

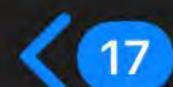


THIS IS **EXHIBIT "O"** REFERRED TO IN THE AFFIDAVIT OF RAVI AURORA SWORN REMOTELY BEFORE ME ON

June 10, 2024

A Commissioner, etc.







Read

Tue, May 28 at 12:07 PM

Anthony, as discussed after the closing I need some time to empty things, or if u want to lease me some Space, I am ok with that too

I can even stay for couple of years in a portion of u are open to that

Wed, May 29 at 1:49 PM

You mentioned you don't need any office space upstairs only partial of the factory. How much of the factory do you need? Do you have a floor plan you can highlight?

Yes I can send u a layout today

What would be the rent rate











highlight?

Yes I can send u a layout today

What would be the rent rate

Can I do a lease for 2 years?

It will depend on which space and time you take. Please text me or email the space highlighted. You're thinking and Time frame

Just send me your request so if your request is 2 years and highlight the space so I can draw something up

Sounds good

You can send by text if it's easier

Email Is easier I would say











Email Is easier I would say

anthony@crediblegroup.com

Wed, May 29 at 5:42 PM

Do me a favor actually email my property manager. He'll work with you. He's very good. His name is amir and his email address is:

Amirb@abregroup.com

Let him know what you're looking for, Send him an email tomorrow

Ok sounds good, I'll see u Saturday

Amir Just texted me and told me that hey do 9am or 3pm On saturday.

Please let me know if this works for you or if a better











Ok sounds good, I'll see u Saturday

Amir Just texted me and told me that hey do <u>9am</u> or 3pm On saturday.

Please let me know if this works for you or if a better time works for you

Can he do 11 am?

He has daughter

Sorry he do earlier or later

You want me to see he can do sunday or friday?

Friday would be great

9 am Saturday is fine too

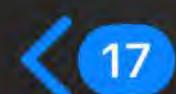
Ok i will sèe his friday schedule

Dle











He said friday does not work for him. He said he can do 9 A. M saturday morning. Do you want me to try ask one more time to force him?

10 am
Possible for Saturday? I have
to come
From
Downtown

He said he can pick you up, but has to be anytime before 9 or at 9 latest because he has a 10 AM commitment.

On Saturday?

I can meet him at Regina

Wed, May 29 at 9:38 PM

Yes on saturday

9 am Saturday I'll be there, will u b there as well?











Yes I will be there as well

Fri, May 31 at 9:16 AM

Please email Amir your floor plan and requested space you require? As well as your articales of incorporation this morning

Sure

Anthony would u want to partner on this building 50/50

No

Ok we just lease

Ok, providing we can finalize by monday. Amir is waiting for your email so he can draw up today.

Fri, May 31 at 12:26 PM

I am sending shortly











III, IVIAY DI AL 12.20 FIVI

I am sending shortly

Ok

Fri, May 31 at 1:40 PM

Amir Still did not receive email from you. You will need to move on this if you are interested

Fri, May 31 at 3:36 PM

Do u want me to cc'd u in the email?

Fri, May 31 at 7:25 PM

it doesnt matter

Sent



Cat lun 1 at Q.E1 AM













Sat, Jun 1 at 8:00 PM

Anthony can we get the lease completed by Tuesday pls, we will have to present it to so we don't need to vacate

Amir is on it

Great thank u, I would like to present it to the receiver so we don't need to vacate by June 12

After seeing the space you require and speaking with our President as we need that space to manufacture. I do not think we can do at lease at all. I will work closely with my board tomorrow and get back to you on monday if we can do a lease or not.

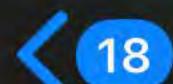
Ok, can u give me the space short term?

Like 3 months so we can find











ANTHONY M

Mon, Jun 3 at 3:18 PM

Anthony any update on that lease

I said I will try to accommodate.

I will call him now

Pls sir, we need to make a decision, if not can u give me 60

Days to move everything out?

Just sign me a 60 day lease and I'll have everything out

We are on it. I just spoke to my lawyer. Who's going to call your lawyer shortly

Ok

Which lawyer, Kevin or ur other lawyer

Mon, Jun 3 at 4:42 PM





THIS IS **EXHIBIT "P"** REFERRED TO IN THE AFFIDAVIT OF RAVI AURORA SWORN REMOTELY BEFORE ME ON

June 10, 2024

A Commissioner, etc.

Grafco International and E&M Laminating Industrial Space

Mussett, Spencer @ Toronto North <Spencer.Mussett@cbre.com>

Mon 6/10/2024 8:21 AM

To:Ravi Aurora <ravi@aurora-group.ca>

Caution: This email is not from Aurora Group of companies and has been sent from EXTERNAL sender. Please be careful and do not click on any links or attachments if you are not expecting this email. If there are any doubts, contact IT.

Hi Ravi,

Further to our on-going search and discussions, I confirm that I have been actively looking for space for lease for Grafco International and E&M Laminating for several months now. Due to the specific needs of the requirement, the specialized equipment, and the low vacancy rate its been challenging to find a suitable option.

We have offered on a space with a possession date of Mid July 2024, and are awaiting a final lease document for execution.

Thank you, Spencer

Spencer Mussett | Senior Vice President
CBRE Limited | Real Estate Advisory
T 416 495 6273 | C 647 850 5500
spencer.mussett@cbre.com

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amrita@zenithrealty.ca



+1 (613) 291 8642



• 14 Chamberlain Ave, Ottawa, ON, K1S 1V9

June 10, 2024

GRAFCO INTERNATIONAL AND E&M LAMINATING

Att: Ravi Aurora. CEO

20 Regina Road, Vaughan, ON

Subject: Update on Relocation Process for Grafco International

and E&M Laminating

Dear Mr. Ravi Aurora,

I am writing to provide you with an update on our ongoing efforts to relocate the facilities of Grafco International and E&M Laminating. As you are aware, we have been diligently exploring various commercial industrial spaces over the past three months in accordance with the principles of Grafco International and E&M Laminating.

Despite our dedicated efforts, I must acknowledge the significant challenges we have encountered in finding a suitable space, particularly given the current market conditions. The specific attributes required for this relocation are rare and often not readily available in the current landscape.

Nevertheless, I am pleased to inform you that we have made progress in our search. We have submitted offers for consideration on two different properties, and we are now eagerly awaiting feedback from the respective landlords.

Please rest assured that we remain fully committed to securing the most optimal space for Grafco International and E&M Laminating. Our team is actively engaged in negotiations and will continue to pursue every avenue available to us to ensure a successful outcome.

I appreciate your patience and understanding as we navigate through this process. Should you have any questions or require further clarification, please do not hesitate to contact me directly.

Sincerely,

Amrita Sohal Sales Representative -and-

1000093910 ONTARIO INC. Respondent (Applicant on Motion)

Court File No. CV-23-00004031-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT NEWMARKET

AFFIDAVIT OF RAVI AURORA

SCALZI CAPLAN LLP

20 Caldari Road, Unit #2 Vaughan, Ontario, L4K 4N8

Gary M. Caplan (19805G)

T: 416.568.7747

E: gary@sclawpartners.ca

Derek Ketelaars (67154R)

T: 437.242.4088

E: derek@sclawpartners.com

Lawyers for the Respondent (Applicant on Motion)

1000093910 ONTARIO INC.
Respondent (Applicant on Motion)

Court File No. CV-23-00004031-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT NEWMARKET

RESPONDING MOTION RECORD AND CROSS MOTION RECORD

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