The Residences at Parkside Village
Tower One
Unit 2202

HSBC

Mortgage Pre-Approval Letter

Date Oct 1,2008

Dear MATHAROO, PRADEEP KUMAR
<Insert names of borrowers>

Thank you for expressing interest in mortgage financing through HSBC Bank Canada. Based on the information you have provided to date, at this time you would qualify for residential first mortgage financing in the amount of $230,480at a variable rate of P-0.5%APR for a term of closed 5 year.

The following conditions will also apply:

Satisfactory Appraisal Value of minimum $288,100, with maximum L/V 80%
Interest rate to be fixed 90 days before final closing
Satisfactory Income proof on final closing

This quote is effective until <DEC 1, 2008, maximum 60 days from date of Issue> and is subject to such further evaluation of your credit as HSBC considers necessary. Your final application and approval for a mortgage loan will be evaluated based on confirmation of your financial situation, credit history and details of the property you plan to purchase. We will then be able to provide you with complete details on the terms of the mortgage financing options available to you.

Thank you,

HSBC Bank Canada