



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 July 9, 2020.

You now have five (5) business days from July 10, 2020 to obtain your Lawyer's & Financing approvals.

On or before, July 17, 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 July 28, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by August 6, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 295 – Venepally

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

July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Abhilash Venepally
STREET	302-170 Lees Ave.
CITY, PROVINCE	Ottawa, ON.
POSTAL CODE	K1S 5G5
HOME PHONE	647.289.3917
WORK PHONE	647.289.3917
Cell Phone Purchaser (1)	647.289.3917
Cell Phone Purchaser (2)	
CIVIC	165 Hickstead Way
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	295
MODEL #	1050
MODEL NAME	McCasin
DWELLING (MODEL#, ELEV, OPT)	1050 "A" Std. McCasin
ELEVATION	"A"
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$665,696.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	22
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MONTH DAY, YEAR)	July 21, 2021
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	Abhilash Venepally
HOME ADDRESS (STREET, CITY, POSTAL CODE)	302-170 Lees Ave. Ottawa, K1S 5G5
HOME PHONE	647.289.3917
WORK ADDRESS (STREET, CITY, POSTAL CODE)	302-170 Lees Ave. Ottawa, K1S 5G5
WORK PHONE	647.289.3917
OCCUPATION	I.T. Consultant
ID TYPE	Drivers Licence
ID NUMBER	V2526-00308-51023
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PART OF LOT(S)(singles)	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	abhilash.undefined@gmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): Abhilash Venepally
Name(s):

LOT NO: 295
MODEL: 1050 "A" Std. McCaslin

BASE PRICE: \$651,900.00

ELEVATION: \$8,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$15,296.00

CREDITS: -\$10,000.00

SUBTOTAL: \$13,796.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$665,696.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$665,696.00

PURCHASER OFFER : \$665,696.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$610,350.44
	OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$665,696.00
	ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING:

July 21, 2021

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

Owner if base over max

Internal B1A
Rathwell Landing - Phase 2

PURCHASER: Abhilash Venepally

Printed: 30-Jun-20 3:13 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
295	2	1050 THE McCASLIN ELEV A	22-JUL-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
20436	Note:	Has been applied in full. <i>to the purchase price</i>		
2 5 20167	1	- KITCHEN/DINETTE - EXTENDED PANTRY #2 IN STD SERIES CABINTRY	\$ 5,992.00	Each
	Note:	See Attached. <i>Sketch & Schedule H.</i>		<i>Q1072-1 #1</i>
3 35960	1	- ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 7,149.00	Each
20168	Note:	As per Schedule H		<i>Q1072-1 #2</i>
4 28685	1	- MAIN BATHROOM - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 841.00	Each
20169	Note:	<i>Does not include Shower door</i> <i>AS PER SCHEDULE H.</i>		<i>Q1072-1 #3</i>
5 90076	1	- MAIN BATHROOM - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,314.00	Each
20170	Note:			<i>Q1072-1 #4</i>

26. STD - ~~FIREPLACE~~ ~~DEL HEARTH~~ DELETED
37. STD - SLEEVE FOR FUTURE WATERLINE
48. STD - SOFT CLOSE DOORS & FULL EXT. SOFT CLOSE TRACK ON DWRS.

Sub Total	\$15,296.00
HST	\$0.00
Total	\$15,296.00

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

PURCHASER: Abhilash Venepally 30-Jun-20 DATE VENDOR: PER: Valecraft Homes Limited DATE:

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1,072-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

VALECRAFT HOMES LIMITED

PROJECT: RATHWELL LANDING LOT: 295

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.)

15 NOVEMBER 2019.

DATE OF REGISTRATION

Asadullah Mohammed.

AGENT'S NAME

ABHILASH VENEPALEY

CLIENT'S NAME

IPRO Realty Brokerage.

AGENT'S OFFICE

647 289 3917

CLIENT'S TELEPHONE NO:

647.521.4629.

AGENT'S TELEPHONE NO:

Victoria Hanna

VALECRAFT SALES REPRESENTATIVE:

[Signature]

AGENT'S SIGNATURE

HEAD OFFICE USE ONLY

Base
Price

\$651,900.00

Less
HST

\$598,141.59

Commission to
be based on this
amount.

\$598,142.

Approved by Vendor (siging authority):

[Signature]