

## **Welcome to Deerfield Village 2**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on August 25, 2020

You now have ten (10) days from August 29, 2020 to obtain your Lawyer's & Financing approvals.

On or before September 9, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Colour selections and all remaining upgrades must be completed by September 23, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

**Deerfield Village 2 Sales Office**  
**613-421-8142**

Lot P91 – Irani

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<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Arzaan Firdosh Irani
STREET	172 Tom Taylor Cres.,
CITY, PROVINCE	Newmarket, Ontario
POSTAL CODE	L3X 3E9
HOME PHONE	N/A
WORK PHONE	N/A
CELL PHONE (1)	416-871-2125
CELL PHONE (2)	N/A
BUILDER'S REF # DWELLING	P91
CIVIC	602 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P91
MODEL #	140
MODEL NAME	Green
DWELLING (MODEL# & name & std/rev )	140 Green Rev.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	\$503,780.32
Purchaser Offer INVESTMENT	
CLOSING DAY	12
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MM/ DD/,YY)	August 12, 2021
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	Louis Guertin
STREET	2451 St-Joseph Blvd., Suite 217,
CITY, PROVINCE	Orleans, Ont.,
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Arzaan Firdosh Irani
HOME ADDRESS (STREET, CITY, POSTAL CODE)	172 Tom Taylor Crescent, Newmarket, L3X 3E9
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	59 Camelot Drive, Ottawa, K2G 5X4
WORK PHONE	N/A
OCCUPATION	Programmer
ID TYPE	Drivers Licence
ID NUMBER	I7189-06239-20819
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	arzaan92@hotmail.com
EMAIL ADDRESS (2)	
DATE: August 7, 2020	

SUMMARY OF PRICING				DATE:	
PROJECT: Deerfield Village 2		LOT NO: P91			
Reg'd Plan #: 4M-1290		MODEL: 140 Green Rev.			
Name(s): Arzaan Firdosh Irani					
Name(s):					
BASE PRICE DWELLING:				\$474,900.00	
LOT PREMIUM:					
END LOT PREMIUM:					
NET TOTAL COST OF UPGRADES:				\$33,880.32	
CREDITS:				-\$5,000.00	
SUBTOTAL :				\$28,880.32	
TOTAL:				\$503,780.32	
PURCHASER OFFER:				\$503,780.32	
DIFFERENCE:					
\$5000.00 Décor Bonus has been applied in Full to the Purchase Price of this home					
Kitchen Granite Level 1 Bonus (Does not include Breakfast Bar)					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$467,062.23
COMMENTS:					
*EXPECTED DATE OF CLOSING:				August 12, 2021	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					



Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Arzaan Firdosh Irani		Printed: 12-Aug-20 5:29 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P91	2	140 THE GREEN	12-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 89443 21105	1	<b>KITCHEN</b> - BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS	\$ 0.00
*2 88585 21106	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00 Note: Bonus of \$5,000.00 has been applied in full to the purchase price of this home.	\$ 0.00
3 90185 21108	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00
4 90182 21109	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00
*5 90184 21110	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00
*6 90183 21111	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00
7 90181 21112	1	- BASEMENT - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	\$ 0.00
*8 89399 21193	1	- STAIRS - UPPER - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.  *** NATURAL MAPLE UPPER LEVEL ***. AS PER SCHEDULE 'H'.	* \$ 5,628.00
9 111644 22143	1	<b>KITCHEN</b> - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH Note: As per Schedule H	\$ 4,353.00
10 90835 21123	1	<b>KITCHEN</b> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: IN KITCHEN LAYOUT #1, AS PER SCHEDULE 'H'.	\$ 166.00
*11 88511 21124	1	<b>KITCHEN</b> - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. IN KITCHEN LAYOUT #1, AS PER SCHEDULE 'H'.	* \$ 75.00
12 22159	1	<b>KITCHEN</b> - CABINETRY - UPC9-2A - LEVEL 2 CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: AS PER SKETCH, DATED AUGUST 16TH, 2020	\$ 1,522.00

Vendor Initials: \_\_\_\_\_ Purchaser Initials: AI

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Arzaan Firdosh Irani		Printed: 12-Aug-20 5:29 pm	
LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*13 116498	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 2 SERIES CABINETS)	*\$ 726.00
22147	Note:	TO BE LOCATED BETWEEN <i>COUNCIL</i> PANTRY AND RANGE, AS PER SCHEDULE 'H'. ✓✓	Each ✓
*14 104694	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN OPTION #1	*\$ 2,854.00
22142	Note:	*** COMPLETE WITH FLUSH BREAKFAST BAR *** *** DIFFERENCE FROM GRANITE LEVEL 1 BONUS FOR STD KITCHEN LAYOUT ***. AS PER SCHEDULE 'H'. ✓	Each <i>Q 1096-6 #41</i>
15 22172	1	KITCHEN/DINETTE - EXTEND LOWER CABINETS (LEVEL 2 SERIES) IN OPTIONAL KITCHEN LAYOUT #1 TO EXTERIOR WALL C/W QUARTZ LEVEL 5 SERIES COUNTERTOP AS PER SCHEDULE H. Note: *** NO BACKSPLASH TILES INCLUDED ***. DEPTH OF CABINETS ARE 24". ✓	\$ 7,222.00
			Each <i>Q 1096-7 #50</i>
*16 87999	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 832.00
21208	Note:	IN KITCHEN LAYOUT #1, LEVEL 2 SERIES CABINETRY, TO BE INSTALLED BETWEEN RANGE AND EXTENDED LOWER CABINETS IN DINETTE, AS PER SCHEDULE 'H'. ✓	Each <i>Q 1096-7 #51</i>
*17 107	*1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	*\$ 265.00
21142	Note:	AS PER SCHEDULE 'H'. ✓	Each ✓
18 88508	1	- - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00
21143	Note:		Each ✓
*19 108	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE	*\$ 562.00
21144	Note:	AS PER SCHEDULE 'H'. ✓✓	Each <i>Q 1096-8 #57</i>
*20 108	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATH - BRONZE	*\$ 143.00
21147	Note:	AS PER SCHEDULE 'H'. ✓✓	Each <i>Q 1096-8 #60</i>
*21 108	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH - BRONZE	*\$ 143.00
21148	Note:	AS PER SCHEDULE 'H'. ✓✓	Each <i>Q 1096-8 #61</i>
22 127	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 60.00
21150	Note:	IN OPTIONAL KITCHEN #1 LAYOUT ✓	Each ✓
23 21151	1	KITCHEN - SUPPLY AND INSTALL BRONZE LEVEL BACKSPLASH BEHIND CHIMNEY STYLE HOOD FAN ALL THE WAY TO THE CEILING. Note:	\$ 50.00
			Each <i>Q 1096-9 #64</i>
24 100674	1	- - HARDWOOD - MAPLE - LAUZON - 3 1/8" NATURAL - STANDARD AREAS	\$ 75.00
21163	Note:	<i>AS PER SCHEDULE H.</i> ✓	Each ✓



Internal B1A Deerfield 2 - Phase 2				
PURCHASER: Arzaan Firdosh Irani			Printed: 12-Aug-20 5:29 pm	
LOT NUMBER P91		PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
ITEM	QTY	EXTRA / CHANGE		PRICE
*25 100027	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH ✓		*\$ 458.00
21178	Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes			Each ✓
26 88290	1	- FLAT CEILING IN WHOLE HOUSE		\$ 1,985.00
21179	Note: Includes Family Room in Basement			Each ✓
27 88469	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION		\$ 255.00
21185	Note:			Each ✓
28 88038	1	- ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES		\$ 841.00
21201	Note: Does not include Shower door See #31 As per Schedule H.			Each ✓
29 1101	1	- ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)		\$ 750.00
21205	Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM, APPROXIMATELY 12" VANITY EXTENSION REQUIRED TO ACCOMMODATE BANK OF DRAWERS, TO BE INSTALLED CLOSEST TOWARDS SIDE OF TOILET, BUILDER'S STANDARD SERIES CABINETS, TOILET MAY BE RELOCATED TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓			Each ✓
30 88115	1	- ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK		\$ 359.00
21206	Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM, PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE MASTER BEDROOM WALK IN CLOSET WILL BE REDUCED TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓			Each ✓
31 90164	1	- ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH SQUARE TOWEL BAR FOR 5 X 3 TILES SHOWERS		\$ 1,407.00
21947	Note: TO BE INSTALLED IN STANDARD ENSUITE BATHROOM SHOWER, AS PER SCHEDULE 'H'. ✓ See #28			Each ✓
32 88102	1	- KITCHEN - LOWER CABINETS - CUTLERY DIVIDER		\$ 100.00
22144	Note:			Each ✓
*33 90831	1	- STANDARD - AC UNIT 16 SEER 1.5 TON		\$ 0.00
22418	Note: Location to be determined by Head Office			Each ✓
34 111199	1	- HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS		\$ 616.00
22430	Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department			Each ✓
*35 108	*1	- KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN / DINETTE OPT #1 - BRONZE		*\$ 704.00
22431	Note: AS PER SCHEDULE H ✓			Each ✓ Q1096-8 Q#58
*36 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. ✓		*\$ 1,093.84
22433	Note: QUOTE #OR4125 REV.03 DATED 08/07/2020 ✓			Each ✓

Vendor Initials: \_\_\_\_\_ Purchaser Initials: AI

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,096-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

Internal B1A  
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 12-Aug-20 5:29 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*37 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. ✓	*\$ 560.48	Each ✓
22434		Note: QUOTE #SS3437 REV.03 DATED 08/07/2020 ✓✓		

Sub Total

\$33,880.32 ✓

HST

\$0.00

Total

\$33,880.32

Payment Summary

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

PURCHASER: Arzaan Firdosh Irani

12-Aug-20  
DATE

VENDOR: \_\_\_\_\_

PER: Valecraft Homes Limited

DATE: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_