


**SCHEDULE "G"****HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
  - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
  - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
  - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

  
 Purchaser

  
 Purchaser

  
 Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate. \$492,873.45 ~~\$507,317.58~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8. Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of 0 representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 3.2% shall be incurred and payable on closing.

9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 30th day of July, 20 20

X [Signature]  
PURCHASER

VALECRAFT HOMES LIMITED

X [Signature]  
PURCHASER

[Signature]  
PER:

August 11, 2020  
DATE:

PROJECT: Deerfield Village 2 LOT: P90



**VALECRAFT HOMES LIMITED  
DEERFIELD VILLAGE 2  
SCHEDULE "K"**

**Common Elements Condominium (Purchase of An Interest in)**

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit P90, Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts on Plan 4R- on Schedule "D-1", Subdivision Deerfield Village 2

Municipal Address 604 Tranquil Stream Private, City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
  - (a) **"Agreement"** shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
  - (b) **"Condominium Documents"** shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
  - (c) **"Condominium Corporation"** shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
  - (d) **"Creating Documents"** means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.

X 2  
Purchaser

X [Signature]  
Purchaser

July 30th, 2020  
Date

VALECRAFT HOMES LIMITED

[Signature]  
Per:

August 11, 2020  
Date

SCHEDULE "O"

Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".

All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,  
Vendor and Julien Daniel Page & Yasnee Beeharry Purchaser (s).

Dated at Ottawa this 30th day of July, 20 20

Nicholas Rade  
Witness

X [Signature]  
Purchaser

Nicholas Rade  
Witness

X [Signature]  
Purchaser

PROJECT: Deerfield Village 2

LOT: P90

VALECRAFT HOMES LIMITED

[Signature]  
PER

August 11, 2020  
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Julien Daniel Page  
Business Address: 301 Wellington St., Ott., Ont., K1A 0J1  
Business Telephone Number: 613-513-4901  
Home Address: 143 Tall Oak Pvt., Ott., Ont., K1G 6T3  
Home Telephone Number: N/A  
Occupation: IT Admin Supreme Court Canada

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Drivers Licence

Number: P0133-42028-30603

  
Purchaser

  
Purchaser

(2) Full Name: Yasnee Beeharry  
Business Address: 495 Richmond Rd., #600, Ott., Ont., K2A 4H6  
Business Telephone Number: 613-558-3066  
Home Address: 143 Tall Oak Pvt., Ott., Ont., K1G 6T3  
Home Telephone Number: N/A  
Occupation: Analyst

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Drivers Licence Passport

Number: B2175-78008-75822 HD268103

  
Purchaser

  
Purchaser











Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1.2 NAME/ NOM

BEEHARRY,  
YASNEE

8. 143 TALL OAK PVT  
OTTAWA, ON, K1G 6T3

4d. NUMBER/  
NUMÉRO

B2175 - 78908 - 75822

4a. ISS/ DEL

2018/06/19

4b. EXP/ EXP

2023/08/22

5. DO/ RÉF.

GC6584227

16 HGT/ HAUT

157 cm

15. SEX/ SEXE

F

9. CLASS/  
CATÉG.

G

12. REST/  
COND

X

3. DOB/ ODN

1987/08/22



Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1.2 NAME/ NOM

PAGE,  
JULIEN, DANIEL

8. 36 OAKHAVEN PRIV  
OTTAWA, ON, K1K 4K1

4d. NUMBER/  
NUMÉRO

P0133 - 42028 - 30603

4a. ISS/ DEL

2015/04/08

4b. EXP/ EXP

2020/06/03

5. DO/ RÉF.

DE0806717

16 HGT/ HAUT

183 cm

15. SEX/ SEXE

M

9. CLASS/  
CATÉG.

G

12. REST/  
COND

3. DOB/ ODN

1983/06/03



Project:

DV2

Plan No.

4M-1290

Lot:

P90

Model:

120 Hamilton St

Purchaser:

Julien Daniel Page &  
Yasnee Beeharry  
July 30th, 2020



It is valid for all countries unless specified. The bearer must comply with any other entry regulations of the countries to be visited.

/ATIONS BEGINNING ON  
APPLICABLE)

Ce passeport est valable pour tous les pays,  
sauf indication contraire. Le titulaire doit  
se conformer aux formalités relatives aux  
visas ou aux autres formalités d'entrée  
des pays où il a l'intention de se rendre.

VOIR LES OBSERVATIONS DÉB  
LA PAGE 5 (LE CAS É

**Signature of bearer - Signature du titulaire**



7 D 2 6 8 1 0 w

**PASSPORT  
PASSEPORT**

# CANADA

Type/Type

P

Issuing Country/Pays smetteur

CAN

Passport No./N° de passe

HD 268103

Surname/Nom:

PAGÉ

Given names/Prénoms

JULIEN

Nationality/Nationalité

CANADIAN/CANADIENNE

Date of birth/Date de naissance

03 JUNE/JUIN 83

**Sex/Sexe**

Place of birth/Lieu de naissance

M

OTTAWA CAN

Date of Issue/Date de délivrance

24 AUG / AOÛT 15

Date of expiry/Date d'expiration

24 AUG / AOÛT 25

Issuing Authority/Autorité de délivrance

GATINEAU

[illegible]

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Schedule "W2"

**NON RESILIENT FLOORING WAIVER**

for

**HARDWOOD FLOORING**

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We,

Julien Daniel Page & Yasnee Beeharry

have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Deerfield Village 2

LOT NO: P90

X [Signature]  
(Signature)

July 30, 2020  
(Date)

X [Signature]  
(Signature)

July 30, 2020  
(Date)



**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: Julien Daniel Page Lot no: P90 Plan #: 4M-1290  
Purchaser's name: Yasnee Beeharry Project: Deerfield Village 2  
Home Phone: Cell: 613-513-4901 Model: 120 The Huntley Std.  
Work Phone: N/A Closing Date: August 17, 2021  
E-Mail (1): julienpag8@hotmail.com E-Mail (2): yasnee@yahoo.com

Valecraft Homes Ltd. continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Julien Daniel Page & Yasnee Beeharry

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: Deerfield Village 2

LOT NO: P90

X  
Purchaser

Date: July 30<sup>th</sup>, 2020

X  
Purchaser

Date: July 30<sup>th</sup>, 2020

[Signature]  
Valecraft Homes Limited

Date: August 11, 2020

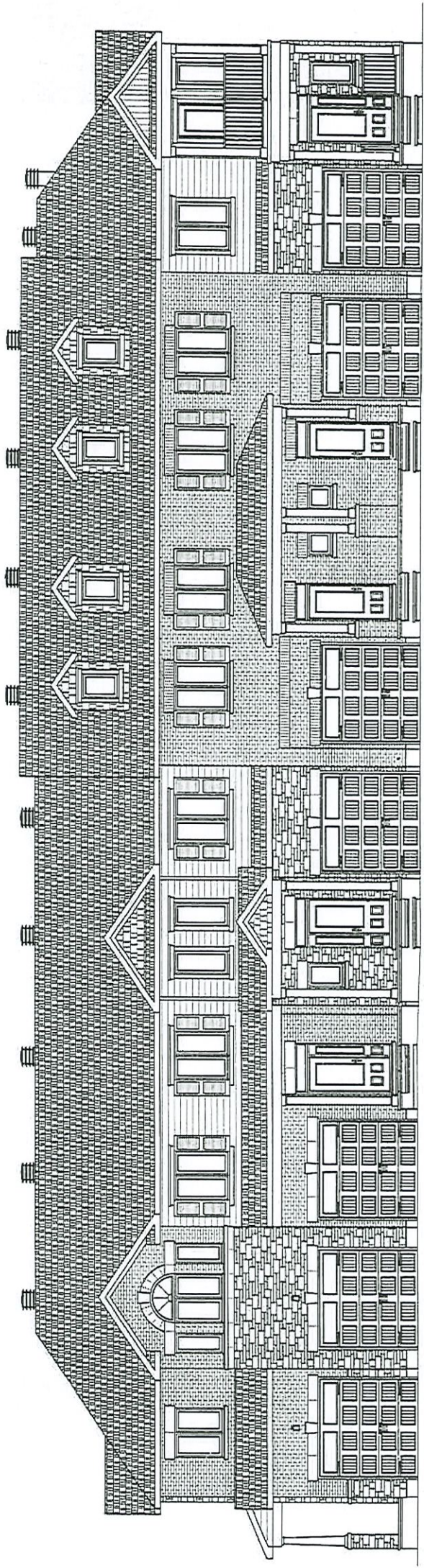
Appointment date given: \_\_\_\_\_

Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_

Date & Time: \_\_\_\_\_





DEERFIELD VILLAGE 2  
MODEL: 130 THE LEWIS (REV)  
BLOCK: P  
LOT: 87  
ADDRESS: 610 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 160-2 THE STANLEY 2  
BLOCK: P  
LOT: 88  
ADDRESS: 608 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 160-2 THE STANLEY 2 (REV)  
BLOCK: P  
LOT: 89  
ADDRESS: 606 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 120 THE HUNTLEY  
BLOCK: P  
LOT: 90  
ADDRESS: 604 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 140 THE GREEN (REV)  
BLOCK: P  
LOT: 91  
ADDRESS: 602 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 170 THE BASSETT  
BLOCK: P  
LOT: 92  
ADDRESS: 600 TRANQUIL STREAM PRIV.

# Block P Deerfield Village 2

All dimensions are approximate  
Exterior illustrations are artist concepts only and may not be as shown.  
E & OE, plans, materials and specifications are subject to change without notice.  
Actual useable floor space may vary from the stated floor area.  
E & OE June 26th 2020

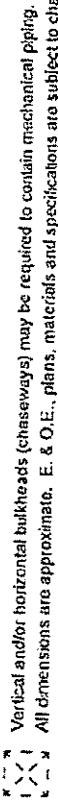
Deerfield Village 2  
Lot: P90  
Model: 120 The Huntley Std. July 30. 2020  
Purchasers: Julien Daniel Page & Yashee Beeharry





Purchaser: Julien Daniel Page

Lot: P90

Date: July 30, 2020





Valecraft  
Homes Ltd.

## Roma Collection Standard Silver Package



SAN-A3016P-11  
Brushed Nickel Finish  
Marbled Glass  
Bulb: 1 x LED  
• Breakfast / Dinette



SAN-A3016ch-11  
Brushed Nickel Finish  
Marbled Glass  
Bulbs: 3 x LED  
• Dining Room  
• Stairwell  
• 2 storey foyer (Plan Permitting)



SAN-A3012-11  
Brushed Nickel  
Marbled Glass  
12"W  
Bulbs: 2 x LED  
• Entry  
• Hallway  
• Bedrooms  
• Den / Study / Office / Flex Room  
• Finished Basement  
• Laundry Room



SAN-A3016-11  
Brushed Nickel  
Marbled Glass  
16"W  
Bulbs: 3 x LED  
• Kitchen Ceiling  
• Bedroom with cathedral ceiling (Plan Permitting)



AFR4-0830-WH  
LED Potlight  
• Basement Stairs  
• Soffit over Porch  
• Townhome Front Exterior



SAN-A1010-6  
Bulb: 1 x LED  
• Single Home Front Exterior



SAN-A1045S-6  
Bulb: 1 x LED  
• Back Exterior



SAN-A121-11  
Bulb: 1 x LED  
• Closet / Pantry



SAN-A16012-7  
14"W  
Bulbs: 2 x LED  
• Powder Room Vanity



SAN-A16013-7  
24"W  
Bulbs: 3 x LED  
• Bathroom Vanity

\* All dimensions are approximate.

Project: DV2

Plan #: 4M-1290

Lot: P90

Model: 120 The Huntley Std.

Purchaser: Julien Daniel Page

Purchaser: Yasnee Beeharry

Date: July 30, 2020

Upgrade #: Standard



Valecraft  
Homes Ltd.

## Rough-in Plumbing Layouts

Site: DV2

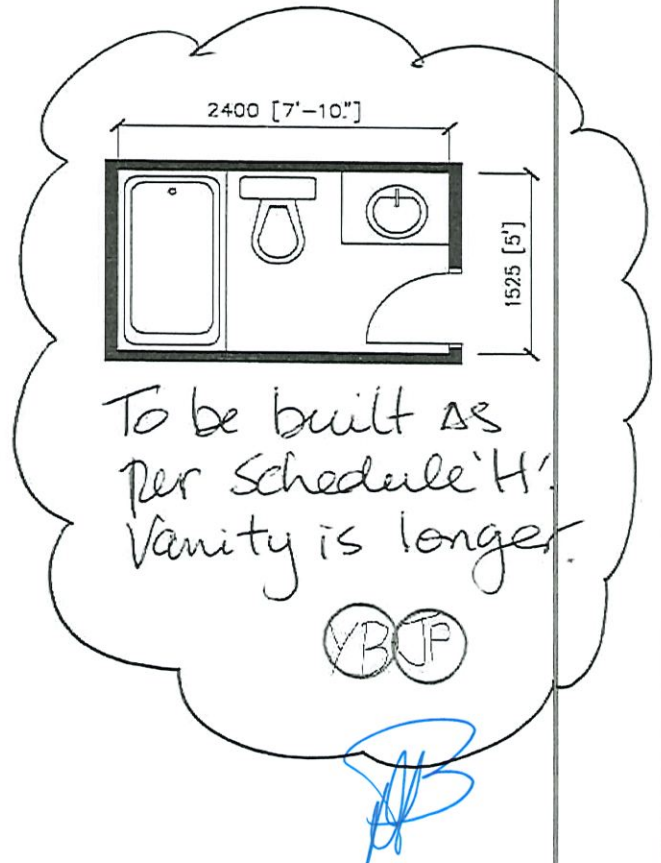
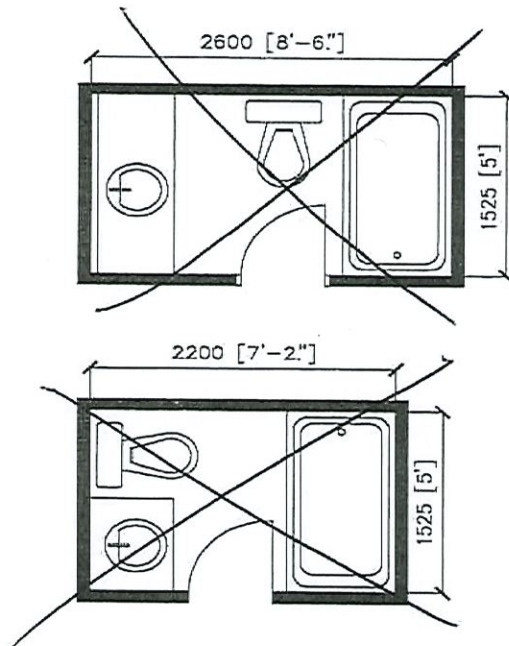
Plan #: 4M-1290

Lot #: P90

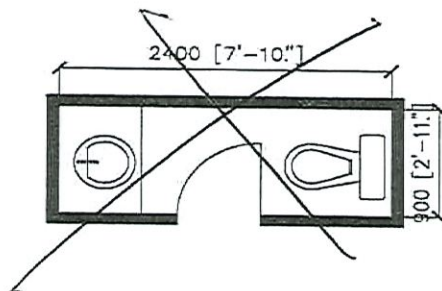
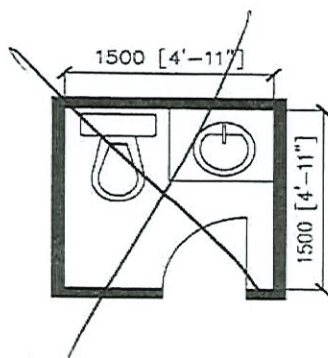
Upgrade #: 15

Purchaser (s): Julien Daniel Page & Yasnee Beeharry

3pcs Layouts



2pcs Layouts



\* All dimensions are approximate.

The Purchaser (s) acknowledge that a plumbing rough-in is approximate only. Plumbing drain pipes and/or wall framing will inevitably have to be adjusted to accomodate future plumbing fixtures. Doorway locations may vary. All dimensions are approximate.

Purchaser: [Signature]

Date: July 30, 2020

Purchaser: [Signature]

Date: July 30, 2020

Vendor: [Signature]

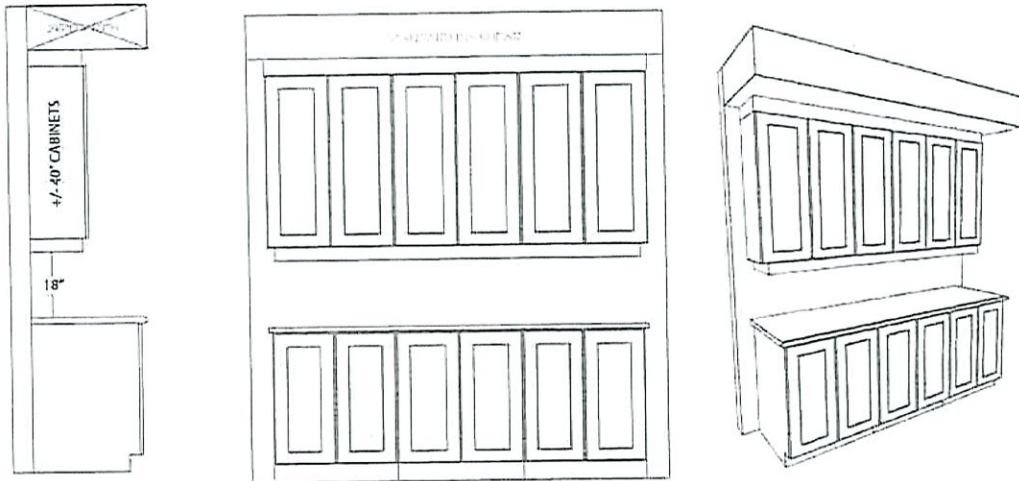
Date: August 11, 2020



# TOWNHOME OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

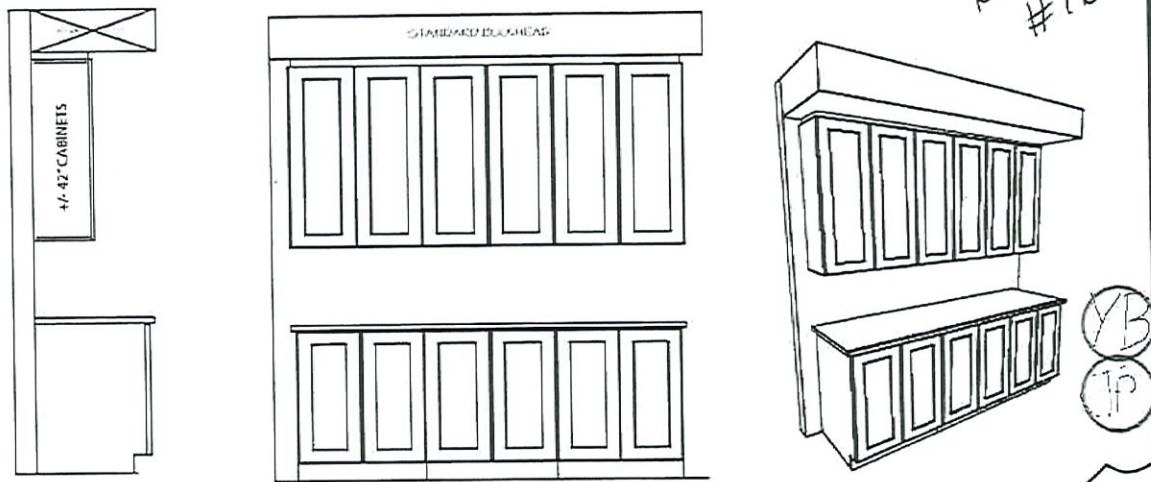
## UPC9-1B

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to standard bulkhead.



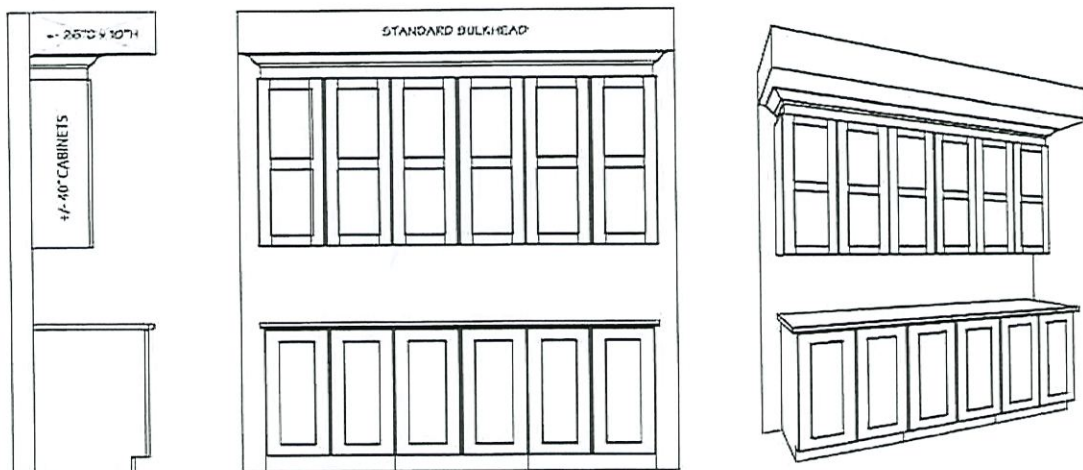
## UPC9-2A

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



## UPC9-3B

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



Site: DV2

Purchaser: Julien Daniel Page

Plan No: 4M-1290

Lot: P90

Purchaser: Yasnee Beeharry

Date: July 30-2020