	REMARKS: AT5755422.					
AT5755424	2021/06/02	NO ASSGN RENT SPEC		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED	C
	REMARKS: E578293.					
AT5755425	2021/06/02	CHARGE	\$7,000,000	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
AT5755426	2021/06/02	NO ASSGN RENT GEN		2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
	REMARKS: AT5755425.					
AT5755427	2021/06/02	RESTRICTION-LAND		*** COMPLETELY DELETED *** 288 SHEPPARD INC.		
	REMARKS: PROHIBITING ANY FURTHER CHARGE OF SUCH LANDS WITHOUT THE PRIOR CONSENT OF VECTOR FINANCIAL SERVICES LIMITED.					
AT5777250	2021/06/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	
	REMARKS: AT5755422.					
AT5777251	2021/06/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	

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PAGE 3 OF 4  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 17:45:59

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		<i>REMARKS: AT5755422. AT5755423 ASSIGNMENT OF ASSIGNMENT OF RENTS-GENERAL</i>				
AT5777252	2021/06/24	NO ASSGN RENT SPEC		VECTOR FINANCIAL SERVICES LIMITED	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
		<i>REMARKS: E578293. AT5755424; ASSIGNMENT OF ASSIGNMENT OF RENTS-SPECIFIC</i>				
AT6291664	2023/03/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		
		<i>REMARKS: AT5755422.</i>				
AT6291665	2023/03/07	APL DELETE REST		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
		<i>REMARKS: AT5755427.</i>				
AT6291666	2023/03/07	CHARGE	\$7,000,000	288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
AT6291667	2023/03/07	NO ASSGN RENT GEN		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
		<i>REMARKS: AT6291666</i>				
AT6291668	2023/03/07	NO ASSGN RENT SPEC		288 SHEPPARD INC.	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
		<i>REMARKS: E578293.</i>				
AT6291697	2023/03/07	NOTICE	\$2	2646214 ONTARIO LTD. 288 SHEPPARD INC.	PAULS, ROBERT	C
		<i>REMARKS: AT5755425</i>				
AT6291704	2023/03/07	POSTPONEMENT		PAULS, ROBERT	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	C
		<i>REMARKS: RE AT5755425 AT5755426 AT6291666 AND AT6291697</i>				
AT6291720	2023/03/07	RESTRICTION-LAND		*** COMPLETELY DELETED *** 288 SHEPPARD INC.		
		<i>REMARKS: NO CHARGE SHALL BE REGISTERED WITHOUT THE PRIOR CONSENT OF VECTOR FINANCIAL SERVICES LIMITED</i>				
AT6660389	2024/09/16	APL DELETE REST		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
		<i>REMARKS: AT6291720.</i>				
AT6660793	2024/09/16	TRANSFER OF CHARGE		VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	ADDISON WEALTH MANAGEMENT INC.	C

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OFFICE #66

10074-0305 (LT)

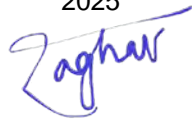
PAGE 4 OF 4  
PREPARED FOR Davinder01  
ON 2025/10/12 AT 17:45:59

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT6660794	2024/09/16	NO ASSGN RENT GEN		VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY	ADDISON WEALTH MANAGEMENT INC.	C
AT6660795	2024/09/16	NOTICE	\$2	VECTOR FINANCIAL SERVICES LIMITED OLYMPIA TRUST COMPANY		C
AT6771662	2025/03/05	CHARGE	\$5,000,000	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6773077	2025/03/07	NOTICE	\$2	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6778278	2025/03/17	NOTICE	\$2	288 SHEPPARD INC.	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

This is Exhibit "C6" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LAND  
REGISTRY  
OFFICE #66

10074-0008 (LT)

PAGE 1 OF 3  
PREPARED FOR Davinder01  
ON 2025/10/23 AT 19:30:43

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PARCEL 59-1, SECTION M372 LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK 244

PIN CREATION DATE:

1989/05/08

OWNERS' NAMES

MAHFOOTH, NAWAR

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1989/05/08 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1989/05/08**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1989/04/04 **</b></p>						
66BA1545	1979/12/13	PLAN BOUNDRIES ACT				C
REMARKS: RE: A823015 PLAN D620						
C352038	1987/01/27	CHARGE		*** COMPLETELY DELETED ***	CORONET TRUST COMPANY	
C378283	1987/05/15	TRANSFER		*** COMPLETELY DELETED ***	KHAN, ABDUL NAEEM KHAN, KULZUM	
C378284	1987/05/15	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
C764585	1992/03/13	TRANSFER		*** COMPLETELY DELETED *** KHAN, ABDUL NAEEM KHAN, KULZUM	MUMTAZ, MUNAWAR KHAN, KULZUM	
C811332	1992/11/30	CHARGE		*** COMPLETELY DELETED *** MUMTAZ, MUNAWAR KHAN, KULZUM	SANJANA, NEVILLE SANJANA, PERIN	
C812143	1992/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUN LIFE TRUST COMPANY		
REMARKS: RE: C352038						
C844769	1993/07/06	TRANSFER		*** COMPLETELY DELETED *** KHAN, KULZUM	MUMTAZ, MUNAWAR	
C844872	1993/07/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** SANJANA, NEVILLE SANJANA, PERIN		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
REGISTRY  
OFFICE #66

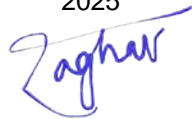
10074-0008 (LT)

PAGE 3 OF 3  
PREPARED FOR Davinder01  
ON 2025/10/23 AT 19:30:43

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT4210569	2016/05/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: AT3331742.					
AT4210570	2016/05/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** OLYMPIA TRUST COMPANY		
	REMARKS: AT3961162.					
AT6011050	2022/03/08	TRANSFER	\$2,500,000	LODATO, LAURA EDITH LODATO, MARIA NORMA	MAHFOOTH, NAWAR	C
AT6011051	2022/03/08	CHARGE	\$2,725,000	MAHFOOTH, NAWAR	THE BANK OF NOVA SCOTIA	C
AT6051569	2022/04/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		
	REMARKS: AT4175827.					
AT6154297	2022/08/10	CHARGE	\$300,000	MAHFOOTH, NAWAR	BERLJAWSKY, JOSEPH	C
AT6771664	2025/03/05	CHARGE	\$5,000,000	MAHFOOTH, NAWAR	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
AT6773063	2025/03/07	NOTICE	\$2	MAHFOOTH, NAWAR	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
	REMARKS: AT6771664					
AT6778262	2025/03/17	NOTICE	\$2	MAHFOOTH, NAWAR	AARTI REAL ESTATE ENTERPRISES INC. MAYURI VENTURES INC.	C
	REMARKS: AT6771664					

This is Exhibit "D" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

287, 293, and 295 Maplehurst Avenue, Toronto, ON M2N 3C5





280 Sheppard Avenue East, North York, ON M2N 3B1



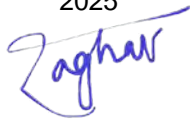
288 Sheppard Avenue East, North York, ON M2N 3B1



294 Sheppard Avenue East, North York, ON M2N 3B1



This is Exhibit "E1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LOAN COMMITMENT

To: Normandy 295 Maplehurst Inc. & 2646214 Ontario Ltd.  
 Re: 295 Maplehurst Ave. & 280 Sheppard Ave. East, Toronto, Ontario

The undersigned is prepared to provide you with a loan commitment for a **first mortgage** and a third mortgage on the above properties, on the following terms and conditions:

MORTGAGEE: RPN Finance Corp.; Libertas Financial Management Inc.

AMOUNT OF LOAN: \$2,100,000.00

INTEREST RATE: 9.0% per annum

TERM: 12-months fully open on one month's interest and 30 days notice.

PAYMENTS: **\$15,750.00 interest only paid monthly** (\$13,500 RPN Finance Corp.; \$2,250 to Libertas Financial Management Inc.)

SPECIAL TERMS:

- a) Subject to satisfactory inspection of the property by the lender.
- b) Personal guarantee of Sarmad Gani, & Nawar Mahfooth.
- c) Assignment of rents for the tenants in 280 Sheppard Ave.
- d) Preceding mortgages on 280 Sheppard cannot exceed \$8,300,000
- e) This mortgage may not be repaid after 1pm on the day preceding a weekend or public holiday. Any payment received after that time will be penalized with interest accrual until the next working day.
- f) The attached schedule "A" will be included in the registered charge.
- g) Borrower must provide 12 postdated cheques made out to each RPN Finance Corp. & Libertas Financial Management Inc
- h) Proof of payment of property taxes provided semi annually through the term of the loan.
- i) Proof of survey or title insurance.
- j) Proof of satisfactory insurance.

COMMITMENT FEE: A commitment fee totaling \$42,000 (2%) to be deducted from the advance of the loan. A further \$21,000 (1%) to be deducted from the advance of the loan to be paid to the brokers. Please note, this fee is non refundable.

Mortgagor must pay all legal costs incurred by the mortgagee related to the set up and discharge of the loan.

Any obligation of the Mortgagee to make any advance under this Loan Commitment is subject to the following:

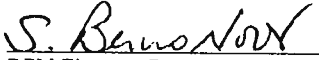
- (1) The security to be in a form and substance satisfactory to the mortgagee and its lawyer;
- (2) No material adverse change having occurred;
- (3) No default shall have occurred.

The borrower will execute all security documentation reasonable required to evidence this loan.

[Signatures to follow on the next page.]


PROPOSED DATE OF ADVANCE: October 30, 2020


Dated this the twenty-ninth day of October, 2020


  
RPN Finance Corp.


  
Libertas Financial Management Inc.

Accepted this the twenty-ninth day of October, 2020

  
Normandy 295 Maplehurst Inc.

  
2646214 Ontario Ltd.

  
Sarmad Gani

  
Nawar Mahfooth

Solicitor for Mortgagee: Joseph Berljawsky  
T: (416) 256-1600 x 800  
F: 1-855-353-5182  
[JosephB@diamonddlaw.ca](mailto:JosephB@diamonddlaw.ca)  
Diamond & Diamond  
2939 Portland Drive, Suite 200  
Oakville, ON L6H 5S4  
[www.diamonddlaw.ca/real-estate](http://www.diamonddlaw.ca/real-estate)

Solicitor for Mortgagor: Ana Cevallos  
Litowitz Pettle & Silver LLP  
T: (905) 731-4999 x 212 F: (905) 731-6986  
[Cevallos@litowitz.com](mailto:Cevallos@litowitz.com)  
100 Mural Street, Suite 200  
Richmond Hill, Ontario L4B 1J3

**Schedule "A"**  
Privileges & Provisions

**Inspection:** A satisfactory inspection of the Property by the Lender, separate and apart from the appraisal. An inspection of \$250.00 will be charged, to be deducted from the advance.

**Administration:** A \$112.50 administration fee will be charged for reporting costs.

**Fire Insurance:** The Borrower(s) taking out a fire insurance policy, and providing confirmation thereof, for full replacement value of the Property and the Lender being listed as the FIRST/THIRD loss payee.

**Realty Tax Liability:** Solicitor providing a tax certificate confirming that there are no realty taxes owing in respect of the Property.

**Execution Report:** Solicitor providing a clear Execution Certificate for the Borrower(s) and the Guarantor(s) from the jurisdiction where the Property is located to the satisfaction of the Lender.

**Title:** The Lender and their solicitor being fully satisfied with the title to the Property.

**Title Insurance:** Delivery of evidence that a valid title insurance policy in favour of the Lender with applicable schedules is in place for the Property being mortgaged.

**Assignment:** This commitment, the mortgage and all related ancillary security may be assigned by the Lender to another person or corporation without notice to the Borrowers / Guarantors prior to or after funding. The Borrowers / Guarantors agree that within five (5) days of notification, the Borrowers / Guarantors agree to execute any confirmation as required by the new lender, assign the insurance to the new lender and provide an executed pre-authorized payment form or provide post-dated cheques for payment to the new lender.

**Payment Following Maturity:** Where there is default after the balance due date or maturity date of the term secured by this Charge, including but not limited to failure of the Chargor to pay the principal balance of the loan on the balance due date or maturity date, the Chargor may pay the outstanding principal amount of such loan only upon payment of three (3) months interest calculated on the then outstanding principal amount, or three (3) months written notice in lieu thereof.

Interest will increase automatically to twenty (20.00%) per annum from the first day of the charge expiry date, unless said charge plus accrued interest is paid in full or an Agreement in writing was obtained from the Chargee(s) prior to the expiry date.

**Late or dishonored payments:** In the event that a Mortgage payment or any other payment due under this Charge/Mortgage is dishonored by the Chargee/Mortgagee's bank or in the event of late payment or non-payment, the Chargee/Mortgagee shall immediately be entitled to an administration fee of Two Hundred and Fifty (\$250.00) Dollars in addition to other remedies provided herein.

**Service fee:** In the event that the Chargee/Mortgagee is required or deems is advisable to make any payment in order to protect his/her security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage it is agreed that such payment shall bear interest at Eighteen (18%) percent per annum, calculated and compounded monthly and that there shall be an administration fee of not less than \$250.00 for making each such payment or payments.

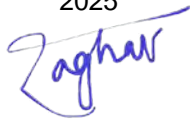
**Discharge:** Upon the balance due date of the principal and interest secured hereunder or any renewal thereof, the Chargor/Mortgagor shall be deemed to have requested the Chargee/Mortgagee's solicitor to prepare the discharge documents for this Charge/Mortgage and shall pay the following fees to the Chargee/Mortgagee's solicitor in addition to the legal fees and disbursements payable to the Chargee's/Mortgagee's solicitor.

1. Statement fee \$200;
2. Discharge preparation and execution fee \$300

**Payment to discharge:** The parties herein agree that payment to discharge the said Charge/Mortgage must be made by certified cheque or bank draft.

**Non-payment of principal:** The Chargor/Mortgagor covenants with the Chargee/Mortgagee that in the event of non-payment of the principal monies at the time or times provided herein, he shall not require the Chargee/Mortgagee to accept payment of the principal monies without first giving three (3) months previous notice in writing, or paying a bonus equal to three (3) months interest in advance on the principal monies, at the Chargee's/Mortgagee's option.

This is Exhibit "E2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

LOAN COMMITMENT

To: Normandy 293 Maplehurst Inc.  
 Re: 293 Maplehurst Ave., Toronto, Ontario

The undersigned is prepared to provide you with a loan commitment for a **first mortgage** on the following terms and conditions:

MORTGAGEE: RPN Finance Corp.

AMOUNT OF LOAN: \$1,520,000.00

INTEREST RATE: 9.0% per annum

TERM: 12-months fully open on one month's interest and 30 days notice.

PAYMENTS: **\$11,400.00 interest only paid monthly**

SPECIAL TERMS:

- a) Subject to satisfactory inspection of the property by the lender.
- b) Personal guarantee of Sarmad Gani, & Nawar Mahfooth.
- c) This mortgage may not be repaid after 1pm on the day preceding a weekend or public holiday. Any payment received after that time will be penalized with interest accrual until the next working day.
- d) The attached schedule "A" will be included in the registered charge.
- e) Borrower must provide 12 postdated cheques.
- f) Proof of payment of property taxes provided semi annually through the term of the loan.
- g) Proof of survey or title insurance.
- h) Proof of satisfactory insurance.

COMMITMENT FEE: A commitment fee totaling \$30,400 (2%) to be deducted from the advance of the loan. A further \$15,200 (1%) to be deducted from the advance of the loan to be paid to the brokers. Please note, this fee is non refundable.

Mortgagor must pay all legal costs incurred by the mortgagee related to the set up and discharge of the loan.

Any obligation of the Mortgagee to make any advance under this Loan Commitment is subject to the following:

- (1) The security to be in a form and substance satisfactory to the mortgagee and its lawyer;
- (2) No material adverse change having occurred;
- (3) No default shall have occurred.

The borrower will execute all security documentation reasonable required to evidence this loan.

[Signatures to follow on the next page.]

PROPOSED DATE OF ADVANCE: January 25, 2021

Dated this the 20th day of January, 2021

  
\_\_\_\_\_  
RPN Finance Corp.

Accepted this the 20th day of January, 2021 2020

\_\_\_\_\_  
Normandy 295 Maplehurst Inc.

\_\_\_\_\_  
Sarmad Gani

\_\_\_\_\_  
Nawar Mahfooth

Solicitor for Mortgagee: Joseph Berljawsky  
T: (416) 256-1600 x 800  
F: 1-855-353-5182  
[JosephB@diamonddlaw.ca](mailto:JosephB@diamonddlaw.ca)  
Diamond & Diamond  
[2939 Portland Drive, Suite 200](#)  
[Oakville, ON L6H 5S4](#)  
[www.diamonddlaw.ca/real-estate](http://www.diamonddlaw.ca/real-estate)

Solicitor for Mortgagor: Ana Cevallos  
Litowitz Pettle & Silver LLP  
T: (905) 731-4999 x 212 F: (905) 731-6986  
[Cevallos@litowitz.com](mailto:Cevallos@litowitz.com)  
100 Mural Street, Suite 200  
Richmond Hill, Ontario L4B 1J3

**Schedule "A"**  
**Privileges & Provisions**

**Inspection:** A satisfactory inspection of the Property by the Lender, separate and apart from the appraisal. An inspection of **\$250.00** will be charged, to be deducted from the advance.

**Administration:** A **\$112.50** administration fee will be charged for reporting costs.

**Fire Insurance:** The Borrower(s) taking out a fire insurance policy, and providing confirmation thereof, for full replacement value of the Property and the Lender being listed as the **FIRST** loss payee.

**Realty Tax Liability:** Solicitor providing a tax certificate confirming that there are no realty taxes owing in respect of the Property.

**Execution Report:** Solicitor providing a clear Execution Certificate for the Borrower(s) and the Guarantor(s) from the jurisdiction where the Property is located to the satisfaction of the Lender.

**Title:** The Lender and their solicitor being fully satisfied with the title to the Property.

**Title Insurance:** Delivery of evidence that a valid title insurance policy in favour of the Lender with applicable schedules is in place for the Property being mortgaged.

**Assignment:** This commitment, the mortgage and all related ancillary security may be assigned by the Lender to another person or corporation without notice to the Borrowers / Guarantors prior to or after funding. The Borrowers / Guarantors agree that within five (5) days of notification, the Borrowers / Guarantors agree to execute any confirmation as required by the new lender, assign the insurance to the new lender and provide an executed pre-authorized payment form or provide post-dated cheques for payment to the new lender.

**Payment Following Maturity:** Where there is default after the balance due date or maturity date of the term secured by this Charge, including but not limited to failure of the Chargor to pay the principal balance of the loan on the balance due date or maturity due date, the Chargor may pay the outstanding principal amount of such loan only upon payment of three (3) months interest calculated on the then outstanding principal amount, or three (3) months written notice in lieu thereof.

Interest will increase automatically to twenty (20.00%) per annum from the first day of the charge expiry date, unless said charge plus accrued interest is paid in full or an Agreement in writing was obtained from the Chargee(s) prior to the expiry date.

**Late or dishonored payments:** In the event that a Mortgage payment or any other payment due under this Charge/Mortgage is dishonored by the Chargee/Mortgagee's bank or in the event of late payment or non-payment, the Chargee/Mortgagee shall immediately be entitled to an administration fee of Two Hundred and Fifty (\$250.00) Dollars in addition to other remedies provided herein.

**Service fee:** In the event that the Chargee/Mortgagee is required or deems is advisable to make any payment in order to protect his/her security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage it is agreed that such payment shall bear interest at Eighteen (18%) percent per annum, calculated and compounded monthly and that there shall be an administration fee of not less than \$250.00 for making each such payment or payments.

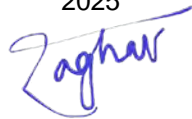
**Discharge:** Upon the balance due date of the principal and interest secured hereunder or any renewal thereof, the Chargor/Mortgagor shall be deemed to have requested the Chargee/Mortgagee's solicitor to prepare the discharge documents for this Charge/Mortgage and shall pay the following fees to the Chargee/Mortgagee's solicitor in addition to the legal fees and disbursements payable to the Chargee's/Mortgagee's solicitor.

1. Statement fee \$200;
2. Discharge preparation and execution fee \$300

**Payment to discharge:** The parties herein agree that payment to discharge the said Charge/Mortgage must be made by certified cheque or bank draft.

**Non-payment of principal:** The Chargor/Mortgagor covenants with the Chargee/Mortgagee that in the event of non-payment of the principal monies at the time or times provided herein, he shall not require the Chargee/Mortgagee to accept payment of the principal monies without first giving three (3) months previous notice in writing, or paying a bonus equal to three (3) months interest in advance on the principal monies, at the Chargee's/Mortgagee's option.

This is Exhibit "E3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**LOAN COMMITMENT**

To: 2646214 Ontario Ltd. & 288 Sheppard Inc.  
 Re: 280 Sheppard Ave. & 280 Sheppard Ave. East, Toronto, Ontario

The undersigned is prepared to provide you with a loan commitment for a **second mortgage** on the above properties, on the following terms and conditions:

**MORTGAGEE:** Morris Launderettes Limited

**AMOUNT OF LOAN:** \$7,000,000.00

**INTEREST RATE:** 13.0% per annum

**TERM:** 12-months fully open on one month's interest and 30 days notice.

**PAYMENTS:** \$75,833.34 interest only paid monthly

**SPECIAL TERMS:**

- a) Subject to satisfactory inspection of the property by the lender.
- b) Personal guarantee of Sarmad Gani & Nawar Mahfooth.
- c) Assignment of rents for the tenants in 280 Sheppard Ave. & 288 Sheppard Ave.
- d) First mortgages cannot exceed \$6,300,000 on 280 Sheppard & \$7,000,000 on 288 Sheppard.
- e) This mortgage may not be repaid after 1pm on the day preceding a weekend or public holiday. Any payment received after that time will be penalized with interest accrual until the next working day.
- f) The attached schedule "A" will be included in the registered charge.
- g) No post dated chqs required.
- h) Proof of payment of property taxes provided semi annually through the term of the loan.
- i) Proof of survey or title insurance.
- j) Proof of satisfactory insurance.

**COMMITMENT FEE:** A commitment fee totaling \$87,500 (1.25%) to be deducted from the advance of the loan. Please note, this fee is non refundable.

Mortgagor must pay all legal costs incurred by the mortgagee related to the set up and discharge of the loan.

Any obligation of the Mortgagee to make any advance under this Loan Commitment is subject to the following:

- (1) The security to be in a form and substance satisfactory to the mortgagee and its lawyer;
- (2) No material adverse change having occurred;
- (3) No default shall have occurred.

The borrower will execute all security documentation reasonable required to evidence this loan.

[Signatures to follow on the next page.]

PROPOSED DATE OF ADVANCE: May 31th, 2021


Dated this the nineteenth day of May, 2021

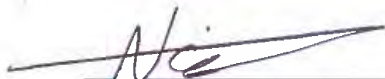
  
 \_\_\_\_\_  
 Morris Launderettes Limited

Accepted this the nineteenth day of May, 2021

  
 \_\_\_\_\_  
 2646214 Ontario Ltd.

  
 \_\_\_\_\_  
 288 Sheppard Inc.

  
 \_\_\_\_\_  
 Sarmad Ganai

  
 \_\_\_\_\_  
 Nawar Mahfooth

EXPIRY: This commitment shall be open for acceptance until 5pm on May 21<sup>st</sup>, 2021 after which the commitment shall be deemed revoked.

Solicitor for Mortgagee: Robert Pauls / Joseph Berljawsky  
 T: (416) 256-1600 x 888  
 F: 1-855-353-5182  
 rpauls@diamonddlaw.ca  
 Diamond & Diamond  
 2939 Portland Drive, Suite 200  
 Oakville, ON L6H 5S4  
 www.diamonddlaw.ca/real-estate

Solicitor for Mortgagor: Ana Cevallos  
 Litowitz Pettle & Silver LLP  
 T: (905) 731-4999 x 212 F: (905) 731-6986  
 Cevallos@litowitz.com  
 100 Mural Street, Suite 200  
 Richmond Hill, Ontario L4B 1J3

**Schedule "A"**  
Privileges & Provisions

**Inspection:** A satisfactory inspection of the Property by the Lender, separate and apart from the appraisal. An inspection of **\$250.00** will be charged, to be deducted from the advance.

**Administration:** A **\$112.50** administration fee will be charged for reporting costs.

**Fire Insurance:** The Borrower(s) taking out a fire insurance policy, and providing confirmation thereof, for full replacement value of the Property and the Lender being listed as the **SECOND** loss payee.

**Realty Tax Liability:** Solicitor providing a tax certificate confirming that there are no realty taxes owing in respect of the Property.

**Execution Report:** Solicitor providing a clear Execution Certificate for the Borrower(s) and the Guarantor(s) from the jurisdiction where the Property is located to the satisfaction of the Lender.

**Title:** The Lender and their solicitor being fully satisfied with the title to the Property.

**Title Insurance:** Delivery of evidence that a valid title insurance policy in favour of the Lender with applicable schedules is in place for the Property being mortgaged.

**Assignment:** This commitment, the mortgage and all related ancillary security may be assigned by the Lender to another person or corporation without notice to the Borrowers / Guarantors prior to or after funding. The Borrowers / Guarantors agree that within five (5) days of notification, the Borrowers / Guarantors agree to execute any confirmation as required by the new lender, assign the insurance to the new lender and provide an executed pre-authorized payment form or provide post-dated cheques for payment to the new lender.

**Payment Following Maturity:** Where there is default after the balance due date or maturity date of the term secured by this Charge, including but not limited to failure of the Chargor to pay the principal balance of the loan on the balance due date or maturity due date, the Chargor may pay the outstanding principal amount of such loan only upon payment of three (3) months interest calculated on the then outstanding principal amount, or three (3) months written notice in lieu thereof.

Interest will increase automatically to twenty (20.00%) per annum from the first day of the charge expiry date, unless said charge plus accrued interest is paid in full or an Agreement in writing was obtained from the Chargee(s) prior to the expiry date.

**Late or dishonored payments:** In the event that a Mortgage payment or any other payment due under this Charge/Mortgage is dishonored by the Chargee/Mortgagee's bank or in the event of late payment or non-payment, the Chargee/Mortgagee shall immediately be entitled to an administration fee of Two Hundred and Fifty (\$250.00) Dollars in addition to other remedies provided herein.

**Service fee:** In the event that the Chargee/Mortgagee is required or deems is advisable to make any payment in order to protect his/her security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage it is agreed that such payment shall bear interest at Eighteen (18%) percent per annum, calculated and compounded monthly and that there shall be an administration fee of not less than \$250.00 for making each such payment or payments.

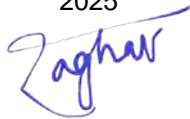
**Discharge:** Upon the balance due date of the principal and interest secured hereunder or any renewal thereof, the Chargor/Mortgagor shall be deemed to have requested the Chargee/Mortgagee's solicitor to prepare the discharge documents for this Charge/Mortgage and shall pay the following fees to the Chargee/Mortgagee's solicitor in addition to the legal fees and disbursements payable to the Chargee's/Mortgagee's solicitor.

1. Statement fee \$200;
2. Discharge preparation and execution fee \$300

**Payment to discharge:** The parties herein agree that payment to discharge the said Charge/Mortgage must be made by certified cheque or bank draft.

**Non-payment of principal:** The Chargor/Mortgagor covenants with the Chargee/Mortgagee that in the event of non-payment of the principal monies at the time or times provided herein, he shall not require the Chargee/Mortgagee to accept payment of the principal monies without first giving three (3) months previous notice in writing, or paying a bonus equal to three (3) months interest in advance on the principal monies, at the Chargee's/Mortgagee's option.

This is Exhibit "F" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

## SET OF STANDARD CHARGE TERMS

Filing Date October 14, 2004

Filed by

Filing number: 200433

Dye &amp; Durham Co. Inc.

The following set of Standard Charge Terms shall be applicable to documents registered in electronic format under Part III of the Land Registration Reform Act, R.S.O. 1990, c. L.4. as amended (the "Land Registration Reform Act") and shall be deemed to be included in every electronically registered charge in which this Set of Standard Charge Terms is referred to by its filing number, as provided in Section 9 of the Land Registration Reform Act, except to the extent that the provisions of this Set of Standard Charge Terms are modified by additions, amendments or deletions in the schedule. Any charge in an electronic format of which this Set of Standard Charge Terms forms a part by reference to the above-noted filing number in such charge shall hereinafter referred to as the "Charge".

Exclusion of  
Statutory  
Covenants

1. The implied covenants deemed to be included in a charge under subsection 7(1) of the Land Registration Reform Act as amended or re-enacted are excluded from the Charge.

Right to  
Charge the  
Land  
No Act to  
Encumber

2. The Chargor now has good right, full power and lawful and absolute authority to charge the land and to give the Charge to the Chargee upon the covenants contained in the Charge.

3. The Chargor has not done, committed, executed or wilfully or knowingly suffered any act, deed, matter or thing whatsoever whereby or by means whereof the land, or any part or parcel thereof, is or shall or may be in any way impeached, charged, affected or encumbered in title, estate or otherwise, except as the records of the land registry office disclose.

Good Title in  
Fee Simple

4. The Chargor, at the time of the delivery for registration of the Charge, is, and stands solely, rightfully and lawfully seized of a good, sure, perfect, absolute and indefeasible estate of inheritance, in fee simple, of and in the land and the premises described in the Charge and in every part and parcel thereof without any manner of trusts, reservations, limitations, provisos, conditions or any other matter or thing to alter, charge, change, encumber or defeat the same, except those contained in the original grant thereof from the Crown.

Promise to Pay  
and Perform

5. The Chargor will pay or cause to be paid to the Chargee the full principal amount and interest secured by the Charge in the manner of payment provided by the Charge, without any deduction or abatement, and shall do, observe, perform, fulfill and keep all the provisions, covenants, agreements and stipulations contained in the Charge and shall pay as they fall due all taxes, rates, levies, charges, assessments, utility and heating charges, municipal, local, parliamentary and otherwise which now are or may hereafter be imposed, charged or levied upon the land and when required shall produce for the Chargee receipts evidencing payment of the same.

Interest  
After Default

6. In case default shall be made in payment of any sum to become due for interest at the time provided for payment in the Charge, compound interest shall be payable and the sum in arrears for interest from time to time, as well after as before maturity, and both before and after default and judgement, shall bear interest at the rate provided for in the Charge. In case the interest and compound interest are not paid within the interest calculation period provided in the Charge from the time of default a rest shall be made, and compound interest at the rate provided for in the Charge shall be payable on the aggregate amount then due, as well after as before maturity, and so on from time to time, and all such interest and compound interest shall be a charge upon the land.

No Obligation to  
Advance

7. Neither the preparation, execution or registration of the Charge shall bind the Chargee to advance the principal amount secured, nor shall the advance of a part of the principal amount secured bind the Chargee to advance any unadvanced portion thereof, but nevertheless the security in the land shall take effect forthwith upon delivery for registration of the Charge by the Chargor. The expenses of the examination of the title and of the Charge and valuation are to be secured by the Charge in the event of the whole or any balance of the principal amount not being advanced, the same to be charged hereby upon the land, and shall be, without demand therefor, payable forthwith with interest at the rate provided for in the Charge, and in default the Chargee's power of sale hereby given, and all other remedies hereunder, shall be exercisable.

Costs Added  
to Principal

8. The Chargee may pay all premiums of insurance and all taxes, rates, levies, charges, assessments, utility and heating charges which shall from time to time fall due and be unpaid in respect of the land, and that such payments, together with all costs, charges, legal fees (as between solicitor and client) and expenses which may be incurred in taking, recovering and keeping possession of the land and of negotiating the Charge, investigating title, and registering the Charge and other necessary deeds, and generally in any other proceedings taken in connection with or to realize upon the security given in the Charge (including legal fees and real estate commissions and other costs incurred in leasing or selling the land or in exercising the power of entering, lease and sale contained in the Charge) shall be, with interest at the rate provided for in the Charge, a charge upon the land in favor of the Chargee pursuant to the terms of the Charge and the Chargee may pay or satisfy any lien, charge or encumbrance now existing or hereafter created or claimed upon the land, which payments with interest at the rate provided for in the Charge shall likewise be a charge upon the land in favour of the Chargee. Provided, and it is hereby further agreed, that all amounts paid by the Chargee as aforesaid shall be added to the principal amount secured by the Charge and shall be payable forthwith with interest at the rate provided for in the Charge, and on default all sums secured by the Charge shall immediately become due and payable at the option of the Chargee, and all powers in the Charge conferred shall become exercisable.

Power of  
Sale

9. The Chargee on default of payment for at least fifteen (15) days may, on at least thirty-five (35) days' notice in writing given to the Chargor, enter on and lease the land or sell the land. Such notice shall be given to such persons and in such manner and form and within such time as provided in the Mortgages Act. In the event that the giving of such notice shall not be required by law or to the extent that such requirements shall not be applicable, it is agreed that notice may be effectually given by leaving it with a grown-up person on the land, if occupied, or by placing it on the land if unoccupied, or at the option of the Chargee, by mailing it in a registered letter addressed to the Chargor at his last known address, or by publishing it once in a newspaper published in the county or district in which the land is situate; and such notice shall be sufficient although not addressed to any person or persons by name or designation; and notwithstanding that any person to be affected thereby may be unknown, unascertained or under disability. Provided further, that in case default be made in the payment of the principal amount or interest or any part thereof and such default continues for two months after any payment of either falls due then the Chargee may exercise the foregoing powers of entering, leasing or selling or any of them without any notice, it being understood and agreed, however, that if the giving of notice by the Chargee shall be required by law then notice shall be given to such persons and in such manner and form and within such time as so required by law. It is hereby further agreed that the whole or any part or parts of the land may be sold by public auction or private contract, or partly

one or partly the other; and that the proceeds of any sale hereunder may be applied first in payment of any costs, charges and expenses incurred in taking, recovering or keeping possession of the land or by reason of non-payment or procuring payment of monies, secured by the Charge or otherwise, and secondly in payment of all amounts of principal and interest owing under the Charge; and if any surplus shall remain after fully satisfying the claims of the Chargee as aforesaid same shall be paid as required by law. The Chargee may sell any of the land on such terms as to credit and otherwise as shall appear to him most advantageous and for such prices as can reasonably be obtained therefor and may make any stipulations as to title or evidence or commencement of title or otherwise which he shall deem proper, and may buy in or rescind or vary any contract for the sale of the whole or any part of the land and resell without being answerable for loss occasioned thereby, and in the case of a sale on credit the Chargee shall be bound to pay the Chargor only such monies as have been actually received from purchasers after the satisfaction of the claims of the Chargee and for any of said purposes may make and execute all agreements and assurances as he shall think fit. Any purchaser or lessee shall not be bound to see to the propriety or regularity of any sale or lease or be affected by express notice that any sale or lease is improper and no want of notice or publication when required hereby shall invalidate any sale or lease hereunder.

*Quiet Possession*

10. Upon default in payment of principal and interest under the Charge or in performance of any of the terms or conditions hereof, the Chargee may enter into and take possession of the land hereby charged and where the Chargee so enters on and takes possession or enters on and takes possession of the land on default as described in paragraph 9 herein the Chargee shall enter into, have, hold, use, occupy, possess and enjoy the land without the let, suit, hindrance, interruption or denial of the Chargor or any other person or persons whomsoever.

*Right to Distrain*

11. If the Chargor shall make default in payment of any part of the interest payable under the Charge at any of the dates or times fixed for the payment thereof, it shall be lawful for the Chargee to distrain therefor upon the land or any part thereof, and by distress warrant, to recover by way of rent reserved, as in the case of a demise of the land, so much of such interest as shall, from time to time, be or remain in arrears and unpaid, together with all costs, charges and expenses attending such levy or distress, as in like cases of distress for rent. Provided that the Chargee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

*Further Assurances*

12. From and after default in the payment of the principal amount secured by the Charge or the interest thereon or any part of such principal or interest or in the doing, observing, performing, fulfilling or keeping of some one or more of the covenants set forth in the Charge then and in every such case the Chargor and all and every other person whatsoever having, or lawfully claiming, or who shall have or lawfully claim any estate, right, title, interest or trust of, in, to or out of the land shall, from time to time, and at all times thereafter, at the proper costs and charges of the Chargor make, do, suffer, execute, deliver, authorize and register, or cause or procure to be made, done, suffered, executed, delivered, authorized and registered, all and every such further and other reasonable act or acts, deed or deeds, devises, conveyances and assurances in the law for the further, better and more perfectly and absolutely conveying and assuring the land unto the Chargee as by the Chargee or his solicitor shall or may be lawfully and reasonably devised, advised or required.

*Acceleration of Principal and Interest*

13. In default of the payment of the interest secured by the Charge the principal amount secured by the Charge shall, at the option of the Chargee, immediately become payable, and upon default of payment of instalments of principal promptly as the same mature, the balance of the principal and interest secured by the Charge shall, at the option of the Chargee, immediately become due and payable. The Chargee may in writing at any time or times after default waive such default and any such waiver shall apply only to the particular default waived and shall not operate as a waiver of any other or future default.

*Partial Releases*

14. The Chargee may at his discretion at all times release any part or parts of the land or any other security or any surety for the money secured under the Charge either with or without any sufficient consideration therefor, without responsibility therefor, and without thereby releasing any other part of the land or any person from the Charge or from any of the covenants contained in the Charge and without being accountable to the Chargor for the value thereof, or for any monies except those actually received by the Chargee. It is agreed that every part or lot into which the land is or may hereafter be divided does and shall stand charged with the whole money secured under the Charge and no person shall have the right to require the mortgage monies to be apportioned.

*Obligation to Insure*

15. The Chargor will immediately insure, unless already insured, and during the continuance of the Charge keep insured against loss or damage by fire, in such proportions upon each building as may be required by the Chargee, the buildings on the land to the amount of not less than their full insurable value on a replacement cost basis in dollars of lawful money of Canada. Such insurance shall be placed with a company approved by the Chargee. Buildings shall include all buildings whether now or hereafter erected on the land, and such insurance shall include not only insurance against loss or damage by fire but also insurance against loss or damage by explosion, tempest, tornado, cyclone, lightning and all other extended perils customarily provided in insurance policies including "all risks" insurance. The covenant to insure shall also include where appropriate or if required by the Chargee, boiler, plate glass, rental and public liability insurance in amounts and on terms satisfactory to the Chargee. Evidence of continuation of all such insurance having been effected shall be produced to the Chargee at least fifteen (15) days before the expiration thereof; otherwise the Chargee may provide therefor and charge the premium paid and interest thereon at the rate provided for in the Charge to the Chargor and the same shall be payable forthwith and shall also be a charge upon the land. It is further agreed that the Chargee may at any time require any insurance of the buildings to be cancelled and new insurance effected in a company to be named by the Chargee and also of his own accord may effect or maintain any insurance herein provided for, and any amount paid by the Chargee therefor shall be payable forthwith by the Chargor with interest at the rate provided for in the Charge and shall also be a charge upon the land. Policies of insurance herein required shall provide that loss, if any, shall be payable to the Chargee as his interests may appear, subject to the standard form of mortgage clause approved by the Insurance Bureau of Canada which shall be attached to the policy of insurance.

*Obligation to Repair*

16. The Chargor will keep the land and the buildings, erections and improvements thereon, in good condition and repair according to the nature and description thereof respectively, and the Chargee may, whenever he deems necessary, by his agent enter upon and inspect the land and make such repairs as he deems necessary, and the reasonable cost of such inspection and repairs with interest at the rate provided for in the Charge shall be added to the principal amount and be payable forthwith and be a charge upon the land prior to all claims thereon subsequent to the Charge. If the Chargor shall neglect to keep the buildings, erections and improvements in good condition and repair, or commits or permits any act of waste on the land (as to which the Chargee shall be sole judge) or makes default as to any of the covenants, provisions, agreements or conditions contained in the Charge or in any charge to which this Charge is subject, all monies secured by the Charge shall, at the option of the Chargee, forthwith become due and payable, and in default of payment of same with interest as in the case of payment

- Filing Date: before maturity the powers of entering upon and leasing or selling hereby given and all other remedies herein contained may be exercised forthwith.
- Filing No.
- Building Charge** 17. If any of the principal amount to be advanced under the Charge is to be used to finance improvement on the land, the Chargor must so inform the Chargee in writing immediately and before any advances are made under the Charge. The Chargor must also provide the Chargee immediately with copies of all contracts and subcontracts relating to the improvement and any amendments to them. The Chargor agrees that any improvement shall be made only according to contracts, plans and specifications approved in writing by the Chargee. The Chargor shall complete all such improvements as quickly as possible and provide the Chargee with proof of payment of all contracts from time to time as the Chargee requires. The Chargee shall make advances (part payments of the principal amount) to the Chargor based on the progress of the improvement, until either completion and occupation or sale of the land. The Chargee shall determine whether or not any advances will be made and when they will be made. Whatever the purpose of the Charge may be, the Chargee may at its option hold back funds from advances until the Chargee is satisfied that the Chargor has complied with the holdback provisions of the Construction Lien Act as amended or re-enacted. The Chargor authorizes the Chargee to provide information about the Charge to any person claiming a construction lien on the land.
- Extensions not to Prejudice** 18. No extension of time given by the Chargee to the Chargor or anyone claiming under him, or any other dealing by the Chargee with the owner of the land or of any part thereof, shall in any way affect or prejudice the rights of the Chargee against the Chargor or any other person liable for the payment of the money secured by the Charge, and the Charge may be renewed by any agreement in writing at maturity for any term with or without an increased rate of interest notwithstanding that there may be subsequent encumbrances. It shall not be necessary to deliver for registration any such agreement in order to retain priority for the Charge so altered over any instrument delivered for registration subsequent to the Charge. Provided that nothing contained in this paragraph shall confer any right of renewal upon the Chargor.
- No Merger of Covenants** 19. The taking of a judgment or judgments on any of the covenants herein shall not operate as a merger of the covenants or affect the Chargee's right to interest at the rate and times provided for in the Charge; and further that any judgment shall provide that interest thereon shall be computed at the same rate and in the same manner as provided in the Charge until a judgment shall have been fully paid and satisfied.
- Change in Status** 20. Immediately after any change or happening affecting any of the following, namely: (a) the spousal status of the Chargor, (b) the qualification of the land as a family residence within the meaning of Part II of the *Family Law Act*, and (c) the legal title or beneficial ownership of the land, the Chargor will advise the Chargee accordingly and furnish the Chargee with full particulars thereof, the intention being that the Chargee shall be kept fully informed of the names and addresses of the owner or owners for the time being of the land and of any spouse who is not an owner but who has a right of possession in the land by virtue of Section 19 of the *Family Law Act*. In furtherance of such intention, the Chargor covenants and agrees to furnish the Chargee with such evidence in connection with any of (a), (b) and (c) above as the Chargee may from time to time request.
- Condominium Provisions** 21. If the Charge is of land within a condominium registered pursuant to the Condominium Act (the "Act") the following provision shall apply. The Chargor will comply with the Act, and with the declaration, by-laws and rules of the condominium corporation (the "corporation") relating to the Chargor's unit (the "unit") and provide the Chargee with proof of compliance from time to time as the Chargee may request. The Chargor will pay the common expenses for the unit to the Corporation on the due dates. If the Chargee decides to collect the Chargor's contribution towards the common expenses from the Chargor, the Chargor will pay the same to the Chargee upon being so notified. The Chargee is authorized accept a statement which appears to be issued by the corporation as conclusive evidence for the purpose of establishing the amounts of the common expenses and the dates those amounts are due. The Chargor, upon notice from the Chargee, will forward to the Chargee any notices, assessments, by-laws, rules and financial statements of the corporation that the Chargor receives or is entitled to receive from the corporation. The Chargor will maintain all improvements made to the unit and repair them after damage. In addition to the insurance which the corporation must obtain, the Chargor shall insure the unit against destruction or damage by fire and other perils usually covered in fire insurance policies and against such other perils as the Chargee requires for its full replacement cost (the maximum amount for which it can be insured). The insurance company in the terms of the policy shall be reasonably satisfactory to the Chargee. This provision supersedes the provisions of paragraph 15 herein. The Chargor irrevocably authorizes the Chargee to exercise the Chargor's rights under the Act to vote, consent and dissent.
- Discharge** 22. The Chargee shall have a reasonable time after payment in full of the amounts secured by the Charge to deliver for registration a discharge or if so requested and if required by law to do so, an assignment of the Charge and all legal and other expenses for preparation, execution and registration as applicable to such discharge or assignment shall be paid by the Chargor.
- Guarantee** 23. Each party named in the Charge as a Guarantor hereby agrees with the Chargee as follows:
- (a) In consideration of the Chargee advancing all or part of the Principal Amount to the Chargor, and in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Chargee to the Guarantor (the receipt and sufficiency whereof are hereby acknowledged), the Guarantor does hereby absolutely and unconditionally guarantee to the Chargee, and its successors, the due and punctual payment of all principal moneys, interest and other moneys owing on the security of the Charge and observance and performance of the covenants, agreements, terms and conditions herein contained by the Chargor, and the Guarantor, for himself and his successors, covenants with the Chargee that, if the Chargor shall at any time make default in the due and punctual payment of any monies payable hereunder, the Guarantor will pay all such monies to the Chargee without any demand being required to be made.
- (b) Although as between the Guarantor and the Chargor, the Guarantor is only surety for the payment by the Chargor of the monies hereby guaranteed, as between the Guarantor and the Chargee, the Guarantor shall be considered as primarily liable therefor and it is hereby further expressly declared that no release or releases of any portion or portions of the land; no indulgence shown by the Chargee in respect of any default by the Chargor or any successor thereof which may arise under the Charge; no extension or extensions granted by the Chargee to the Chargor or any successor thereof for payment of the moneys hereby secured or for the doing, observing or performing of any covenant, agreement, term or condition herein contained to be done, observed or performed by the Chargor or any successor thereof; no variation in or departure from the provisions of the Charge; no release of the Chargor or any other thing whatsoever whereby the Guarantor as surety only would or might have been released shall in any way modify, alter, vary or in any way prejudice the Chargee or affect the liability of the Guarantor in any way under this covenant, which shall continue and be binding on the Guarantor, and as well after as before maturity of the Charge and both before and after default and judgment, until the said moneys are fully paid and satisfied.
- (c) Any payment by the Guarantor of any moneys under this guarantee shall not in any event be taken to affect

the liability of the Chargor for payment thereof but such liability shall remain unimpaired and enforceable by the Guarantor against the Chargor and the Guarantor shall, to the extent of any such payments made by him, in addition to all other remedies, be subrogated as against the Chargor to all the rights, privileges and powers to which the Chargee was entitled prior to payment by the Guarantor; provided, nevertheless, that the Guarantor shall not be entitled in any event to rank for payment against the lands in competition with the Chargee and shall not, unless and until the whole of the principal, interest and other moneys owing on the security of the Charge shall have been paid, be entitled to any rights or remedies whatsoever in subrogation to the Chargee.

(d) All covenants, liabilities and obligations entered into or imposed hereunder upon the Guarantor shall be equally binding upon his successors. Where more than one party is named as a Guarantor all such covenants, liabilities and obligations shall be joint and several.

(e) The Chargee may vary any agreement or arrangement with or release the Guarantor, or any one or more of the Guarantors if more than one party is named as Guarantor, and grant extensions of time or otherwise deal with the Guarantor and his successors without any consent on the part of the Chargor or any other Guarantor or any successor thereof.

**Severability** 24. It is agreed that in the event that at any time any provision of the Charge is illegal or invalid under or inconsistent with provisions of any applicable statute, regulation thereunder or other applicable law or would by reason of the provisions of any such statute, regulation or other applicable law render the Chargee unable to collect the amount of any loss sustained by it as a result of making the loan secured by the Charge which it would otherwise be able to collect under such statute, regulation or other applicable law then, such provision shall not apply and shall be construed so as not to apply to the extent that it is so illegal, invalid or inconsistent or would so render the Chargee unable to collect the amount of any such loss.

**Interpretation** 25. In construing these covenants the words "Charge", "Chargee", "Chargor", "land" and "successor" shall have the meanings assigned to them in Section 1 of the *Land Registration Reform Act* and the words "Chargor" and "Chargee" and the personal pronouns "he" and "his" relating thereto and used therewith, shall be read and construed as "Chargor" or "Chargors", "Chargee" or "Chargees", and "he", "she", "they" or "it", "his", "her", "their" or "its", respectively, as the number and gender of the parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted. And that all rights, advantages, privileges, immunities, powers and things hereby secured to the Chargor or Chargors, Chargee or Chargees, shall be equally secured to and exercisable by his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be. The word "successor" shall also include successors and assigns of corporations including amalgamated and continuing corporations. And that all covenants, liabilities and obligations entered into or imposed hereunder upon the Chargor or Chargors, Chargee or Chargees, shall be equally binding upon his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

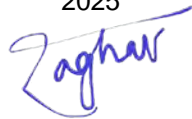
**Paragraph Headings** 26. The paragraph headings in these standard charge terms are inserted for convenience of reference only and are deemed not to form part of the Charge and are not to be considered in the construction or interpretation of the Charge or any part thereof.

**Date of Charge** 27. The Charge, unless otherwise specifically provided, shall be deemed to be dated as of the date of delivery (or registration) of the Charge.

**Effect of Delivery of Charge** 28. The delivery of the Charge for registration by direct electronic transfer shall have the same effect for all purposes as if such Charge were in written form, signed by the parties thereto and delivered to the Chargee. Each of the Chargor and, if applicable, the spouse of the Chargor and other party to the Charge agrees not to raise in any proceeding by the Chargee to enforce the Charge any want or lack of authority on the part of the person delivering the charge for registration to do so.

DATED this      day of

This is Exhibit "G1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**Properties**

*PIN* 10074 - 0009 LT *Interest/Estate* Fee Simple  
*Description* PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO  
*Address* 293 MAPLEHURST AVENUE  
 WILLOWDALE

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* NORMANDY 293 MAPLEHURST INC.  
*Address for Service* 201-60 Lacoste Blvd, Brampton, Ontario  
 L6P 4B5

I, Sarmad Ganni (Director/President/Secretary/Treasurer), have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

**Chargee(s)***Capacity**Share*

*Name* RPN FINANCE CORP.  
*Address for Service* 100-2939 Portland Drive, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

*Principal* \$1,520,000.00 *Currency* CDN  
*Calculation Period* Monthly, not in advance  
*Balance Due Date* 2022/02/01  
*Interest Rate* 9.00 % per annum  
*Payments* \$11,400.00  
*Interest Adjustment Date* 2021 02 01  
*Payment Date* 1st day of each and every month  
*First Payment Date* 2021 03 01  
*Last Payment Date* 2022 02 01  
*Standard Charge Terms* 200433  
*Insurance Amount* Full insurable value  
*Guarantor* Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the particulars of which are more fully described in the Loan Commitment dated January 20th, 2021, as executed by the parties thereto.

**Signed By**

Robert Ramsin Pauls 255 Consumers Road, 5th Floor acting for Signed 2021 02 01  
 Toronto Chargor(s)  
 M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP 255 Consumers Road, 5th Floor 2021 02 02  
 Toronto  
 M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Chargor Client File Number :	MAT22420
Chargee Client File Number :	MAT22420

**Properties**

*PIN* 10074 - 0009 LT  
*Description* PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK , CITY OF TORONTO  
*Address* 293 MAPLEHURST AVENUE  
 WILLOWDALE

**Source Instruments**

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
AT5640705	2021 02 02	Charge/Mortgage

**Transferor(s)**

This transfer of charge affects all lands that the charge is against which are outstanding.

*Name* RPN FINANCE CORP.  
*Address for Service* 100-2939 Portland Drive, Oakville,  
 Ontario L6H 5S4  
 I, S. Bano Noor, have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

**Transferee(s)**

<i>Name</i>	<i>Capacity</i>	<i>Share</i>
JEEWAN, PETER		
<i>Address for Service</i> c/o 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		
RPN FINANCE CORP.		
<i>Address for Service</i> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		

**Statements**

The chargee transfers the selected charge for 1,520,000.00  
 The chargee transfers 100% of the selected charge.  
 I Robert Ramsin Pauls solicitor make the following law statement Peter Jeewan holds the charge in trust for the JEEWAN 2011 FAMILY TRUST.  
 This document relates to registration number(s)AT5640705 and AT5640706

**Signed By**

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Transferor(s)	Signed	2021 06 25
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Tel 416-256-1600  
 Fax 855-353-5182

I have the authority to sign and register the document on behalf of all parties to the document.

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Transferee(s)	Signed	2021 06 25
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Tel 416-256-1600  
 Fax 855-353-5182

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

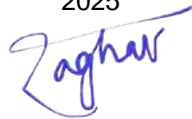
DIAMOND & DIAMOND LAWYERS LLP	255 Consumers Road, 5th Floor Toronto M2J 1R4			2021 06 25
-------------------------------	---	--	--	------------

Tel 416-256-1600  
 Fax 855-353-5182

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$65.30
<i>Total Paid</i>	\$65.30

This is Exhibit "G2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**Properties**

*PIN* 10074 - 0010 LT *Interest/Estate* Fee Simple  
*Description* PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK , CITY OF TORONTO  
*Address* 295 MAPLEHURST AVENUE  
 WILLOWDALE

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* NORMANDY 295 MAPLEHURST INC.  
*Address for Service* 60 Lacoste Blvd., Suite 201, Brampton,  
 Ontario L6P 2K2

I, Sarmad Ganni, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Chargee(s)** *Capacity* *Share*

*Name* RPN FINANCE CORP. as to an undivided 18/21 interest  
*Address for Service* 100-2939 Portland Drive, Oakville, Ontario L6H 5S4

*Name* LIBERTAS FINANCIAL MANAGEMENT INC. as to an undivided 3/21 interest  
*Address for Service* 100-2939 Portland Drive, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

*Principal* \$2,100,000.00 *Currency* CDN  
*Calculation Period* Monthly, not in advance  
*Balance Due Date* 2021/11/01  
*Interest Rate* 9.00 % per annum  
*Payments* \$15,750.00  
*Interest Adjustment Date* 2020 11 01  
*Payment Date* first day of each month  
*First Payment Date* 2020 12 01  
*Last Payment Date* 2021 11 01  
*Standard Charge Terms* 200433  
*Insurance Amount* Full insurable value  
*Guarantor* Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated October 29, 2020, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 295 Maplehurst Ave, Toronto, ON, and 280 Sheppard Ave East, Toronto, ON, with Normandy 295 Maplehurst Inc., 2646214 Ontario Ltd., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.



**Properties**

*PIN* 10074 - 0010 LT  
*Description* PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK , CITY OF TORONTO  
*Address* 295 MAPLEHURST AVENUE  
TORONTO

**Source Instruments**

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
AT5562311	2020 11 02	Charge/Mortgage

**Transferor(s)**

This transfer of charge affects all lands that the charge is against which are outstanding.

*Name* RPN FINANCE CORP.  
*Address for Service* 100-2939 Portland Drive, Oakville,  
Ontario L6H 5S4  
I, S. Bano Noor, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

*Name* LIBERTAS FINANCIAL MANAGEMENT INC.  
*Address for Service* 100-2939 Portland Drive, Oakville,  
Ontario L6H 5S4  
I, David Xu, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)**

<i>Name</i>	<i>Capacity</i>	<i>Share</i>
<i>Name</i> RPN FINANCE CORP. <i>Address for Service</i> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		
<i>Name</i> 2742695 ONTARIO INC. <i>Address for Service</i> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		

**Statements**

The chargee transfers the selected charge for \$2,100,000.00  
The chargee transfers 100% of the selected charge.  
This document relates to registration number(s)AT5562311 and AT5562312

**Signed By**

Robert Ramsin Pauls 255 Consumers Road, 5th Floor acting for Signed 2021 06 10  
Toronto Transferor(s)  
M2J 1R4  
Tel 416-256-1600  
Fax 855-353-5182  
I have the authority to sign and register the document on behalf of all parties to the document.

Robert Ramsin Pauls 255 Consumers Road, 5th Floor acting for Signed 2021 06 10  
Toronto Transferee(s)  
M2J 1R4  
Tel 416-256-1600  
Fax 855-353-5182  
I have the authority to sign and register the document on behalf of all parties to the document.

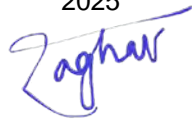
**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP 255 Consumers Road, 5th Floor 2021 06 10  
Toronto  
M2J 1R4  
Tel 416-256-1600  
Fax 855-353-5182

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

This is Exhibit "G3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



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A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**Properties**

*PIN* 10074 - 0017 LT *Interest/Estate* Fee Simple

*Description* PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE & EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30' SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK, CITY OF TORONTO

*Address* 280 SHEPPARD AVENUE EAST  
WILLOWDALE

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

I, Nawar Mahfooth, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Chargee(s)**

	<i>Capacity</i>	<i>Share</i>
<i>Name</i> RPN FINANCE CORP.		as to an undivided 18/21 interest
<i>Address for Service</i> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		
<i>Name</i> LIBERTAS FINANCIAL MANAGEMENT INC.		as to an undivided 3/21 interest
<i>Address for Service</i> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		

**Statements**

Schedule: See Schedules

**Provisions**

<i>Principal</i>	\$2,100,000.00	<i>Currency</i>	CDN
<i>Calculation Period</i>	monthly, not in advance		
<i>Balance Due Date</i>	2021/11/01		
<i>Interest Rate</i>	9.0% per annum		
<i>Payments</i>	\$15,750.00		
<i>Interest Adjustment Date</i>	2020 11 01		
<i>Payment Date</i>	first day of each month		
<i>First Payment Date</i>	2020 12 01		
<i>Last Payment Date</i>	2021 11 01		
<i>Standard Charge Terms</i>	200433		
<i>Insurance Amount</i>	Full insurable value		
<i>Guarantor</i>	Sarmad Ganni and Nawar Mahfooth		

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated October 29, 2020, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 295 Maplehurst Ave, Toronto, ON, and 280 Sheppard Ave East, Toronto, ON, with Normandy 295 Maplehurst Inc., 2646214 Ontario Ltd., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.

**Signed By**

Robert Ramsin Pauls 255 Consumers Road, 5th Floor acting for Signed 2020 10 29  
Toronto Chargor(s)  
M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP 255 Consumers Road, 5th Floor 2020 11 02  
Toronto  
M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

**Fees/Taxes/Payment**

Statutory Registration Fee \$65.30

Total Paid \$65.30

**Properties**

**PIN** 10074 - 0017 LT  
**Description** PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE & EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30' SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK, CITY OF TORONTO  
**Address** 280 SHEPPARD AVENUE EAST  
WILLOWDALE

**Source Instruments**

Registration No.	Date	Type of Instrument
AT5562278	2020 11 02	Charge/Mortgage

**Transferor(s)**

This transfer of charge affects all lands that the charge is against which are outstanding.

**Name** RPN FINANCE CORP.  
**Address for Service** 100-2939 Portland Drive, Oakville, Ontario L6H 5S4  
I, S. Bano Noor, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Name** LIBERTAS FINANCIAL MANAGEMENT INC.  
**Address for Service** 100-2939 Portland Drive, Oakville, Ontario L6H 5S4  
I, David Xu, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
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<b>Name</b> RPN FINANCE CORP. <b>Address for Service</b> 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		
<b>Name</b> 2742695 ONTARIO INC. <b>Address for Service</b> c/o 100-2939 Portland Drive, Oakville, Ontario L6H 5S4		

**Statements**

The chargee transfers the selected charge for \$2,100,000.00  
The chargee transfers 100% of the selected charge.  
This document relates to registration number(s) AT5562278 and AT5562279

**Signed By**

Robert Ramsin Pauls Tel 416-256-1600 Fax 855-353-5182	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Transferor(s)	Signed	2021 06 10
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I have the authority to sign and register the document on behalf of all parties to the document.

Robert Ramsin Pauls Tel 416-256-1600 Fax 855-353-5182	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Transferee(s)	Signed	2021 06 10
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I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP Tel 416-256-1600	255 Consumers Road, 5th Floor Toronto M2J 1R4			2021 06 10
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LRO # 80 **Transfer Of Charge**

Received as AT5763608 on 2021 06 10 at 11:15

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

**Submitted By**

Fax 855-353-5182

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**Properties**

<i>PIN</i>	10074 - 0017 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE & EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100, PT LOT 24 PLAN 66M372 WEST OF EAST 30' SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101. TOG WITH EASE OVER PT LOT 21, PT 1.66R14988 IN C448330 & SUBJ TO A58202 & A445399. TWP OF YORK/NORTH YORK, CITY OF TORONTO		
<i>Address</i>	280 SHEPPARD AVENUE EAST WILLOWDALE		

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 280 Sheppard Ave E, Toronto, Ontario,  
M2N 3B1

A person or persons with authority to bind the corporation has/have consented to the registration of this document.  
This document is not authorized under Power of Attorney by this party.

**Chargee(s)**

*Capacity*

*Share*

<i>Name</i>	AARTI REAL ESTATE ENTERPRISES INC.
<i>Address for Service</i>	22 Kelways Cir, Brampton, Ontario L6T 0G6
<i>Name</i>	MAYURI VENTURES INC.
<i>Address for Service</i>	3525 Palgrave Rd, Mississauga, Ontario L5B 1W1

**Statements**

The text added or imported if any, is legible and relates to the parties in this document.

**Provisions**

<i>Principal</i>	\$5,000,000.00	<i>Currency</i>	CDN
<i>Calculation Period</i>			
<i>Balance Due Date</i>	2025/08/15		
<i>Interest Rate</i>	See Additional Provisions		
<i>Payments</i>			
<i>Interest Adjustment Date</i>			
<i>Payment Date</i>	On Demand		
<i>First Payment Date</i>			
<i>Last Payment Date</i>			
<i>Standard Charge Terms</i>	200033		
<i>Insurance Amount</i>	Full insurable value		
<i>Guarantor</i>			

**Additional Provisions**

- The total loan amount secured by this Mortgage is \$5,000,000.00, and payment towards this loan shall constitute payment towards all mortgages and charges registered against the properties municipally known as at 267 Maplehurst Ave, North York, Ontario, M2N 3C5; 295 Maplehurst Ave, North York, Ontario, M2N 3C5; 293 Maplehurst Ave, North York, Ontario, M2N 3C5; 288 Sheppard Ave E, North York, Ontario, M2N 3B1; and 280 Sheppard Ave E, Toronto, Ontario, M2N 3B1.
- No interest shall be charged or collected on this mortgage.
- The Chargee agrees to postpone its charge if the Chargor obtains additional financing, provided that the total mortgage amount does not exceed \$28,000,000.00.

**Signed By**

Dharsan Siriskantharajan	80 CORPORATE DR., SUITE 310	acting for Chargor(s)	Signed	2025 03 05
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LRO # 80 Charge/Mortgage

Registered as AT6771665 on 2025 03 05 at 16:28

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

**Signed By**

Scarborough  
M1H 3G5

Tel 416-833-0404

Fax

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

VALLI PROFESSIONAL CORPORATION

80 CORPORATE DR., SUITE 310  
Scarborough  
M1H 3G5

2025 03 05

Tel 416-833-0404

Fax

**Fees/Taxes/Payment**

Statutory Registration Fee \$70.90

Total Paid \$70.90

**File Number**

Chargor Client File Number : 2025-02-00430

**Properties**

<i>PIN</i>	10074 - 0017	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE&EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30'SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO			
<i>Address</i>	280 SHEPPARD AVENUE EAST WILLOWDALE			
<i>PIN</i>	10074 - 0303	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	10074 - 0305	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	10074 - 0307	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	10074 - 0309	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO			
<i>Address</i>	TORONTO			
<i>PIN</i>	10074 - 0311	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO			
<i>Address</i>	TORONTO			

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
 L6M 0P3

I, Sarmad Ganni (Secretary), and Nawar Mahfooth (Treasurer), have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

*Name* 288 SHEPPARD INC.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
 L6M 0P3

I, Sarmad Ganni (President) and Nawar Mahfooth (Vice-President), have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

**Chargee(s)** *Capacity* *Share*

*Name* PAULS, ROBERT  
*Address for Service* c/o Diamond & Diamond Lawyers LLP., 2939 Portland Dr,  
 Suite 200, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

<i>Principal</i>	\$7,000,000.00	<i>Currency</i>	CDN
<i>Calculation Period</i>	Monthly, not in advance		
<i>Balance Due Date</i>	2022/06/01		
<i>Interest Rate</i>	13.00 % per annum		

**Properties**

<i>PIN</i>	10074 - 0017 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE&EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30'SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO		
<i>Address</i>	280 SHEPPARD AVENUE EAST WILLOWDALE		
<i>PIN</i>	10074 - 0303 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0305 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0307 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0309 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0311 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

I, Sarmad Ganni (Secretary), and Nawar Mahfooth (Treasurer), have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

*Name* 288 SHEPPARD INC.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

I, Sarmad Ganni (President) and Nawar Mahfooth (Vice-President), have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Chargee(s)** *Capacity* *Share*

*Name* PAULS, ROBERT  
*Address for Service* c/o Diamond & Diamond Lawyers LLP., 2939 Portland Dr,  
Suite 200, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

<i>Principal</i>	\$7,000,000.00	<i>Currency</i>	CDN
<i>Calculation Period</i>	Monthly, not in advance		
<i>Balance Due Date</i>	2022/06/01		
<i>Interest Rate</i>	13.00 % per annum		

**Provisions**

Payments	\$75,833.34
Interest Adjustment Date	2021 06 01
Payment Date	first day of each month
First Payment Date	2021 07 01
Last Payment Date	2022 06 01
Standard Charge Terms	200433
Insurance Amount	Full insurable value
Guarantor	Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated May 19, 2021, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 280 Sheppard Ave E, 288 Sheppard Ave E, and, 294-296 Sheppard Ave E, Toronto, with 2646214 Ontario Ltd., 288 Sheppard Inc., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.

**Signed By**

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Chargor(s)	Signed	2021 05 31
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Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP	255 Consumers Road, 5th Floor Toronto M2J 1R4	2021 06 02
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Tel 416-256-1600

Fax 855-353-5182

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Chargor Client File Number : MAT26322

Chargee Client File Number : MAT26322

**Provisions**

Payments	\$75,833.34
Interest Adjustment Date	2021 06 01
Payment Date	first day of each month
First Payment Date	2021 07 01
Last Payment Date	2022 06 01
Standard Charge Terms	200433
Insurance Amount	Full insurable value
Guarantor	Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated May 19, 2021, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 280 Sheppard Ave E, 288 Sheppard Ave E, and, 294-296 Sheppard Ave E, Toronto, with 2646214 Ontario Ltd., 288 Sheppard Inc., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.

**Signed By**

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Chargor(s)	Signed	2021 05 31
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Tel 416-256-1600  
Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP	255 Consumers Road, 5th Floor Toronto M2J 1R4	2021 06 02
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Tel 416-256-1600  
Fax 855-353-5182

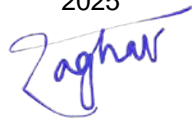
**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Chargor Client File Number :	MAT26322
Chargee Client File Number :	MAT26322

This is Exhibit "G4" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**Properties**

<i>PIN</i>	10074 - 0017 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE&EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30'SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO		
<i>Address</i>	280 SHEPPARD AVENUE EAST WILLOWDALE		
<i>PIN</i>	10074 - 0303 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0305 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0307 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0309 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0311 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

I, Sarmad Ganni (Secretary), and Nawar Mahfooth (Treasurer), have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

*Name* 288 SHEPPARD INC.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

I, Sarmad Ganni (President) and Nawar Mahfooth (Vice-President), have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Chargee(s)***Capacity**Share*

*Name* PAULS, ROBERT  
*Address for Service* c/o Diamond & Diamond Lawyers LLP.; 2939 Portland Dr,  
Suite 200, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

*Principal* \$7,000,000.00 *Currency* CDN  
*Calculation Period* Monthly, not in advance  
*Balance Due Date* 2022/06/01  
*Interest Rate* 13.00 % per annum

**Provisions**

Payments	\$75,833.34
Interest Adjustment Date	2021 06 01
Payment Date	first day of each month
First Payment Date	2021 07 01
Last Payment Date	2022 06 01
Standard Charge Terms	200433
Insurance Amount	Full insurable value
Guarantor	Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated May 19, 2021, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 280 Sheppard Ave E, 288 Sheppard Ave E, and, 294-296 Sheppard Ave E, Toronto, with 2646214 Ontario Ltd., 288 Sheppard Inc., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.

**Signed By**

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Chargor(s)	Signed	2021 05 31
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Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP	255 Consumers Road, 5th Floor Toronto M2J 1R4	2021 06 02
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Tel 416-256-1600

Fax 855-353-5182

**Fees/Taxes/Payment**

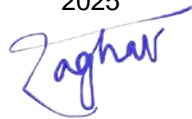
Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Chargor Client File Number : MAT26322

Chargee Client File Number : MAT26322

This is Exhibit "G5" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**Properties**

<i>PIN</i>	10074 - 0017 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE&EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30'SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO		
<i>Address</i>	280 SHEPPARD AVENUE EAST WILLOWDALE		
<i>PIN</i>	10074 - 0303 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0305 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0307 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0309 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	10074 - 0311 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO		
<i>Address</i>	TORONTO		

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* 2646214 ONTARIO LTD.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

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This document is not authorized under Power of Attorney by this party.

*Name* 288 SHEPPARD INC.  
*Address for Service* 3173 Trailside Drive, Oakville, Ontario  
L6M 0P3

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This document is not authorized under Power of Attorney by this party.

**Chargee(s)***Capacity**Share*

*Name* PAULS, ROBERT  
*Address for Service* c/o Diamond & Diamond Lawyers LLP.; 2939 Portland Dr,  
Suite 200, Oakville, Ontario L6H 5S4

**Statements**

Schedule: See Schedules

**Provisions**

*Principal* \$7,000,000.00 *Currency* CDN  
*Calculation Period* Monthly, not in advance  
*Balance Due Date* 2022/06/01  
*Interest Rate* 13.00 % per annum

**Provisions**

Payments	\$75,833.34
Interest Adjustment Date	2021 06 01
Payment Date	first day of each month
First Payment Date	2021 07 01
Last Payment Date	2022 06 01
Standard Charge Terms	200433
Insurance Amount	Full insurable value
Guarantor	Sarmad Ganni and Nawar Mahfooth

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the whole as more fully described in the Loan Commitment dated May 19, 2021, as executed by the parties thereto.

This Charge is given as additional security to the Charge(s) registered contemporaneously to the property(s) known municipally as 280 Sheppard Ave E, 288 Sheppard Ave E, and, 294-296 Sheppard Ave E, Toronto, with 2646214 Ontario Ltd., 288 Sheppard Inc., Sarmad Ganni, and Nawar Mahfooth as Chargor(s) or Guarantor(s) as applicable in each case, and payment under either this Charge and/or the aforesaid Charge(s) shall be deemed as payment under the other, and default under either one, shall entitle the Chargee to exercise their remedies under either this Charge and/or the aforesaid Charge(s) as they may see fit, all with the intent that the exercise by the Chargee of any right, power or remedy, they may have, shall not prevent, alter or prejudice a subsequent or concurrent exercise by the Chargee of any other rights, powers or remedies they may have, whether for the same default or not.

**Signed By**

Robert Ramsin Pauls	255 Consumers Road, 5th Floor Toronto M2J 1R4	acting for Chargor(s)	Signed	2021 05 31
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Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP	255 Consumers Road, 5th Floor Toronto M2J 1R4	2021 06 02
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Tel 416-256-1600

Fax 855-353-5182

**Fees/Taxes/Payment**

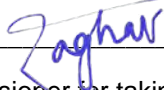
Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Chargor Client File Number : MAT26322

Chargee Client File Number : MAT26322

This is Exhibit "G6" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of  
November, 2025



---

A Commissioner for taking Affidavits

**Raghav Vig (LSO#90983F)**

**Properties**

PIN 10074 - 0008 LT Interest/Estate Fee Simple  
 Description PARCEL 59-1, SECTION M372 LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF  
 MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO  
 Address 287 MAPLEHURST AVENUE  
 TORONTO

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name MAHFOOTH, NAWAR  
 Address for Service 287 Maplehurst Ave, North York,  
 Ontario, M2N 3C5

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

**Chargee(s)**

Capacity

Share

Name BERLJAWSKY, JOSEPH  
 Address for Service 255 Consumers Rd, 5th floor, Toronto, Ontario M2J1R4

**Statements**

Schedule: See Schedules

**Provisions**

Principal \$300,000.00 Currency CDN  
 Calculation Period Monthly, not in advance  
 Balance Due Date 2023/09/01  
 Interest Rate 14.00 % per annum  
 Payments \$3,500.00  
 Interest Adjustment Date 2022 09 01  
 Payment Date THE FIRST DAY OF EACH MONTH  
 First Payment Date 2022 10 01  
 Last Payment Date 2023 09 01  
 Standard Charge Terms 200433  
 Insurance Amount Full insurable value  
 Guarantor

**Additional Provisions**

This Charge secures a loan from the Chargee to the Chargor, the particulars of which are more fully described in the Loan Commitment dated August 8, 2022, as executed by the parties thereto

**Signed By**

Edward Vesseline Kossev 255 Consumers Road, 5th Floor acting for Signed 2022 08 10  
 Toronto Chargor(s)  
 M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

DIAMOND & DIAMOND LAWYERS LLP 255 Consumers Road, 5th Floor 2022 08 10  
 Toronto  
 M2J 1R4

Tel 416-256-1600

Fax 855-353-5182

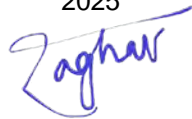
**Fees/Taxes/Payment**

Statutory Registration Fee	\$66.30
Total Paid	\$66.30

**File Number**

Chargor Client File Number :	CLD-M-22-08529
Chargee Client File Number :	22-08529

This is Exhibit "H" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



**SCALZI CAPLAN**  
Challenging The Status Quo

**Scalzi Caplan LLP**  
3100 Rutherford Rd, Unit 105  
Vaughan, Ontario  
L4K 0G6, Canada

Office: +1 416.548.7989  
Fax: +1 416.548.7969  
info@sclawpartners.com  
sclawpartners.com

October 14, 2025

2646214 Ontario Ltd.  
280 Sheppard Avenue East,  
Toronto, Ontario  
M2N 3B1  
*Delivered via Registered Mail*

2646214 Ontario Ltd.  
c/o Zina Baraz  
1 Soleil Boulevard,  
Aurora, Ontario  
L4G 0H4,  
*Delivered via Registered Mail*

2646214 Ontario Ltd.  
c/o Sarmad Ganni  
60 Lacoste Boulevard, Unit 201  
Brampton, Ontario  
L6P 2K2  
*Delivered via Registered Mail and email: sam@ddcapital.ca*

2646214 Ontario Ltd.  
c/o Nawar Mahfooth  
3173 Trailside Drive,  
Oakville, Ontario  
L6M 0P3  
*Delivered via Registered Mail and Email: nawar@ddcapital.ca*

2646214 Ontario Ltd.  
c/o Sarmad Ganni  
211 – 300 Randall Street  
Oakville, Ontario  
L6J 0G2  
*Delivered via Registered Mail and email: sam@ddcapital.ca*

Dear Sirs and/or Madams,

**Re: *Default Under Mortgage***  
Fourth collateral Mortgage (the "**Mortgage**") to Aarti Real Estate Enterprises Inc. and Mayuri Ventures Inc. (the "**Lender**") secured against the Property municipally known as 280 Sheppard Ave E, Toronto, Ontario, M2N 3B1 (the "**Property**")  
**Outstanding Balance: \$6,097,688.64**  
**Our File No.: 02921**

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We are lawyers for your Lender.

***Be advised, you have defaulted under your Mortgage for, among other things, failing to pay the interest of the Mortgage and the Judgment amount.***

On behalf of our client, we hereby demand that you please pay the sum of \$6,097,688.64, being the balance owing under the Mortgage as of the date of this letter, to our client within **ten (10) days**. This amount is calculated as follows:

Principal	\$5,000,000.00
Lender Discharge Fee	\$650.00
Statement Fee	\$750.00
Default Proceeding Fee	\$2,500.00
Bailiff	\$1,000.00
Interest from January 15, 2025	\$1,043,288.64
Legal Fees	\$49,500.00
<b>Total Balance Due</b>	<b>\$6,097,688.64</b>
<i>Per diem</i>	<i>\$3,835.62</i>
E&OE	

Interest continues to accrue on this amount at the Mortgage interest rate of 28% per annum, calculated monthly, not in advance, being \$3,835.62 per day.

Please also be advised, in order to protect our client's rights under the Mortgage we also enclose herewith a Notice of Intention to Enforce a Security under s. 244(1) of the Bankruptcy and Insolvency Act. Our client is required to serve this Notice before taking any steps to enforce its security.

While we understand from our client that you have been attempting to rectify this situation, regrettably, our client cannot delay its process any further. The enclosed notice triggers a ten-day hold on commencing proceedings, and so you now have ten days to make arrangements to cure the default. We strongly recommend that you contact our office during this period so that we can discuss a mutually agreeable resolution. Our client is more than willing to entertain any reasonable options.

Please note however, if you fail to address your default within the time prescribed our client may be forced to take steps to enforce the Mortgage. This could include seizing and selling the Property under power of sale and commencing a lawsuit against you to recover the outstanding balance owing to our client. Please note, any reasonable costs incurred by our client will need to be added to the balance secured by the Mortgage, increasing the amount you will need to repay.

Govern yourself accordingly,

Scalzi Caplan LLP

Per: Derek Kestelaars  
Encl.

**BANKRUPTCY AND INSOLVENCY ACT (CANADA)**  
**NOTICE OF INTENTION TO ENFORCE A SECURITY**

- TO: 2646214 Ontario Ltd.  
 280 Sheppard Avenue East,  
 Toronto, Ontario  
 M2N 3B1  
*Delivered via Registered Mail*
- AND TO: 2646214 Ontario Ltd.  
 c/o Zina Baraz  
 1 Soleil Boulevard,  
 Aurora, Ontario  
 L4G 0H4,  
*Delivered via Registered Mail*
- AND TO: 2646214 Ontario Ltd.  
 c/o Sarmad Ganni  
 60 Lacoste Boulevard, Unit 201  
 Brampton, Ontario  
 L6P 2K2  
*Delivered via Registered Mail and email: sam@ddcapital.ca*
- AND TO: 2646214 Ontario Ltd.  
 c/o Nawar Mahfooth  
 3173 Trailside Drive,  
 Oakville, Ontario  
 L6M 0P3  
*Delivered via Registered Mail and email: nawar@ddcapital.ca*

**TAKE NOTICE THAT:**

1. Aarti Real Estate Enterprises Inc. and Mayuri Ventures Inc. (the "Creditors") secured creditors, intend to enforce their security on the property of the insolvent party 2646214 Ontario Ltd. (the "Debtor") described below:
  - a) The real property municipally known 280 Sheppard Avenue East, Toronto, Ontario, M2N 3B1 (the "Lands") being made up of the following parcel of land:
    - i. All of PIN 10074 - 0017 (LT) in the Land Titles Division of Toronto (No. 80) and legally described PARCEL 22-1 PCL 23-1, 24-1 & 24-2 SEC M372 LOT 22, PLAN 66M372, SAVE & EXCEPT UNIT 6 PLAN D100; LOT 23 PLAN 66M372 SAVE & EXCEPT UNIT 7 PLAN D100; PT LOT 24 PLAN 66M372 WEST OF EAST 30'SAVE & EXCEPT UNIT 8 PLAN D100; PT LOT 25 WEST OF EASTERLY 40' & EASTERLY 30' OF LOT 24 PLAN 66M372 SAVE & EXCEPT UNIT 1 ON PLAN D101, TOG WITH EASE OVER PT LOT 21, PT 1,66R14988 IN C448330 & SUBJ TO A58202 & A445389. TWP OF YORK/NORTH YORK , CITY OF TORONTO
2. The security that is to be enforced is in the form of:
  - a) A charge/mortgage from the Debtor, as chargor, in favour of the Creditor, as chargee, registered on the above Lands as Instrument No. AT6771685.
3. The total amount of indebtedness secured by the security is \$6,097,688.64.
4. The secured creditor will not have the right to enforce the security until after the expiry of the ten-day period following the sending of this notice unless the insolvent person consents to an earlier enforcement.

DATED at Vaughan this 14<sup>th</sup> day of October, 2025.

Aarti Real Estate Enterprises Inc. and Mayuri Ventures Inc., the Mortgagees, by their lawyers,

Scalzi Caplan LLP  
3100 Rutherford Road, Unit 105  
Vaughan, Ontario, L4K 0G6

Derek Ketelaars (67154R)  
Tel: (437) 242-4088  
Fax: (416) 548-7969  
Email: derek@sclawpartners.com

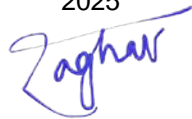
Per:   
Derek Ketelaars

## SCHEDULE "A"

## LIST OF ADDITIONAL PARTIES RECEIVING NOTICE

TO	2646214 Ontario Ltd c/o Sarmad Ganni 211 – 300 Randall Street Oakville, Ontario L6J 0G2 <i>Delivered via Registered Mail and email: sam@ddcapital.ca</i>
----	---

This is Exhibit "I1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

[Main Menu](#) [New Enquiry](#) [Rate Our Service](#)

## Business Debtor Enquiry

File Currency: 10NOV 2025

Search Criteria: NORMANDY 293 MAPLEHURST INC.  
No Match.

No registered financing statement or registered claim for lien was found for this enquiry.

[New Enquiry](#)

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System Date: 11NOV2025

Last Modified: September 21, 2025

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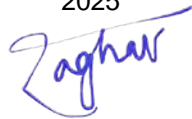
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This is Exhibit "I2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

[Main Menu](#) [New Enquiry](#) [Rate Our Service](#)

## Business Debtor Enquiry

File Currency: 10NOV 2025

Search Criteria: NORMANDY 295 MAPLEHURST INC.  
No Match.

No registered financing statement or registered claim for lien was found for this enquiry.

[New Enquiry](#)

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At ServiceOntario, we respect your right to privacy and value the trust you place in us. [Read more about ServiceOntario's Privacy Statement.](#)

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Web Page ID: WNoMatch001

System Date: 11NOV2025

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This is Exhibit "I3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



## RSG LAW

### ***PERSONAL PROPERTY SECURITY ACT (ONTARIO)***

#### **SEARCH SUMMARY WITH RESPECT TO:**

288 SHEPPARD INC.

eSummary Requested By: Davinder Khattria  
PPSA Enquiry ID: 5759455  
File Currency: 10NOV 2025

#### DISCLAIMER:

This report was produced by a compilation of data retrieved from the Personal Property Registration System, Ministry of Government Services, Government of Ontario. Dye & Durham Corporation is not responsible for the accuracy, reliability or currency of the information provided by this external source. The purchaser of this report has agreed with consideration at the time of purchase to assume all liability and further indemnify Dye & Durham Corporation for any and all damages and costs resulting from any matter related to the content of this report. Users wishing to rely upon this information should consult directly with the source of the information. No liability is undertaken by Dye & Durham



**PPSA (ONTARIO) SEARCH SUMMARY  
288 SHEPPARD INC.**



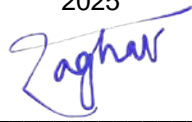
Corporation regarding the completeness, correctness or the interpretation or use which may be made of this report.

PPSA (ONTARIO) SEARCH SUMMARY  
288 SHEPPARD INC.



	File No.	Enquiry Page No.	Reg. No.	Debtor(s)	Secured Party	Collateral Class.						
						CG	I	E	A	O	MV	
1.	776548962 <i>PPSA</i>	1	20210920 1558 9234 8865 Reg. 3 year(s) Expires 20SEP 2026	288 SHEPPARD INC.  DOUBLE DIAMOND CAPITAL INC.	VECTOR FINANCIAL SERVICES LIMITED		X	X	X	X		
<p>General Collateral Description: ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY LOCATED AT, ON, OR ABOUT THE LANDS AND PREMISES MUNICIPALLY KNOWN AS 288 SHEPPARD AVENUE EAST, TORONTO, ONTARIO, OR USED OR ACQUIRED IN CONNECTION WITH OR PRIMARILY RELATED TO THE BUSINESS OF THE DEBTOR CONDUCTED ON OR WITH RESPECT TO SUCH LANDS AND PREMISES.</p>												
		3	20230307 1514 9234 7103  A AMNDMNT	288 SHEPPARD INC.								
<p>Reason for Amendment: TO DELETE THE GENERAL COLLATERAL DESCRIPTION IN ITS ENTIRETY AND TO ADD A NEW GENERAL COLLATERAL DESCRIPTION.</p> <p>General Collateral Description: ALL OF THE DEBTORS' PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY LOCATED AT, ON, OR ABOUT THE LANDS AND PREMISES MUNICIPALLY KNOWN AS 288, 294 TO 296 SHEPPARD AVENUE EAST, TORONTO, ONTARIO, OR USED OR ACQUIRED IN CONNECTION WITH OR PRIMARILY RELATED TO THE BUSINESS OF THE DEBTORS CONDUCTED ON OR WITH RESPECT TO SUCH LANDS AND PREMISES (LOAN NO. 23-05)</p>												
		5	20230307 1733 1590 3915  B RENEWAL Renew 2 year(s)	288 SHEPPARD INC.								
		6	20240916 1438 9234 6171  D ASSGNMT	288 SHEPPARD INC.	ADDISON WEALTH MANAGEMENT INC.							

This is Exhibit "I4" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

[Main Menu](#) [New Enquiry](#) [Rate Our Service](#)

## Business Debtor Enquiry

File Currency: 10NOV 2025

Search Criteria: 2646214 ONTARIO LTD.  
No Match.

No registered financing statement or registered claim for lien was found for this enquiry.

[New Enquiry](#)

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Web Page ID: **WNoMatch001**

System Date: 11NOV2025

Last Modified: September 21, 2025

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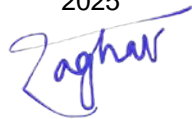
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This is Exhibit "J" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**RPN FINANCE CORP. AND PETER JEEWAN** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0009 (LT)** and legally described as PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO

and municipally known as 293 Maplehurst Avenue, Toronto, ON M2N 3C5.

1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of RPN Finance Corp. as Charge/Instrument No. AT5640705 on the 2nd day of February, 2021, which was assigned by RPN Finance Corp. to RPN Finance Corp. & Peter Jeewan via Transfer of Charge/Instrument No. AT5778787 on the 25th day of June, 2021.
2. The total amount of the indebtedness secured by the security is \$2,192,684.78.
3. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

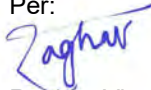
**DATED** at Mississauga this 30th day of October, 2025.

RPN Finance Corp. & Peter Jeewan, Chargee  
By their solicitors

**RSG LAW PROFESSIONAL CORPORATION**

Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig

RMV:

E: raghav@rsglaw.ca

T: (905) 799-0925

F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**NORMANDY 293 MAPLEHURST INC.**, 60 Lacoste Boulevard, 201, Brampton, ON L6P 2K2

**PETER JEEWAN**, 2939 Portland Drive, Suite 100, Oakville, ON L6H 5S4

**JOSEPH BERLJAWSKY**, 200-2939 Portland Drive, Oakville, ON L6H 5S4

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Cir, Brampton, ON L6T 0G6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**288 SHEPPARD INC.**, 3173 Trailside Drive, Oakville, ON L6M 0P3

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**RPN FINANCE CORP. AND 2742695 ONTARIO INC.** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0010 (LT)** and legally described as PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO

and municipally known as 295 Maplehurst Avenue North York, ON M2N 3C5.

1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of RPN Finance Corp. and Libertas Financial Management Inc. as Charge/Instrument No. AT5562311 on the 2nd day of November, 2020, which was assigned by RPN Finance Corp. and Libertas Financial Management Inc. to RPN Finance Corp. & 2742695 Ontario Inc. via Transfer of Charge/Instrument No. AT5763609 on the 10th day of June, 2021.
2. The total amount of the indebtedness secured by the security is \$2,999,107.39.
3. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

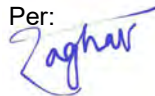
**DATED** at Mississauga this 30th day of October, 2025.

RPN Finance Corp. and 2742695 Ontario Inc.,  
Chargee  
By their solicitors

**RSG LAW PROFESSIONAL CORPORATION**

Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig

RMV:

E: raghav@rsglaw.ca

T: (905) 799-0925

F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**NORMANDY 295 MAPLEHURST INC.**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Circle, Brampton, On L6t 0g6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**2646214 ONTARIO LTD.**, 3173 Trailside Drive, Oakville, ON L6M 0P3 and 60 Lacoste Boulevard, Brampton, ON L6P 2K2 and 1 Soleil Boulevard, Aurora, ON L4G 0H4

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**RPN FINANCE CORP. AND 2742695 ONTARIO INC.** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0017 (LT)** and legally described as PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO

and municipally known as 280 Sheppard Avenue East, North York, ON M2N 3B1.

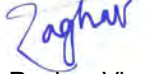
1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of RPN Finance Corp. and Libertas Financial Management Inc. as Charge/Instrument No. AT5562278 on the 2nd day of November, 2020, which was assigned by RPN Finance Corp. and Libertas Financial Management Inc. to RPN Finance Corp. & 2742695 Ontario Inc. via Transfer of Charge/Instrument No. AT5763608 on the 10th day of June, 2021.
4. The total amount of the indebtedness secured by the security is \$2,999,107.39.
5. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

**DATED** at Mississauga this 30th day of October, 2025.

RPN Finance Corp. and 2742695 Ontario Inc.,  
Chargee

**RSG LAW PROFESSIONAL CORPORATION**  
Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig

RMV:

E: raghav@rsglaw.ca

T: (905) 799-0925

F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**NORMANDY 295 MAPLEHURST INC.**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2

**2646214 ONTARIO LTD.**, 3173 Trailside Drive, Oakville, ON L6M 0P3 and 60 Lacoste Boulevard, Brampton, ON L6P 2K2 and 1 Soleil Boulevard, Aurora, ON L4G 0H4

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**ROBERT PAULS**, c/o The Property Law Firm LLP, 2939 Portland Drive, Unit 200, Oakville, ON L6H 5S4

**1842716 ONTARIO INC.**, 2939 Portland Drive, Unit 200, Oakville, ON L6H 5S4 and 1256 Cardiff Boulevard, Unit D, Mississauga, ON L5S 1R1 and 1450 Cobbler Lane, Oakville, ON L6M 2Z7 And 1190 Beechgrove Cres, Oakville, ON L6M 2B4

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Circle, Brampton, On L6t 0g6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**288 SHEPPARD INC.**, 3173 Trailside Drive, Oakville, ON L6M 0P3

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**ROBERT PAULS** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0017 (LT)** and legally described as PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO

and municipally known as 280 Sheppard Avenue East, North York, ON M2N 3B1.

1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of Robert Pauls as Charge/Instrument No. AT5755425 on the 2nd day of June, 2021.
2. The total amount of the indebtedness secured by the security is \$9,487,256.89.
3. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

**DATED** at Mississauga this 30th day of October, 2025.

Robert Pauls, Chargee  
By its solicitors

**RSG LAW PROFESSIONAL CORPORATION**  
Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig

RMV:

E: raghav@rsglaw.ca

T: (905) 799-0925

F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**288 SHEPPARD INC.**, 3173 Trailside Drive, Oakville, ON L6M 0P3

**RPN FINANCE CORP.**, 2939 Portland Drive, Suite 100, Oakville, ON L6H 5S4

**2742695 ONTARIO INC.**, 25 Warrender Avenue, Apartment 1006, Etobicoke, ON M9B 5Z4

**2646214 ONTARIO LTD.**, 3173 Trailside Drive, Oakville, ON L6M 0P3 and 60 Lacoste Boulevard, Brampton, ON L6P 2K2 and 1 Soleil Boulevard, Aurora, ON L4G 0H4

**2742695 ONTARIO INC.**, 25 Warrender Avenue, Apartment 1006, Etobicoke, ON M9B 5Z4

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**1842716 ONTARIO INC.**, 2939 Portland Drive, Unit 200, Oakville, ON L6H 5S4 and 1256 Cardiff Boulevard, Unit D, Mississauga, ON L5S 1R1 and 1450 Cobbler Lane, Oakville, ON L6M 2Z7 And 1190 Beechgrove Cres, Oakville, ON L6M 2B4

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Circle, Brampton, ON L6T 0G6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**ROBERT PAULS** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0303 (LT)** and legally described as PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK); CITY OF TORONTO

**PIN 10074-0305 (LT)** and legally described as LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO

and municipally known as 294 Sheppard Avenue East, North York, ON M2N 3B1.

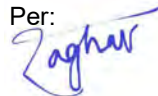
1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of Robert Pauls as Charge/Instrument No. AT5755425 on the 2nd day of June, 2021.
4. The total amount of the indebtedness secured by the security is \$9,487,256.89.
5. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

**DATED** at Mississauga this 30th day of October, 2025.

Robert Pauls, Chargee  
By its solicitors

**RSG LAW PROFESSIONAL CORPORATION**  
Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig  
RMV:  
E: raghav@rsglaw.ca  
T: (905) 799-0925  
F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**RPN FINANCE CORP.**, 2939 Portland Drive, Suite 100, Oakville, ON L6H 5S4

**2742695 ONTARIO INC.**, 25 Warrender Avenue, Apartment 1006, Etobicoke, ON M9B 5Z4

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Circle, Brampton, ON L6T 0G6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**288 SHEPPARD INC.**, 3173 Trailside Drive, Oakville, ON L6M 0P3

**ADDISON WEALTH MANAGEMENT INC.**, 33 Balfour Drive, Hamilton, ON L9C 7A5

**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Under Subsection 244(1) of the *Bankruptcy Code and Insolvency Act of Canada***

**TO: See Schedule "A"**

**ROBERT PAULS** hereinafter referred to as the "**Secured Creditor**" intends to enforce its security on the insolvent person's property described below:

**PIN 10074-0307 (LT)** and legally described as LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO

**PIN 10074-0309 (LT)** and legally described as LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824 (NORTH YORK); CITY OF TORONTO

**PIN 10074-0311 (LT)** and legally described as PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO

and municipally known as 288 Sheppard Avenue East, North York, ON M2N 3B1.

1. The security that is to be enforced is a charge/mortgage registered against the subject property registered in favour of Robert Pauls as Charge/Instrument No. AT5755425 on the 2nd day of June, 2021.
6. The total amount of the indebtedness secured by the security is \$9,487,256.89.
7. The Secured Creditor will not have the right to enforce the security until the expiry of ten (10) days following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

**DATED** at Mississauga this 30th day of October, 2025.

Robert Pauls, Chargee  
By its solicitors

**RSG LAW PROFESSIONAL CORPORATION**  
Suite 400, 6605 Hurontario Street  
Mississauga, ON L5T 0A3

Per:



Raghav Vig

RMV:

E: raghav@rsglaw.ca

T: (905) 799-0925

F: 1 (866) 570-0633

**SCHEDULE "A"****SERVICE LIST**

**288 SHEPPARD INC.**, 3173 Trailside Drive, Oakville, ON L6M 0P3

**2646214 ONTARIO LTD.**, 3173 Trailside Drive, Oakville, ON L6M 0P3 and 60 Lacoste Boulevard, Brampton, ON L6P 2K2 and 1 Soleil Boulevard, Aurora, ON L4G 0H4

**RPN FINANCE CORP.**, 2939 Portland Drive, Suite 100, Oakville, ON L6H 5S4

**2742695 ONTARIO INC.**, 25 Warrender Avenue, Apartment 1006, Etobicoke, ON M9B 5Z4

**SARMAD GANNI**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**NAWAR MAHFOOTH**, 60 Lacoste Boulevard, Suite 201, Brampton, ON L6P 2K2 and 3173 Trailside Drive, Oakville, ON L6M 0P3

**AARTI REAL ESTATE ENTERPRISES INC.**, 22 Kelways Circle, Brampton, ON L6T 0G6

**MAYURI VENTURES INC.**, 3525 Palgrave Road, Mississauga, ON L5B 1W1 and 383 Prince of Wales Drive, Mississauga, ON L5B 0C7

**ADDISON WEALTH MANAGEMENT INC.**, 33 Balfour Drive, Hamilton, ON L9C 7A5

**NOTICE OF INTENTION TO ENFORCE SECURITY  
(Subsection 244(1) of the Bankruptcy and Insolvency Act)**

To: Nawar Mahfooth  
287 Maplehurst Avenue  
Toronto, ON  
M2N 3C5

(together the “insolvent person”)

TAKE NOTICE THAT:

JOSEPH BERLJAWSKY, secured creditor, intends to enforce its security on the property of the insolvent persons described below:

PIN: 10074-0008  
PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH  
SIDE OF MAPLEHURST RD TWP OF YORK/NORTHYORK, CITY OF  
TORONTO  
City of Toronto

Municipally known as: 287 Maplehurst Avenue, Toronto ON M2N 3C5

The security that is to be enforced is in the form of:

A Charge/Mortgage of land registered in the Land Titles Division of Toronto originally registered on August 10, 2022, as Instrument No. AT6154297.

As of June 16, 2025, the total amount of indebtedness secured by the security is CAD \$449,862.06 inclusive of the costs thereon for issuing this Notice, with interest accruing daily on the mortgage loan.

Joseph Berljawsky will not have the right to enforce the Security until after the expiry of the ten-day period following the sending of this notice, unless the insolvent person consents to earlier enforcement.

DATED at Toronto, this 27<sup>th</sup> day of June, 2025.

JOSEPH BERLJAWSKY

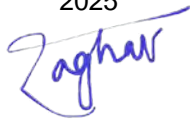
By his lawyers

RICKETTS HARRIS LLP

per: \_\_\_\_\_

Eden Ifergan  
250 Yonge Street, Suite 2200  
Toronto, Ontario • M5B 2L7  
Phone: 416-364-6211  
Fax: 416-364-1697  
eifergan@rickettsharris.com

This is Exhibit "K1" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-01000-0000-0 1

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY
293 MAPLEHURST AVE
PLAN M372 PT LOT 58

TAX SUMMARY table with columns for year (2025), Taxes, and Total (9,471.33)

Your Ref. No.:
Statement Showing Taxes as at: November 13, 2025

MESSAGES

OUTSTANDING TAXES

Table with columns: Year, Description, Taxes, Interest, Fees, Total, Related Roll Number. Includes rows for 2025, 2024, 2023, 2022, 2021 and a Total row.

Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE

FUTURE INSTALLMENTS

Table with columns: Due Date, Amount Due, Description, Related Roll Number. Total: 0.00



CHANGE OF OWNERSHIP NOTICE

Cut Here
RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-01000-0000-0 1

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (293 MAPLEHURST AVE, PLAN M372 PT LOT 58) and MESSAGES.

Form with section: CHANGES. Fields include Owner(s) (Surname, Given Name), Mailing Address, Postal Code, and Property Address.

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature



**TAX CERTIFICATE**

5100 Yonge Street, Toronto ON M2N 5V7  
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640  
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND  
SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

**Assessment Roll Number**  
19-08-09-2-040-01000-0000-0 1

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY		
293 MAPLEHURST AVE PLAN M372 PT LOT 58		
TAX SUMMARY		
2025	Taxes	9,471.33

**Your Ref. No.:**  
**Statement Showing Taxes as at:** November 13, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the *Municipal Tax Sales Act, 1990* or the *Municipal Act, 2001, S.O. 2001, C.25*, as amended and the *City of Toronto Act 2006 S.O. 2006, C.11*, unless otherwise indicated below.

**THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK FEE PAID 88.13 for each separate parcel**

**John Longarini**  
Director

**Important Notes:**

- This Certificate covers levied Tax Arrears or Current Taxes.
- There are a variety of services which may be added to the Collector's Roll and collected as Taxes. The most common are Water Services and Current Weeding. For further information you should contact Collections (416) 395-0174 for Water arrears; (416) 338-0338 for work orders arrears; and Sewer Impost Charges: (416) 392-7619. For Building and Inspection Charges please call (416) 338-0338. For Fire Charges, please call Fire Services at (416) 338-5625.
- The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the *Assessment Act, R.S.O. 1990*, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, Sections 323, 325 and 326 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*, Section 40 of the *Assessment Act, R.S.O.* as amended, or any legislative amendments that provide for further adjustments. It is recommended that you contact the Municipal Property Assessment Corporation (MPAC) at 1-866-296-6722 to determine potential changes in assessment.
- This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification. Additional information may be obtained by calling (416) 395-6788.
- This certificate is subject to any apportionment which may be made pursuant to Section 356 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended or Section 322 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*.
- This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended or Section 282 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*.
- An administrative fee will be added to the account when there is an ownership transfer. For more information please visit our website at [www.toronto.ca/taxes/property\\_tax](http://www.toronto.ca/taxes/property_tax) and click to our fees page for current charges.
- This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification. Additional information may be obtained by calling 311 within Toronto or 416-392-CITY (2489) outside City limits.

Cut Here



**CHANGE OF OWNERSHIP NOTICE**

RCS-G16

Return To: City Of Toronto  
Revenue Services  
PO Box 4300, STN A  
Toronto ON M5W 3B5  
Fax: (416) 696-3640

**Assessment Roll Number**  
19-08-09-2-040-01000-0000-0 1

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

**Your Ref. No.:**

DESCRIPTION OF PROPERTY
293 MAPLEHURST AVE PLAN M372 PT LOT 58
MESSAGES

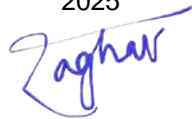
CHANGES	
<b>Owner(s)</b>	Surname _____ Given Name _____
	Surname _____ Given Name _____
	Surname _____ Given Name _____
<b>Mailing Address</b>	_____
	_____
<b>Postal Code</b>	_____
<b>Property Address</b>	_____

**\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\***

\_\_\_\_\_  
**Closing Date**

\_\_\_\_\_  
**Signature**

This is Exhibit "K2" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-01100-0000-0 4

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 2 columns: Description of Property, Taxes. Row 1: 295 MAPLEHURST AVE, PLAN M372 PT LOT 58, 2025, 9,426.09

Your Ref. No.:
Statement Showing Taxes as at: November 12, 2025

MESSAGES

OUTSTANDING TAXES

Table with 7 columns: Year, Description, Taxes, Interest, Fees, Total, Related Roll Number. Lists various tax entries from 2020 to 2025.

Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE

FUTURE INSTALLMENTS

Table with 4 columns: Due Date, Amount Due, Description, Related Roll Number. Shows zero amounts due.



CHANGE OF OWNERSHIP NOTICE

Cut Here
RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-01100-0000-0 4

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (295 MAPLEHURST AVE, PLAN M372 PT LOT 58), MESSAGES

Form with sections: CHANGES, Owner(s) (Surname, Given Name), Mailing Address, Postal Code, Property Address

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-01100-0000-0 4

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 2 columns: DESCRIPTION OF PROPERTY, TAX SUMMARY. Includes address 295 MAPLEHURST AVE and tax amount 9,426.09.

Your Ref. No.:
Statement Showing Taxes as at: November 12, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the Municipal Tax Sales Act, 1990 or the Municipal Act, 2001, S.O. 2001, C.25, as amended and the City of Toronto Act 2006 S.O. 2006, C.11, unless otherwise indicated below.

THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK
FEE PAID 88.13 for each separate parcel

Handwritten signature of John Longarini

John Longarini
Director

Important Notes:

- 1. This Certificate covers levied Tax Arrears or Current Taxes.
2. There are a variety of services which may be added to the Collector's Roll and collected as Taxes.
3. The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the Assessment Act, R.S.O. 1990, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, Sections 323, 325 and 326 of the City of Toronto Act, 2006, S.O. 2006, C. 11, Section 40 of the Assessment Act, R.S.O. as amended, or any legislative amendments that provide for further adjustments.
4. This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification.
5. This certificate is subject to any apportionment which may be made pursuant to Section 356 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 322 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
6. This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 282 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
7. An administrative fee will be added to the account when there is an ownership transfer. For more information please visit our website at www.toronto.ca/taxes/property\_tax and click to our fees page for current charges.
8. This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification. Additional information may be obtained by calling 311 within Toronto or 416-392-CITY (2489) outside City limits.

Cut Here



CHANGE OF OWNERSHIP NOTICE

RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-01100-0000-0 4

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (295 MAPLEHURST AVE), MESSAGES

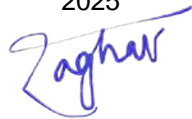
Form with sections: CHANGES, Owner(s) (Surname, Given Name), Mailing Address, Postal Code, Property Address

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature

This is Exhibit "K3" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



**TAX CERTIFICATE**

5100 Yonge Street, Toronto ON M2N 5V7  
 Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640  
 (UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

**Assessment Roll Number**  
 19-08-09-2-040-02100-0000-0 6

**Issued to:**  
 RSG Law Professional Corporation  
 Davinder Khattrra  
 6605 Hurontario Street, Unit 400  
 Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY		
280 SHEPPARD AVE E		
PLAN M372 LOT 22 TO 24 PT		
LOT 25		
TAX SUMMARY		
2025	Taxes	73,497.96

**Your Ref. No.:**  
**Statement Showing Taxes as at:** November 12, 2025

**MESSAGES**

Contact S. Wilson & Co. Bailiffs (416-633-1416) for prior years(s) taxes. Amounts shown do not include fees.

**OUTSTANDING TAXES**

Year	Description	Taxes	Interest	Fees	Total	Related Roll Number
2025	Real Estate 2025	73,497.96	5,474.64	0.00	78,972.60	
2024	Real Estate 2024	37,758.57	7,522.71	0.00	45,281.28	
2024	WATER-032724	4,148.86	881.62	122.63	5,153.11	
2022	Real Estate 2022	2,251.91	117.38	126.93	2,496.22	
	<b>Total:</b>	117,657.30	13,996.35	249.56	131,903.21	

**Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE**

**FUTURE INSTALLMENTS**

Due Date	Amount Due	Description	Related Roll Number
	0.00		
<b>Total:</b>	0.00		



**CHANGE OF OWNERSHIP NOTICE**

Cut Here  
 RCS-G16

**Return To:** City Of Toronto  
 Revenue Services  
 PO Box 4300, STN A  
 Toronto ON M5W 3B5  
 Fax: (416) 696-3640

**Assessment Roll Number**  
 19-08-09-2-040-02100-0000-0 6

**Issued to:**  
 RSG Law Professional Corporation  
 Davinder Khattrra  
 6605 Hurontario Street, Unit 400  
 Mississauga ON L5T 0A

**Your Ref. No.:**

DESCRIPTION OF PROPERTY
280 SHEPPARD AVE E PLAN M372 LOT 22 TO 24 PT LOT 25
MESSAGES

CHANGES	
<b>Owner(s)</b>	Surname _____ Given Name _____
	Surname _____ Given Name _____
	Surname _____ Given Name _____
<b>Mailing Address</b>	_____
	_____
<b>Postal Code</b>	_____
<b>Property Address</b>	_____

**\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\***

\_\_\_\_\_  
 Closing Date

\_\_\_\_\_  
 Signature



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-02100-0000-0 6

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 1 column: DESCRIPTION OF PROPERTY
280 SHEPPARD AVE E
PLAN M372 LOT 22 TO 24 PT
LOT 25

Table with 3 columns: TAX SUMMARY
2025 Taxes 73,497.96

Your Ref. No.:
Statement Showing Taxes as at: November 12, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the Municipal Tax Sales Act, 1990 or the Municipal Act, 2001, S.O. 2001, C.25, as amended and the City of Toronto Act 2006 S.O. 2006, C.11, unless otherwise indicated below.

THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK
FEE PAID 88.13 for each separate parcel

Handwritten signature of John Longarini

John Longarini
Director

Important Notes:

- 1. This Certificate covers levied Tax Arrears or Current Taxes.
2. There are a variety of services which may be added to the Collector's Roll and collected as Taxes.
3. The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the Assessment Act, R.S.O. 1990, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, Sections 323, 325 and 326 of the City of Toronto Act, 2006, S.O. 2006, C. 11, Section 40 of the Assessment Act, R.S.O. as amended, or any legislative amendments that provide for further adjustments.
4. This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification.
5. This certificate is subject to any apportionment which may be made pursuant to Section 356 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 322 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
6. This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 282 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
7. An administrative fee will be added to the account when there is an ownership transfer.
8. This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification.



CHANGE OF OWNERSHIP NOTICE

Cut Here
RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-02100-0000-0 6

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (280 SHEPPARD AVE E, PLAN M372 LOT 22 TO 24 PT, LOT 25) and MESSAGES.

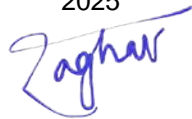
Form with section: CHANGES. Fields include Owner(s) (Surname, Given Name), Mailing Address, Postal Code, and Property Address.

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature

This is Exhibit "K4" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



**TAX CERTIFICATE**

5100 Yonge Street, Toronto ON M2N 5V7  
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640  
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND  
SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

**Assessment Roll Number**  
19-08-09-2-040-01500-0000-0 2

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY		
2025	Taxes	76,569.84

**Your Ref. No.:**  
**Statement Showing Taxes as at:** November 12, 2025

**MESSAGES**

OUTSTANDING TAXES						
Year	Description	Taxes	Interest	Fees	Total	Related Roll Number
2025	Real Estate 2025	76,569.84	5,703.36	92.52	82,365.72	
<b>Total:</b>		76,569.84	5,703.36	92.52	82,365.72	

**Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE**

FUTURE INSTALLMENTS				
Due Date	Amount Due	Description	Related Roll Number	
	0.00			
<b>Total:</b>	0.00			



**CHANGE OF OWNERSHIP NOTICE**

Cut Here  
RCS-G16

Return To: City Of Toronto  
Revenue Services  
PO Box 4300, STN A  
Toronto ON M5W 3B5  
Fax: (416) 696-3640

**Assessment Roll Number**  
19-08-09-2-040-01500-0000-0 2

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

**Your Ref. No.:**

DESCRIPTION OF PROPERTY
288 SHEPPARD AVE E PLAN M372 PT LOTS 25 TO 27
MESSAGES

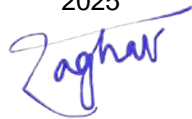
CHANGES	
<b>Owner(s)</b>	Surname _____ Given Name _____
	Surname _____ Given Name _____
	Surname _____ Given Name _____
<b>Mailing Address</b>	_____
	_____
<b>Postal Code</b>	_____
<b>Property Address</b>	_____

**\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\***

\_\_\_\_\_  
**Closing Date**

\_\_\_\_\_  
**Signature**

This is Exhibit "K5" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-01500-0000-0 2

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 2 columns: DESCRIPTION OF PROPERTY, TAX SUMMARY. Row 1: 288 SHEPPARD AVE E, PLAN M372 PT LOTS 25 TO 27. Row 2: 2025 Taxes 76,569.84

Your Ref. No.:
Statement Showing Taxes as at: November 12, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the Municipal Tax Sales Act, 1990 or the Municipal Act, 2001, S.O. 2001, C.25, as amended and the City of Toronto Act 2006 S.O. 2006, C.11, unless otherwise indicated below.

THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK
FEE PAID 88.13 for each separate parcel

Handwritten signature of John Longarini

John Longarini
Director

Important Notes:

- 1. This Certificate covers levied Tax Arrears or Current Taxes.
2. There are a variety of services which may be added to the Collector's Roll and collected as Taxes.
3. The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the Assessment Act, R.S.O. 1990, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the Municipal Act, 2001, S.O. 2001, c.25, as amended.
4. This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification.
5. This certificate is subject to any apportionment which may be made pursuant to Section 356 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 322 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
6. This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 282 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
7. An administrative fee will be added to the account when there is an ownership transfer.
8. This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification.



CHANGE OF OWNERSHIP NOTICE

Cut Here
RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-01500-0000-0 2

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (288 SHEPPARD AVE E, PLAN M372 PT LOTS 25 TO 27), MESSAGES

Form with sections: CHANGES, Owner(s) (Surname, Given Name), Mailing Address, Postal Code, Property Address

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-01301-0000-0 1

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 2 columns: Description of Property, Tax Summary. Includes 2025 Taxes of 59,048.65.

Your Ref. No.:
Statement Showing Taxes as at: November 12, 2025

MESSAGES

OUTSTANDING TAXES

Table with 7 columns: Year, Description, Taxes, Interest, Fees, Total, Related Roll Number. Shows 2025 Real Estate taxes totaling 63,539.50.

Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE

FUTURE INSTALLMENTS

Table with 4 columns: Due Date, Amount Due, Description, Related Roll Number. Shows 0.00 for future installments.



CHANGE OF OWNERSHIP NOTICE

Cut Here
RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-01301-0000-0 1

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form containing property description (294-296 SHEPPARD AVE E) and a messages section.

Form titled 'CHANGES' for owner(s) and mailing address, with fields for Surname and Given Name.

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature



**TAX CERTIFICATE**

5100 Yonge Street, Toronto ON M2N 5V7  
 Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640  
 (UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND  
 SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

**Assessment Roll Number**  
 19-08-09-2-040-01301-0000-0 1

**Issued to:**  
 RSG Law Professional Corporation  
 Davinder Khattrra  
 6605 Hurontario Street, Unit 400  
 Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY		
294-296 SHEPPARD AVE E PLAN M372 PT LOTS 28 AND 29		
TAX SUMMARY		
2025	Taxes	59,048.65

**Your Ref. No.:**  
**Statement Showing Taxes as at:** November 12, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the *Municipal Tax Sales Act, 1990* or the *Municipal Act, 2001, S.O. 2001, C.25*, as amended and the *City of Toronto Act 2006 S.O. 2006, C.11*, unless otherwise indicated below.

**THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK FEE PAID 88.13 for each separate parcel**

**John Longarini**  
 Director

**Important Notes:**

- This Certificate covers levied Tax Arrears or Current Taxes.
- There are a variety of services which may be added to the Collector's Roll and collected as Taxes. The most common are Water Services and Current Weeding. For further information you should contact Collections (416) 395-0174 for Water arrears; (416) 338-0338 for work orders arrears; and Sewer Impost Charges: (416) 392-7619. For Building and Inspection Charges please call (416) 338-0338. For Fire Charges, please call Fire Services at (416) 338-5625.
- The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the *Assessment Act, R.S.O. 1990*, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, Sections 323, 325 and 326 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*, Section 40 of the *Assessment Act, R.S.O.* as amended, or any legislative amendments that provide for further adjustments. It is recommended that you contact the Municipal Property Assessment Corporation (MPAC) at 1-866-296-6722 to determine potential changes in assessment.
- This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification. Additional information may be obtained by calling (416) 395-6788.
- This certificate is subject to any apportionment which may be made pursuant to Section 356 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended or Section 322 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*.
- This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended or Section 282 of the *City of Toronto Act, 2006, S.O. 2006, C. 11*.
- An administrative fee will be added to the account when there is an ownership transfer. For more information please visit our website at [www.toronto.ca/taxes/property\\_tax](http://www.toronto.ca/taxes/property_tax) and click to our fees page for current charges.
- This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification. Additional information may be obtained by calling 311 within Toronto or 416-392-CITY (2489) outside City limits.

Cut Here



**CHANGE OF OWNERSHIP NOTICE**

RCS-G16

**Return To:** City Of Toronto  
 Revenue Services  
 PO Box 4300, STN A  
 Toronto ON M5W 3B5  
 Fax: (416) 696-3640

**Assessment Roll Number**  
 19-08-09-2-040-01301-0000-0 1

**Issued to:**  
 RSG Law Professional Corporation  
 Davinder Khattrra  
 6605 Hurontario Street, Unit 400  
 Mississauga ON L5T 0A

**Your Ref. No.:**

DESCRIPTION OF PROPERTY
294-296 SHEPPARD AVE E PLAN M372 PT LOTS 28 AND 29
MESSAGES

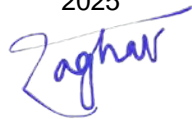
CHANGES	
<b>Owner(s)</b>	Surname _____ Given Name _____
	Surname _____ Given Name _____
	Surname _____ Given Name _____
<b>Mailing Address</b>	_____
	_____
<b>Postal Code</b>	_____
<b>Property Address</b>	_____

**\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\***

\_\_\_\_\_  
**Closing Date**

\_\_\_\_\_  
**Signature**

This is Exhibit "K6" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**



**TAX CERTIFICATE**

5100 Yonge Street, Toronto ON M2N 5V7  
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640  
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND  
SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

**Assessment Roll Number**  
19-08-09-2-040-00900-0000-0 5

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

DESCRIPTION OF PROPERTY		
2025	Taxes	9,290.35

**Your Ref. No.:**  
**Statement Showing Taxes as at:** November 13, 2025

**MESSAGES**

Contact S. Wilson & Co. Bailiffs (416-633-1416) for prior years(s) taxes. Amounts shown do not include fees.

**OUTSTANDING TAXES**

Year	Description	Taxes	Interest	Fees	Total	Related Roll Number
2025	Real Estate 2025	9,290.35	684.78	0.00	9,975.13	
2024	Real Estate 2024	8,812.36	1,967.62	0.00	10,779.98	
2023	Real Estate 2023	8,208.49	3,067.86	216.68	11,493.03	
	<b>Total:</b>	26,311.20	5,720.26	216.68	32,248.14	

**Important Notice: PLEASE ADVISE YOUR CLIENT OF TAXES NOT YET DUE**

**FUTURE INSTALLMENTS**

Due Date	Amount Due	Description	Related Roll Number
	0.00		
<b>Total:</b>	0.00		



**CHANGE OF OWNERSHIP NOTICE**

Cut Here  
RCS-G16

Return To: City Of Toronto  
Revenue Services  
PO Box 4300, STN A  
Toronto ON M5W 3B5  
Fax: (416) 696-3640

**Assessment Roll Number**  
19-08-09-2-040-00900-0000-0 5

**Issued to:**  
RSG Law Professional Corporation  
Davinder Khattrra  
6605 Hurontario Street, Unit 400  
Mississauga ON L5T 0A

**Your Ref. No.:**

DESCRIPTION OF PROPERTY
287 MAPLEHURST AVE PLAN M372 LOT 59
MESSAGES

CHANGES	
<b>Owner(s)</b>	Surname _____ Given Name _____
	Surname _____ Given Name _____
	Surname _____ Given Name _____
<b>Mailing Address</b>	_____
	_____
<b>Postal Code</b>	_____
<b>Property Address</b>	_____

**\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\***

\_\_\_\_\_  
**Closing Date**

\_\_\_\_\_  
**Signature**



TAX CERTIFICATE

5100 Yonge Street, Toronto ON M2N 5V7
Tel: 311 Outside city limits: (416) 392-CITY (2489) Fax: (416) 696-3640
(UNDER SECTION 352 OF THE MUNICIPAL ACT, 2001 S.O. 2001, C. 25 AND SECTION 317 OF THE CITY OF TORONTO ACT, 2006, S.O. 2006, C. 11 )

Assessment Roll Number
19-08-09-2-040-00900-0000-0 5

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Table with 2 columns: Description of Property, Tax Summary. Row 1: 287 MAPLEHURST AVE, PLAN M372 LOT 59. Row 2: 2025 Taxes 9,290.35

Your Ref. No.:
Statement Showing Taxes as at: November 13, 2025

I hereby certify that the above statement shows all arrears of taxes (prior years) and unpaid current year's taxes against the above lands, and proceedings have not been commenced under the Municipal Tax Sales Act, 1990 or the Municipal Act, 2001, S.O. 2001, C.25, as amended and the City of Toronto Act 2006 S.O. 2006, C.11, unless otherwise indicated below.

THIS CERTIFICATE IS ISSUED SUBJECT TO CHEQUES TENDERED IN PAYMENT OF TAXES BEING HONOURED BY THE BANK
FEE PAID 88.13 for each separate parcel

Handwritten signature of John Longarini

John Longarini
Director

Important Notes:

- 1. This Certificate covers levied Tax Arrears or Current Taxes.
2. There are a variety of services which may be added to the Collector's Roll and collected as Taxes.
3. The amount of the levy does not include subsequent supplementary taxes that may be levied and added pursuant to Section 33 and 34 of the Assessment Act, R.S.O. 1990, as amended, nor does it include adjustments that may be made pursuant to Sections 357, 358 and 359 of the Municipal Act, 2001, S.O. 2001, c.25, as amended.
4. This Certificate is exclusive of any Local Improvement charges that have not been added to the Collector's Roll at the date of this Certification.
5. This certificate is subject to any apportionment which may be made pursuant to Section 356 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 322 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
6. This certificate is subject to any phase-in/capping recalculation made pursuant to Section 318 of the Municipal Act, 2001, S.O. 2001, c.25, as amended or Section 282 of the City of Toronto Act, 2006, S.O. 2006, C. 11.
7. An administrative fee will be added to the account when there is an ownership transfer.
8. This certificate may not include any Vacant Home Tax amount that is owing and which has not yet been added to the Collector's Roll at the date of this certification.

Cut Here



CHANGE OF OWNERSHIP NOTICE

RCS-G16

Return To: City Of Toronto
Revenue Services
PO Box 4300, STN A
Toronto ON M5W 3B5
Fax: (416) 696-3640

Assessment Roll Number
19-08-09-2-040-00900-0000-0 5

Issued to:
RSG Law Professional Corporation
Davinder Khattrra
6605 Hurontario Street, Unit 400
Mississauga ON L5T 0A

Your Ref. No.:

Form with sections: DESCRIPTION OF PROPERTY (287 MAPLEHURST AVE, PLAN M372 LOT 59), MESSAGES

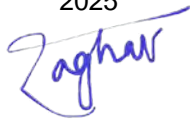
Form with sections: CHANGES, Owner(s) (Surname, Given Name), Mailing Address, Postal Code, Property Address

\*\*\* PLEASE RETURN THIS PART OF THE FORM AFTER THE DATE OF CLOSING - THANK YOU \*\*

Closing Date

Signature

This is Exhibit "L" referred to  
in the Affidavit of Mayer Michalowicz  
Sworn before me on the 11th day of November,  
2025



---

A Commissioner for taking Affidavits  
**Raghav Vig (LSO#90983F)**

Court File No. CL-25-00753591-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

**RPN FINANCE CORP., PETER JEEWAN, 2742695 ONTARIO INC.,  
ROBERT PAULS, and JOSEPH BERLJAWSKY**

Applicants

and

**NORMANDY 293 MAPLEHURST INC., NORMANDY 295 MAPLEHURST  
INC., 288 SHEPPARD INC., 2646214 ONTARIO LTD. and NAWAR  
MAHFOOTH**

Respondents

**IN THE MATTER OF AN APPLICATION UNDER SECTION 243(1) OF  
THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3,  
AS AMENDED; AND SECTION 101 OF THE *COURTS OF JUSTICE  
ACT*, R.S.O. 1990, c. C.43, AS AMENDED**

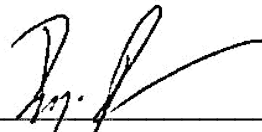
**CONSENT TO ACT AS RECEIVER**

TDB Restructuring Limited (“TDB”) hereby consents to act as receiver and manager without security, of all of the assets, undertakings and properties of Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd., including, without limitation, the real property described by PINs 10074-0009, 10074-0010, 10074-0017, 10074-0307, 10074-0309 & 10074-0311, and 10074-0303 & 0305 and 287 Maplehurst Avenue, Toronto of Nawar Mahfooth in connection with an order substantially in the form of the order attached hereto as Schedule “A”, as such order may be amended in a manner satisfactory to TDB.

DATED this 17th, day of November  
2025

TDB RESTRUCTURING LIMITED

By:



Name: Bryan A. Tannenbaum, FCPA,  
FCIRP, LIT

I have authority to bind the corporation

**RPN FINANCE CORP.**  
Applicant

-and-

**NORMANDY 293 MAPLEHURST INC. et al.**  
Respondents

Court File No. CL-25-00753591-0000

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT  
TORONTO

**AFFIDAVIT OF MAYER MICHALOWICZ SWORN**  
**NOVEMBER 11, 2025**

**RSG LAW**  
**PROFESSIONAL CORPORATION**  
6605 Hurontario Street, Suite 400  
Mississauga, Ontario L5T 0A3

**Raj Grewal (LSO#: 65524T)**  
[raj@rsqlaw.ca](mailto:raj@rsqlaw.ca)  
Tel: 905-799-0925

**Raghav Vig (LSO#90983F)**  
[raghav@rsqlaw.ca](mailto:raghav@rsqlaw.ca)  
Tel: 905-799-0925

Lawyers for the Applicant

# Tab 3



property set out in **Schedule A** to this Order (the “**Real Property**”), and lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth, was heard this day at 330 University Avenue, Toronto, Ontario.

**ON READING** the Affidavit of Mayer Michalowicz sworn November 11, 2025 and the Exhibits thereto, the consent of TDB to act as Receiver, and on hearing the submissions of counsel for the Applicants and those other parties listed on the participant information form, no one else appearing for any other person,

### **SERVICE**

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application Record is hereby abridged and validated so that this application is properly returnable today and hereby dispenses with further service thereof.

### **APPOINTMENT**

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, TDB is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Corporate Debtors acquired for, or used in relation to a business carried on by the Corporate Debtors, including all proceeds thereof, including, without limitation the Real Property (the “**Property**”).
3. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, TDB is hereby appointed Receiver, without security, of lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth.

**RECEIVER'S POWERS**

4. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate, and carry on the business of the Corporate Debtors, including the powers to enter into any agreements, repudiate or disclaim any agreement, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or to disclaim or cease to perform any contracts of the Corporate Debtors;
- (d) to engage consultants, contractors, appraisers, agents, experts, auditors, brokers, accountants, managers, assistants, counsel and such other persons (collectively, the "**Professional Advisors**") from

time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;

- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Corporate Debtors or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Corporate Debtors (including, without limitation and subject to delivery by the Receiver of the Notice (as defined below), any rent payments in respect of the Real Property) and to exercise all remedies of the Corporate Debtors in collecting such monies, including, without limitation, to enforce any security held by the Corporate Debtors;
- (g) to settle, extend or compromise any indebtedness owing to the Corporate Debtors;
- (h) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Corporate Debtors, the Property, or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- (i) to execute, assign, issue and endorse documents of whatever nature

in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Corporate Debtors, for any purpose pursuant to this Order;

- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
  - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
  - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause; and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required.
- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;

- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (n) to pay the retainer, fees and disbursements of any Professional Advisor retained by the Receiver in connection with or in relation to this application, whether incurred prior to or after the date of this Order, in each case, at the Professional Advisor's standard rates and charges;
- (o) to register a copy of this Order and any other Orders in respect of the Real Property against title to any of the Real Property;
- (p) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority with respect to the Property and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Corporate Debtors;
- (q) to enter into agreements with any trustee in bankruptcy appointed in respect of the Corporate Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Corporate Debtors;
- (r) to exercise any shareholder, partnership, joint venture or other rights which the Corporate Debtors may have in respect of the Property; and
- (s) to take any steps reasonably incidental to the exercise of these powers

or the performance of any statutory obligations, and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Corporate Debtors, and without interference from any other Person.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

5. **THIS COURT ORDERS** that (i) the Respondents; (ii) all of their current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on their instructions or behalf; (iii) all tenants occupying the Real Property or any part thereof or any counterparties to any leases in connection with the Real Property; and (iv) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property, including the Real Property, to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.
6. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, development planning and engineering reports, environmental reports, architectural plans, sales documents, Real Property leases and any other papers, records and information or cloud-based data of any kind related to the business or affairs of the Corporate Debtor, and any

computer programs, computer tapes, computer disks, cloud or other data storage media containing any such information (the foregoing, collectively, the “**Records**”) in that Person’s possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software, cloud and physical facilities relating thereto, provided however that nothing in this paragraph 6 or in paragraph 7 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

7. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer, in a cloud or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver

may in its discretion require including providing the Receiver with instructions on the use of any computer, cloud or other system and providing the Receiver with any and all access codes, account names, account numbers and account creating credentials that may be required to gain access to the information.

#### **NO PROCEEDINGS AGAINST THE RECEIVER**

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a “**Proceeding**”), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

#### **NO PROCEEDINGS AGAINST THE CORPORATE DEBTOR OR THE PROPERTY**

9. **THIS COURT ORDERS** that no Proceeding against or in respect of the Corporate Debtors or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Corporate Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

#### **NO EXERCISE OF RIGHTS OR REMEDIES**

10. **THIS COURT ORDERS** that all rights and remedies against the Corporate Debtor in relation to the Property, the Receiver, or affecting the Property, including, without limitation, the licenses or permits of the Corporate Debtors, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the

BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Corporate Debtor to carry on any business which the Corporate Debtor are not lawfully entitled to carry on, (ii) exempt the Receiver or the Corporate Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

#### **NO INTERFERENCE WITH THE RECEIVER**

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Respondents in relation to the Property, without written consent of the Receiver or leave of this Court.

#### **CONTINUATION OF SERVICES**

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Corporate Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, security, insurance, transportation services, property maintenance or management services, utility or other services to the Corporate Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the

continued use of the Corporate Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Corporate Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

### **RECEIVER TO HOLD FUNDS**

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

### **EMPLOYEES**

14. **THIS COURT ORDERS** that all employees of the Corporate Debtor shall remain the employees of the Corporate Debtor until such time as the Corporate Debtor, with the consent of the Receiver or the Receiver, on the Corporate

Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

#### **PIPEDA**

15. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Corporate Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

**LIMITATION ON ENVIRONMENTAL LIABILITIES**

16. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property, including any Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

**LIMITATION ON THE RECEIVER’S LIABILITY**

17. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in

respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

## **RECEIVER'S ACCOUNTS**

18. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the “**Receiver’s Charge**”) on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver’s Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
19. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.
20. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver

or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

#### **FUNDING OF THE RECEIVERSHIP**

21. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$500,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver’s Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
22. **THIS COURT ORDERS** that neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
23. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule “B”** hereto (the

“Receiver’s Certificates”) for any amount borrowed by it pursuant to this Order.

24. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

### **SERVICE AND NOTICE**

25. **THIS COURT ORDERS** that the E-Service Guide of the Commercial List (the “Guide”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Guide (which can be found on the Commercial List website at <https://www.ontariocourts.ca/scj/practice/regional-practice-directions/eservice-commercial/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Guide, service of documents in accordance with the Guide will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Guide with the following URL: <https://tdbadvisory.ca/insolvency-case/normandy-293-maplehurst-inc-et-al>
26. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Guide is not practicable, the Receiver is at liberty to serve

or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Respondents' creditors or other interested parties at their respective addresses as last shown on the records of the Respondents and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

27. **THIS COURT ORDERS** that the Applicant, the Receiver and their respective counsel are at liberty to serve or distribute this Order, any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the Respondents' creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*, Reg. 81000-2-175 (SOR/DORS).

#### **GENERAL**

28. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
29. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver

from acting as a trustee in bankruptcy of the Corporate Debtor.

30. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
31. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
32. **THIS COURT ORDERS** that the Applicants shall have its costs of this application, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Respondents' estate with such priority and at such time as this Court may determine.
33. **THIS COURT ORDERS** that any interested party may apply to this Court to

vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

34. **THIS COURT ORDERS** that this order is effective from the date it is made, and it is enforceable without the need for entry and filing, provided that any party may nonetheless submit a formal order for original, signing, entry and filing, as the case may be.
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## SCHEDULE "A"

## REAL PROPERTIES

<b>S. No.</b>	<b>Municipal Address</b>	<b>PIN</b>	<b>Legal Description</b>
1.	293 Maplehurst Avenue, Toronto, ON M2N 3C5	10074-0009	PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO
2.	295 Maplehurst Avenue North York, ON M2N 3C5	10074-0010	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO
3.	280 Sheppard Avenue East, North York, ON M2N 3B1	10074-0017	PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO
4.	288 Sheppard Avenue East, North York, ON M2N 3B1	10074-0307, 10074-0309 & 10074-0311	LOT 27 PL 66M372 SAVE & EXCEPT UNIT 4 PLAN D101 & PT 3 PL 66R-19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE & EXCEPT UNIT 3 PLAN D101 (SEE A298720) & PT 2 PL 66R19824

			(NORTH YORK); CITY OF TORONTO PT LT 25 PL 66M372, EASTERLY 40' SAVE & EXCEPT UNIT 2 PLAN D101 & PT 1 PL 66R19824 (NORTH YORK); CITY OF TORONTO
5.	294 Sheppard Avenue East, North York, ON M2N 3B1	10074-0303 & 0305	PT LT 28 PL 66M372 EAST OF WESTERLY 43' & WESTERLY 34' OF LT 29 SAVE AND EXCEPT UNIT 6 PLAN D101 (SEE A298720) & PT 5 PL 66R-19824 (NORTH YORK) ; CITY OF TORONTO LOT 28 PL 66M372, WESTERLY 43' SAVE & EXCEPT UNIT 5 PLAN D101 (SEE A298720) & PT 4 PL 66R-19824 (NORTH YORK; CITY OF TORONTO
6.	287 Maplehurst Avenue, Toronto ON M2N 3C5	10074-0008	PARCEL 59-1, SECTION M372 PT LOT 59, PLAN 66M372, ON THE SOUTH SIDE OF MAPLEHURST RD TWP OF YORK/NORTH YORK, CITY OF TORONTO

## SCHEDULE "B"

## RECEIVER CERTIFICATE

CERTIFICATE NO. \_\_\_\_\_

AMOUNT \$ \_\_\_\_\_

1. THIS IS TO CERTIFY that TDB Restructuring Limited, the receiver (the "**Receiver**") of the property, assets and undertakings and properties of Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. acquired for, or used in relation to a business carried on by the Corporate Debtors, including all proceeds thereof; and lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth (collectively, the "**Property**"), has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$\_\_\_\_\_, being part of the total principal sum of \$\_\_\_\_\_ which the Receiver is authorized to borrow under and pursuant to the Order of Justice • dated •, 2025 (the "**Order**") made in an application having Court file number •.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the \_\_\_\_\_ day of each month] after the date hereof at a notional rate per annum equal to the rate of \_\_\_\_\_ per cent above the prime commercial lending rate of Bank of \_\_ from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge

upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**TDB RESTRUCTURING LIMITED**, solely in its capacity as Receiver of the Property, and not in its personal capacity

Per:

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Name:

Title:

**RPN FINANCE CORP. et al.**  
Applicant

-and- **NORMANDY 293 MAPLEHURST INC. et al.**  
Respondents

Court File No.: CL-25-00753591-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

PROCEEDING COMMENCED IN  
TORONTO

**ORDER  
(Appointing Receiver)**

**RSG LAW PROFESSIONAL  
CORPORATION**

400-6605 Hurontario Street  
Mississauga, ON L5T 0A3

**Raj Grewal (LSO#: 65524T)**

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Lawyers for the Applicants

# Tab 4



Respondents

APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3 AS AMENDED AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, C. C-43, AS AMENDED

**ORDER**  
**(~~APPOINTING~~**  
**(Appointing Receiver)**

**THIS ~~MOTION~~APPLICATION** made by the Plaintiff<sup>2</sup> Applicants for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "BIA") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "CJA") appointing [RECEIVER'S NAME] TDB Restructuring Limited ("TDB") as receiver [and manager] (in such capacities, the "Receiver") without security, ~~of all of~~ over the property, assets, and undertakings and properties of [DEBTOR'S NAME] (of Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. (collectively, the "Debtor") acquired for, or used "Corporate Debtors") including the real property set out in relation Schedule A to a business carried on by the Debtor this Order (the "Real Property"), and lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth, was heard this day at 330 University Avenue, Toronto, Ontario.

**ON READING** the affidavit Affidavit of [NAME] Mayer Michalowicz sworn [DATE] November 11, 2025 and the Exhibits thereto, the consent of TDB to act as Receiver, and on hearing the submissions of counsel for [NAMES], the Applicants and those other parties listed on the participant information form, no one else appearing for

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<sup>2</sup> Section 243(1) of the BIA provides that the Court may appoint a receiver "on application by a secured creditor".

~~[NAME] although duly served as appears from the affidavit of service of [NAME] sworn [DATE] and on reading the consent of [RECEIVER'S NAME] to act as the Receiver, any other person,~~

## SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of ~~Motion~~Application and the ~~Motion~~Application Record is hereby abridged and validated<sup>3</sup> so that this ~~motion~~application is properly returnable today and hereby dispenses with further service thereof.

## APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, ~~[RECEIVER'S NAME]~~TDB is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the ~~Debtor~~Corporate Debtors acquired for, or used in relation to a business carried on by the ~~Debtor~~Corporate Debtors, including all proceeds thereof ~~(, including, without limitation the "Real Property")~~. (the "Property").

3. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, TDB is hereby appointed Receiver, without security, of lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth.

## RECEIVER'S POWERS

- 3.4. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and,

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<sup>3</sup>If service is effected in a manner other than as authorized by the Ontario *Rules of Civil Procedure*, an order validating irregular service is required pursuant to Rule 16.08 of the *Rules of Civil Procedure* and may be granted in appropriate circumstances.

without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate, and carry on the business of the ~~Debtor~~Corporate Debtors, including the powers to enter into any agreements, repudiate or disclaim any agreement, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or to disclaim or cease to perform any contracts of the ~~Debtor~~Corporate Debtors;
- (d) to engage consultants, contractors, appraisers, agents, experts, auditors, brokers, accountants, managers, assistants, counsel and such other persons (collectively, the "Professional Advisors") from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the ~~Receiver's~~Receiver's powers and duties,

- including without limitation those conferred by this Order;
- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the ~~Debtor~~Corporate Debtors or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the ~~Debtor~~Corporate Debtors (including, without limitation and subject to delivery by the Receiver of the Notice (as defined below), any rent payments in respect of the Real Property) and to exercise all remedies of the ~~Debtor~~Corporate Debtors in collecting such monies, including, without limitation, to enforce any security held by the ~~Debtor~~Corporate Debtors;
- (g) to settle, extend or compromise any indebtedness owing to the ~~Debtor~~Corporate Debtors;
- ~~(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;~~
- ~~(h)~~ (h) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the ~~Debtor~~Corporate Debtors, the Property, or the Receiver, and to settle or compromise any such proceedings.<sup>4</sup> The authority hereby conveyed shall extend to such appeals or applications

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~~<sup>4</sup> This model order does not include specific authority permitting the Receiver to either file an assignment in bankruptcy on behalf of the Debtor, or to consent to the making of a bankruptcy order against the Debtor. A bankruptcy may have the effect of altering the priorities among creditors, and therefore the specific authority of the Court should be sought if the Receiver wishes to take one of these steps.~~

for judicial review in respect of any order or judgment pronounced in any such proceeding;

(i) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Corporate Debtors, for any purpose pursuant to this Order;

(j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

(i) without the approval of this Court in respect of any transaction not exceeding \$ \_\_\_\_\_, \$250,000, provided that the aggregate consideration for all such transactions does not exceed \$ \_\_\_\_\_; \$500,000; and

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, ~~for~~ section 31 of the Ontario

*Mortgages Act*, as the case may be,<sup>5</sup> shall not be required, ~~and in each case the Ontario Bulk Sales Act shall not apply.~~

- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- ~~(n)~~ to pay the retainer, fees and disbursements of any Professional Advisor retained by the Receiver in connection with or in relation to this application, whether incurred prior to or after the date of this Order, in each case, at the Professional Advisor's standard rates and charges;
- ~~(o)~~ to register a copy of this Order and any other Orders in respect of the Real Property against title to any of -the Real Property;
- ~~(p)~~ to apply for any permits, licences, approvals or permissions as may be required by any governmental authority with respect to the Property and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the ~~Debtor~~Corporate Debtors;

<sup>5</sup> ~~If the Receiver will be dealing with assets in other provinces, consider adding references to applicable statutes in other provinces. If this is done, those statutes must be reviewed to ensure that the Receiver is exempt from or can be exempted from such notice periods, and further that the Ontario Court has the jurisdiction to grant such an exemption.~~

~~(p)~~(q) \_\_\_\_\_ to enter into agreements with any trustee in bankruptcy appointed in respect of the ~~Debtor~~Corporate Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the ~~Debtor~~Corporate Debtors;

~~(q)~~(r) to exercise any shareholder, partnership, joint venture or other rights which the ~~Debtor~~Corporate Debtors may have in respect of the Property; and

~~(r)~~(s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations~~;~~

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the ~~Debtor~~Corporate Debtors, and without interference from any other Person.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

4.5. **THIS COURT ORDERS** that (i) the ~~Debtor~~Respondents; (ii) all of ~~its~~their current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on ~~its~~their instructions or behalf~~;~~ (iii) all tenants occupying the Real Property or any part thereof or any counterparties to any leases in connection with the Real Property; and ~~(iiiiv)~~ all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of

the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property, including the Real Property, to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5.6. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, development planning and engineering reports, environmental reports, architectural plans, sales documents, Real Property leases and any other papers, records and information or cloud-based data of any kind related to the business or affairs of the Corporate Debtor, and any computer programs, computer tapes, computer disks, cloud or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software, cloud and physical facilities relating thereto, provided however that nothing in this paragraph 56 or in paragraph 67 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6.7. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer, in a cloud or other electronic system of information storage,

whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. -Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer, cloud or other system and providing the Receiver with any and all access codes, account names, account numbers and account numberscreating credentials that may be required to gain access to the information.

~~7. — THIS COURT ORDERS that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.~~

**NO PROCEEDINGS AGAINST THE RECEIVER**

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

**NO PROCEEDINGS AGAINST THE CORPORATE DEBTOR OR THE PROPERTY**

9. **THIS COURT ORDERS** that no Proceeding against or in respect of the ~~Debtor~~Corporate Debtors or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Corporate Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

**NO EXERCISE OF RIGHTS OR REMEDIES**

10. **THIS COURT ORDERS** that all rights and remedies against the Corporate Debtor in relation to the Property, the Receiver, or affecting the Property, including, without limitation, the licenses or permits of the Corporate Debtors, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Corporate Debtor to carry on any business which the Corporate Debtor ~~is~~are not lawfully entitled to carry on, (ii) exempt the Receiver or the Corporate Debtor from compliance with statutory or regulatory provisions

relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

#### **NO INTERFERENCE WITH THE RECEIVER**

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the ~~Debtor~~Respondents in relation to the Property, without written consent of the Receiver or leave of this Court.

#### **CONTINUATION OF SERVICES**

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Corporate Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, security, insurance, transportation services, property maintenance or management services, utility or other services to the Corporate Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the ~~Debtor's~~Corporate Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal

payment practices of the Corporate Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

#### RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the **"Post Receivership Accounts"**) and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

#### EMPLOYEES

14. **THIS COURT ORDERS** that all employees of the Corporate Debtor shall remain the employees of the Corporate Debtor until such time as the Corporate Debtor, with the consent of the Receiver or the Receiver, on the Debtor's Corporate Debtor's behalf, may terminate the employment of such employees.— The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically

agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

#### PIPEDA

15. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property ~~and to~~ and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a ~~"Sale"~~). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. ~~The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Corporate Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.~~

#### LIMITATION ON ENVIRONMENTAL LIABILITIES

16. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, ~~"Possession"~~) of any of the Property,

including any Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the “Environmental Legislation”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. -The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver'sReceiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

#### **LIMITATION ON THE RECEIVER'S LIABILITY**

17. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. -Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

## RECEIVER'S ~~RECEIVER'S~~ ACCOUNTS

18. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "~~Receiver's~~ **Receiver's Charge**") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the ~~Receiver's~~ **Receiver's** Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.<sup>6</sup>
19. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.
20. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver

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~~<sup>6</sup>Note that subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations".~~

or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

#### **FUNDING OF THE RECEIVERSHIP**

21. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$ ~~\_\_\_\_\_~~ \$500,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. ~~The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Receiver's Borrowings Charge")~~ as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
22. **THIS COURT ORDERS** that neither the ~~Receiver's~~ Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
23. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule "A"** "B" hereto (the

"Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

24. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

### SERVICE AND NOTICE

25. **THIS COURT ORDERS** that the E-Service Protocol Guide of the Commercial List (the "Protocol Guide") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol Guide (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol>/<https://www.ontariocourts.ca/scj/practice/regional-practice-directions/eservice-commercial/>) shall be valid and effective service.- Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol Guide, service of documents in accordance with the Protocol Guide will be effective on transmission. –This Court further orders that a Case Website shall be established in accordance with the Protocol Guide with the following URL <https://tdbadvisory.ca/insolvency-case/normandy-293-maplehurst-inc-et-al>

26. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the ~~Protocol~~Guide is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the ~~Debtor's~~Respondents' creditors or other interested parties at their respective addresses as last shown on the records of the ~~Debtor~~Respondents and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

27. THIS COURT ORDERS that the Applicant, the Receiver and their respective counsel are at liberty to serve or distribute this Order, any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the Respondents' creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*, Reg. 81000-2-175 (SOR/DORS).

## GENERAL

27.28. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties

hereunder.

~~28-29.~~ **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Corporate Debtor.

~~29-30.~~ **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. -All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

~~30-31.~~ **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

~~31-32.~~ **THIS COURT ORDERS** that the PlaintiffApplicants shall have its costs of this motionapplication, up to and including entry and service of this Order, provided for by the terms of the Plaintiff'sApplicant's security or, if not so provided by the Plaintiff'sApplicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor'sRespondents' estate with

such priority and at such time as this Court may determine.

~~32.33.~~ **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) ~~days'~~days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

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34. Schedule "THIS COURT ORDERS that this order is effective from the date it is made, and it is enforceable without the need for entry and filing, provided that any party may nonetheless submit a formal order for original, signing, entry and filing, as the case may be.

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**SCHEDULE "A"****REAL PROPERTIES**

<b><u>S. No.</u></b>	<b><u>Municipal Address</u></b>	<b><u>PIN</u></b>	<b><u>Legal Description</u></b>
<u>1.</u>	<u>293 Maplehurst Avenue, Toronto, ON M2N 3C5</u>	<u>10074-0009</u>	<u>PARCEL 58-1, SECTION M372 PT LOT 58, PLAN 66M372, WESTERLY 40' TWP OF YORK/NORTH YORK, CITY OF TORONTO</u>
<u>2.</u>	<u>295 Maplehurst Avenue North York, ON M2N 3C5</u>	<u>10074-0010</u>	<u>PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO</u>
<u>3.</u>	<u>280 Sheppard Avenue East, North York, ON M2N 3B1</u>	<u>10074-0017</u>	<u>PARCEL 58-2, SECTION M372 PART LOT 58, PLAN 66M372, EAST OF THE WESTERLY 40'; EAST BOUNDARIES CONFIRMED BY 66BA361 AS D158 TWP OF YORK/NORTH YORK, CITY OF TORONTO</u>
<u>4.</u>	<u>288 Sheppard Avenue East, North York, ON M2N 3B1</u>	<u>10074-0307, 10074- 0309 &amp; 10074-0311</u>	<u>LOT 27 PL 66M372 SAVE &amp; EXCEPT UNIT 4 PLAN D101 &amp; PT 3 PL 66R- 19824 (NORTH YORK); CITY OF TORONTO LOT 26 PLAN 66M372 SAVE &amp; EXCEPT UNIT 3 PLAN D101 (SEE A298720) &amp; PT 2 PL 66R19824</u>

			<u>(NORTH YORK); CITY OF TORONTO</u> <u>PT LT 25 PL 66M372,</u> <u>EASTERLY 40' SAVE &amp;</u> <u>EXCEPT UNIT 2 PLAN</u> <u>D101 &amp; PT 1 PL</u> <u>66R19824 (NORTH</u> <u>YORK); CITY OF</u> <u>TORONTO</u>
<u>5.</u>	<u>294 Sheppard Avenue East,</u> <u>North York, ON M2N 3B1</u>	<u>10074-0303 &amp; 0305</u>	<u>PT LT 28 PL 66M372</u> <u>EAST OF WESTERLY 43'</u> <u>&amp; WESTERLY 34' OF LT</u> <u>29 SAVE AND EXCEPT</u> <u>UNIT 6 PLAN D101 (SEE</u> <u>A298720) &amp; PT 5 PL 66R-</u> <u>19824 (NORTH YORK) ;</u> <u>CITY OF TORONTO</u> <u>LOT 28 PL 66M372,</u> <u>WESTERLY 43' SAVE &amp;</u> <u>EXCEPT UNIT 5 PLAN</u> <u>D101 (SEE A298720) &amp;</u> <u>PT 4 PL 66R-19824</u> <u>(NORTH YORK; CITY OF</u> <u>TORONTO</u>
<u>6.</u>	<u>287 Maplehurst Avenue,</u> <u>Toronto ON M2N 3C5</u>	<u>10074-0008</u>	<u>PARCEL 59-1, SECTION</u> <u>M372 PT LOT 59, PLAN</u> <u>66M372, ON THE</u> <u>SOUTH SIDE OF</u> <u>MAPLEHURST RD TWP</u> <u>OF YORK/NORTH</u> <u>YORK, CITY OF</u> <u>TORONTO</u>

SCHEDULE "B"

## RECEIVER CERTIFICATE

CERTIFICATE NO.

\_\_\_\_\_

AMOUNT

\$ \_\_\_\_\_ \$

- THIS IS TO CERTIFY that [RECEIVER'S NAME], TDB Restructuring Limited, the receiver (the **"Receiver"**) of the property, assets, and undertakings and properties [DEBTOR'S NAME] of Normandy 293 Maplehurst Inc., Normandy 295 Maplehurst Inc., 288 Sheppard Inc., and 2646214 Ontario Ltd. acquired for, or used in relation to a business carried on by the ~~Debtor~~ Corporate Debtors, including all proceeds thereof; and lands and premises municipally known as 287 Maplehurst Avenue, Toronto of Nawar Mahfooth (collectively, the **"Property"**) appointed by ~~Order of the Ontario Superior Court of Justice (Commercial List) (the "Court")~~ dated the \_\_\_ day of \_\_\_\_\_, 20\_\_ (the **"Order"**) ~~made in an action having Court file number \_\_\_CL\_\_\_\_\_,~~ has received as such Receiver from the holder of this certificate (the **"Lender"**) the principal sum of \$ \_\_\_\_\_, \$ \_\_\_\_\_, being part of the total principal sum of \$ \_\_\_\_\_ \$ \_\_\_\_\_ which the Receiver is authorized to borrow under and pursuant to the Order: of Justice • dated •, 2025 (the "Order") made in an application having Court file number •.
- The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in

advance on the \_\_\_\_\_ day of each month] after the date hereof at a notional rate per annum equal to the rate of \_\_\_\_\_ per cent above the prime commercial lending rate of Bank of \_\_\_\_\_ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

~~[RECEIVER'S NAME]~~, **TDB RESTRUCTURING**

**LIMITED**, solely in

its \_\_\_\_\_ capacity  
as Receiver of the Property, and not in its  
personal capacity

Per:

\_\_\_\_\_  
Name:

Title:

RPN FINANCE CORP. et al.  
Applicant

-and- NORMANDY 293 MAPLEHURST INC. et al.  
Respondents

Court File No.: CL-25-00753591-0000

ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

PROCEEDING COMMENCED IN  
TORONTO

ORDER  
(Appointing Receiver)

RSG LAW PROFESSIONAL  
CORPORATION

400-6605 Hurontario Street  
Mississauga, ON L5T 0A3

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Lawyers for the Applicants

**RPN FINANCE CORP. et al.**  
Applicants

-and-

**NORMANDY 293 MAPLEHURST INC. et al.**  
Respondents

Court File No. CL-25-00753591-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT  
TORONTO

**APPLICATION RECORD**

**RSG LAW PROFESSIONAL CORPORATION**

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