



Valecraft
Homes Ltd.

Exceeding
Expectations
Since 1982

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on January 23, 2020.

You now have five (5) business days from January 23, 2020 to obtain your Lawyer's & Financing approvals.

On or before, February 3, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multi Media locations & all upgrades up to drywall stage must be completed by February 18, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 27, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 271- Malaghan/ Mangannavar

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_RL.doc

July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Pavankumar Laxmikant Malaghan and Priyadarshini Devaraddi Mangannava
STREET	1610-981 Gulf Pl
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1K 3X9
HOME PHONE	204-590-6761
WORK PHONE	
Cell Phone Purchaser (1)	204-590-6761
Cell Phone Purchaser (2)	204-590-6761 / 431-388-5656
CIVIC	753 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	271
MODEL #	810
MODEL NAME	The Kemp
DWELLING (MODEL#, ELEV, OPT)	810 C Std 3 Bed Kemp
ELEVATION	C
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	\$539,900.00
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	1
CLOSING MONTH, YEAR	December, 2020
CLOSING DATE (MONTH DAY, YEAR)	December 1, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Pavankumar Laxmikant Malaghan
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1610-981 Gulf Place Ottawa On K1K 3X9
HOME PHONE	204 590-6761
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	Civil Engineer
ID TYPE	Drivers Licence
ID NUMBER	M0232-62068-91025
PURCHASER 2	Priyadarshini Devaraddi Mangannavar
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1610-981 Gulf Place, Ottawa On K1K 3X9
HOME PHONE	204 590-6761
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	Electronics Engineer
ID TYPE	Drivers Licence
ID NUMBER	M0420-63429-05918
PART OF LOT(S)(singles)	271
PLACE SIGNED	
EMAIL ADDRESS (1)	Pavanmalaghan@gmail.com
EMAIL ADDRESS (2)	Priyadarshini1800@gmail.com
DATE: October 4, 2019	

SUMMARY OF PRICING
Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): Pavankumar Laxmikant Malaghan
Name(s): Priyadarshini Devaraddi Mangannavar

LOT NO: 271
MODEL: 810 C Std Kemp 3 Bed

BASE PRICE: \$539,900.00
ELEVATION:
LOT PREMIUM:
END LOT PREMIUM:
NET TOTAL COST OF UPGRADES: \$9,327.00
CREDITS: -\$9,327.00
Elevation to Credits with 5.2% tax included
Elevation to Credits with 13% tax included
SUBTOTAL 1:
SUBTOTAL 2:

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$539,900.00
TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$539,900.00
PURCHASER OFFER : \$539,900.00
DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$499,026.55	
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$539,900.00	
	ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: December 1, 2020

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Owner if base over max

REV: October 4, 2019

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Pavankumar Laxmikant Malaghani and Priyadarshini Devaraddi Mangannavar

Printed: 19-Jan-20 12:20 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
271	2	810 THE KEMP 3 BED ELEV C 3 Bed.	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 87523	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00		Each
17061	Note:	total - \$ 10,000 bonus - \$ 9327.00 has been applied to the purchase price the remainder \$ 673.00 to be taken at decor appointment		
2 90190	1 -	STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING		Each
17062	Note:			
3 86382	1 -	STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY		Each
17063	Note:			
4 90187	1 -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		Each
17064	Note:			
5 90189	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		Each
17065	Note:			
6 90188	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		Each
17066	Note:	Excluding Corner Cabinetry Where Applicable		
7 90186	1 -	STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		Each
17176	Note:	Does Not Include Electrical Rough-Ins		
8 102487	1 -	KITCHEN - OPTIONAL KITCHEN LAYOUT AS PER PLAN IN BUILDERS STANDARD CABINETRY	\$ 150.00	Each
17205	Note:	as per schedule H		
9	1 -	FOYER - Foyer extend the wall in betweenFlex room and foyer approx 2' 6" to be in line with the front door side lite. as per attached schedule H	\$ 300.00	Each
17183	Note:			
10 90076	1 -	BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,289.00	Each
17185	Note:	IN ENSUITE As per schedule H		
11 28685	1 -	CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 1,081.00	Each
17186	Note:	Does not include Shower door IN ENSUITE as per schedule H		
12 29014	1 -	GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	\$ 347.00	Each
17192	Note:	Does not include venting changes or connection. New dedicated outlet should be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required as per schedule H		

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Pavankumar Laxmikant Malaghani and Priyadarshini Devaraddi Mangannavar

Printed: 19-Jan-20 12:20 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
271	2	810 THE KEMP 3 BED ELEV C	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 40074	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13024 2 TON	\$ 3,578.00	Each
17193		Note: Location to be determined by Head Office		
*14 63458	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,358.00	Each
17198		Note: as per schedule H		
15 28994	1	- WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,224.00	Each
17202		Note: Subject to limiting distance at side yard as per Current Building Code		

Sub Total	\$9,327.00
HST	\$0.00
Total	\$9,327.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
<u>Total Payment:</u>	

PURCHASER:

Pavankumar Laxmikant Malaghani

19-Jan-20

DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

Priyadarshini Devaraddi Mangannavar

19-Jan-20

DATE

DATE:



RED MOOSE

REALTY INC.

Brokerage, Independently Owned & Operated

Michelle Kohlsmith

Sales Representative

Direct 613.868.8962
michelle@redmooserealty.com

www.RedMooseRealty.com

T HOMES LIMITED

LOT: 271

RULES & REGULATIONS
CO - OPERATIVE BROKER AGREEMENT

WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES LTD. site does not constitute registration on all sites.
- c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES LTD. Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES LTD. Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles, Bungalows & Townhomes at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

Nov. 23/19

DATE OF REGISTRATION

MICHELLE KOHLSMITH

AGENT'S NAME

Pavan Kumar Malaghar

CLIENT'S NAME

Bhriya

RED MOOSE REALTY

AGENT'S OFFICE

204-590-6761

CLIENT'S TELEPHONE NO:

613-868-8962

AGENT'S TELEPHONE NO:

A.M. Brose

VALECRAFT SALES REPRESENTATIVE:

M. Kohlsmith

AGENT'S SIGNATURE

Base

Price

\$539,900.00

HEAD OFFICE USE ONLY

Less

HST

\$40,873.45

Commission to

be based on this

amount.

\$499,026.55

Approved by Vendor (signing authority):

JB

January 23, 2020