

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, namely the amount \$436,842.41. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

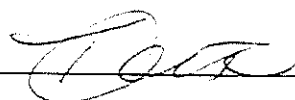
Signed at Ottawa this 3rd day of August, 2020


PURCHASER



VALECRAFT HOMES LIMITED

PURCHASER

PER: 

August 10, 2020
DATE:

PROJECT: Deerfield Village 2 LOT: O85

**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 085. 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 616 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 Purchaser 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 alterations 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.


Purchaser

Purchaser


Date

August 3rd, 2020

VALECRAFT HOMES LIMITED

Per:

Date


August 10, 2020

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 Majed Ali Sultan Purchaser (s).

Dated at Ottawa this 3rd day of August, 20 20
Nicholas
Witness X
Purchaser

Witness

Purchaser

PROJECT: Deerfield Village 2

LOT: O85

VALECRAFT HOMES LIMITED

T. O. A.
PER

DATE: August 10, 2020

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Majed Ali Sultan

Business Address: 75 Rowntree Dairy Rd, Woodbridge Ont., L4L 6C8

Business Telephone Number: 905-856-8805

Home Address: 4 Cellini Court, Ott. Ont., K1G 5J7

Home Telephone Number: N/A

Occupation: Service Technician / Window Installer

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: S9232 - 51118- 41017



Purchaser

Purchaser

(2) Full Name: _____

Business Address: _____

Business Telephone Number: _____

Home Address: _____

Home Telephone Number: _____

Occupation: _____

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

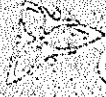
- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: _____

Number: _____

Purchaser

Purchaser

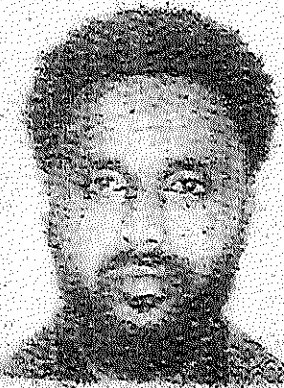


Driver's Licence

Permis de conduire

ON

CANADA



1,2 NAME / NOM

SULTAN, MAJED ALI

8 4 CELLINI COURT

OTTAWA, ON, K1G 5J7

4d NUMBER / NUMERO

S9232 - 51118 - 41017

4a ISS / DEL

2018/01/10

4b EXP / EXP

2022/10/17

5 DO / RÉF

DZ7715518

13 HGT / HAUT

173 cm

15 SEX / SEXE

M

9 CLASS / CATÉG

G

12 REST / COND

3 DOB / DDN

1984/10/17

Project: WA 4M-1290

Plan No. CES

Lot: 110 Thomas Per.

Model: Majed Ali Sultan

Purchaser: August 3rd 2020

(MS)

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Majed Ali Sultan Lot no: O85 Plan #: 4M-1290
Purchaser's name: _____ Project: Deerfield Village 2
Home Phone: N/A Model: 110 Thomas Rev
Work Phone: 905-856-8805 Closing Date: July 13, 2021
E-Mail (1): majed.sultan@live.com E-Mail (2): _____

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.

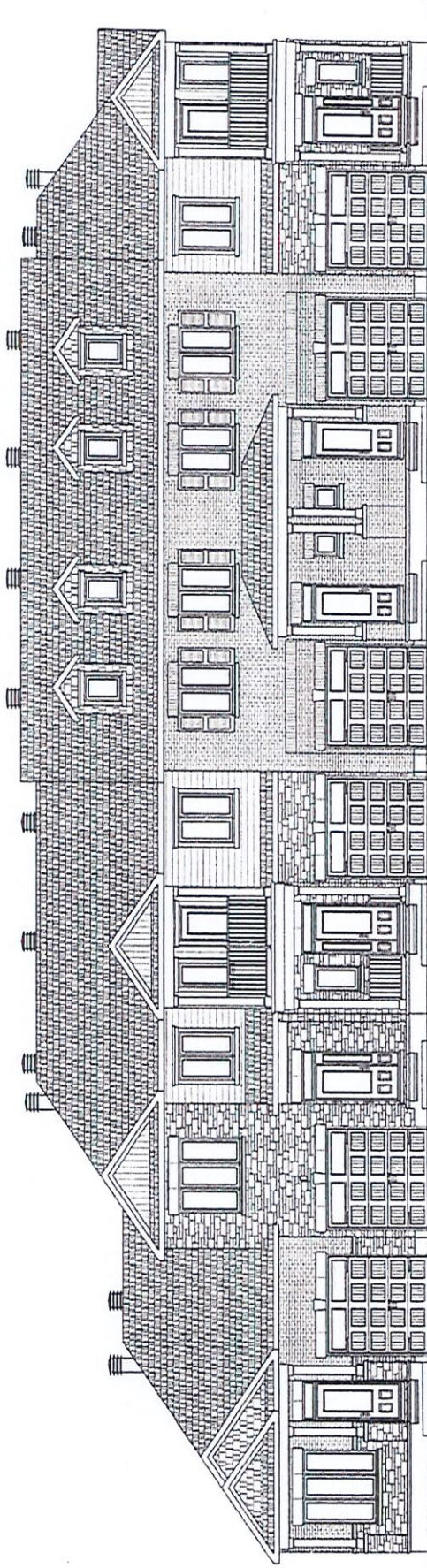
I/we, Majed Ali Sultan
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/variegated quartz countertops.

☒ We accept this opportunity
☐ We decline this opportunity

Project: Deerfield Village 2 LOT NO: O85
X [Signature] August 3rd, 2020
Purchaser Date:

Purchaser _____ Date: _____
[Signature] August 10, 2020
Valecraft Homes Limited Date:

Appointment date given: _____ Spoke with/left message: _____
Time scheduled: _____ Date & Time: _____



DEERFIELD VILLAGE 2
MODEL: 135 THE LEWIS (REV)
BLOCK: O
LOT: 81
ADDRESS: 624 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2
BLOCK: O
LOT: 82
ADDRESS: 622 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: O
LOT: 83
ADDRESS: 620 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS
BLOCK: O
LOT: 84
ADDRESS: 618 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS (REV)
BLOCK: O
LOT: 85
ADDRESS: 616 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 105 THE MAIN
BLOCK: O
LOT: 86
ADDRESS: 614 TRANQUIL STREAM PRIV.

MS

Block O 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 24th 2020

MS

Deerfield Village 2
Lot: 085
Model: 110 The Thomas Rev.
Purchasers: Majeed Ali Sultan

August 3rd, 2020



2098 sq.ft.
(365 sq.ft. E)Date: August 3rd, 2020



Valecraft
Homes Ltd.

Roma Collection Standard Silver Package



SAN-A2010P-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 story foyer (Plan Permitting)



SAN-A2012-11
Brushed Nickel
Marbled Glass
12"W
Bulbs: 2 x LED
• Entry
• Hallway
• Bedrooms
• Den / Study / Office / Flex Room
• Finished Basement
• Laundry Room



SAN-A2016-11
Brushed Nickel
Marbled Glass
16"W
Bulbs: 3 x LED
• Kitchen Ceiling
• Bedroom with cathedral ceiling (Plan Permitting)



AFR4-0930-WH
LED Spotlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



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



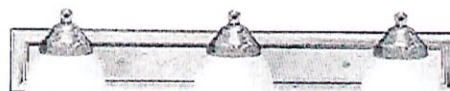
SAN-A4045-6
Bulb: 1 x LED
• Back Exterior



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.

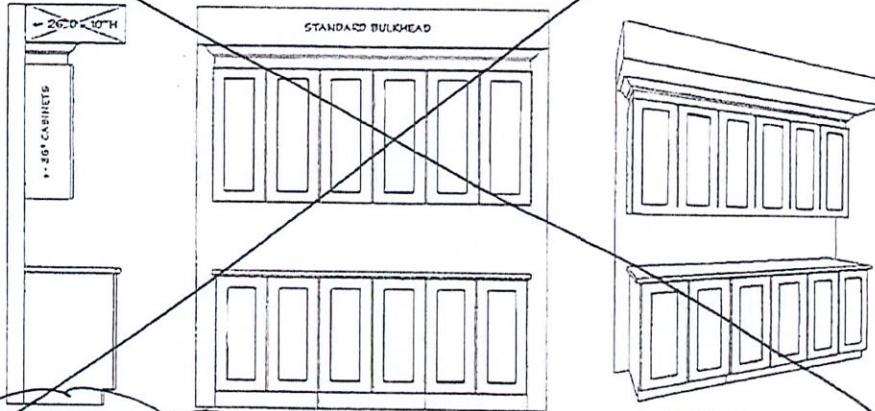
Project: Deerfield Village 2
Plan #: 4M-1290
Lot: 085
Model: 110 Thomas Rev.

Purchaser: Majed Ali Sultan
Purchaser: M.S.
Date: August 3rd 2020
Upgrade #: Standard

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

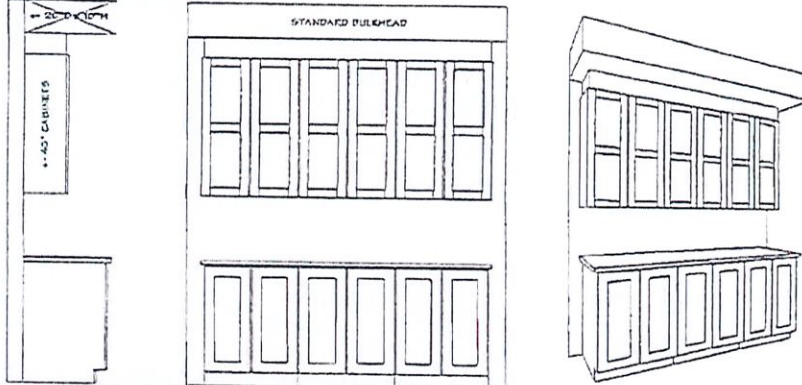
UPC9-1A

- Includes crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



UPC9-2A

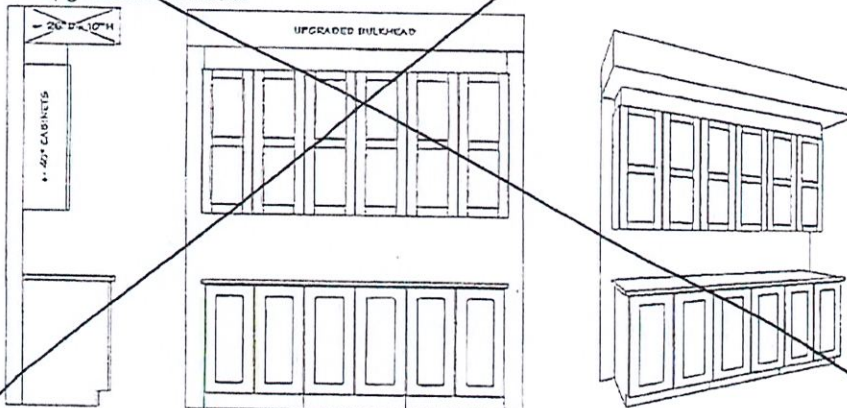
- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



MS
Re item #12

UPC9-2B

- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: DV2
Plan No: 4M-1290
Lot: 085
Date: Aug. 3rd, 2020

Purchaser: Majed Ali Sultan
Purchaser: *[Signature]*