



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Mr. Dhillon,

RE: Rathwell Landing lot 293

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **September 15, 2020**.

You now have five (5) business days from **September 15, 2020** to obtain your Lawyer's & Financing approvals.

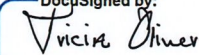
On or before **September 23, 2020** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **October 7, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 12, 2020** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-435-8141.

Sincerely,

DocuSigned by:

B66AFC94F0B9401...

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Japdeep Singh Dhillon
STREET	210 Clonrush Way
CITY, PROVINCE	Kanata, ON.
POSTAL CODE	K2T 0L3
HOME PHONE	613.883.7620
WORK PHONE	613.883.7620
Cell Phone Purchaser (1)	613.883.7620
Cell Phone Purchaser (2)	
CIVIC	169 Hickstead Way
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	293
MODEL #	1086
MODEL NAME	Steel
DWELLING (MODEL#, ELEV, OPT)	1086 "B" STD
ELEVATION	"B"
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER base=Formula 4	\$734,333.00
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	21
CLOSING MONTH, YEAR	September, 2021
CLOSING DATE (MONTH DAY, YEAR)	September 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	Japdeep Singh Dhillon
HOME ADDRESS (STREET, CITY, POSTAL CODE)	210 Clonrush Way, Kanata, K2T 0L3
HOME PHONE	613.883.7620
WORK ADDRESS (STREET, CITY, POSTAL CODE)	210 Clonrush Way, Kanata, K2T 0L3
WORK PHONE	613.883.7620
OCCUPATION	Solution Architech
ID TYPE	Drivers Licence
ID NUMBER	D3463-38688-90911
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)	293
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	dhillon2285@gmail.com
EMAIL ADDRESS (2)	
DATE: September 3, 2020	

SUMMARY OF PRICING
Owner if base over max

DATE:

PROJECT: Rathwell Landing

Reg'd Plan #: 4M-1589

Name(s): Japdeep Singh Dhillon

Name(s):

LOT NO: 293

MODEL: 1086 "B" STD

BASE PRICE: \$709,900.00

ELEVATION: \$6,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$27,933.00

CREDITS: -\$10,000.00

SUBTOTAL: \$24,433.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$734,333.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$734,333.00

PURCHASER OFFER : \$734,333.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$671,091.15	
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$734,333.00	
	ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: September 21, 2021

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASER: Japdeep Singh Dhillon		Printed: 8-Sep-20 8:38 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
293	2	1086 THE STEEL ELEV B	21-Sept-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
21329	Note:	Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price	Each
2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
21330	Note:		Each
3 86370	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
21331	Note:		Each
4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
21332	Note:		Each
*5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
21333	Note:		Each
*6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
21334	Note:	Excluding Corner Cabinetry Where Applicable	Each
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
21335	Note:	Does Not Include Electrical Rough-Ins	Each
*8 69125	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 - 1/8"STAINED - STANDARD AREAS	*\$ 5,852.00
21338	Note:	As per Schedule H.	Each
*9 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	*\$ 566.00
21480	Note:	Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required	Each
10 90815	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	\$ 475.00
21342	Note:	Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each
*11 56259	1	- KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH	*\$ 3,516.00
21481	Note:	As per Schedule H	Each
12 37541	1	- COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W OPT FLUSH BREAKFAST BAR	\$ 6,457.00
21345	Note:	As per Sketch Sch. H.	Each

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASER: Japdeep Singh Dhillon			Printed: 8-Sep-20 8:38 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
293	2	1086 THE STEEL ELEV B	21-Sept-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 109999	1	- COUNTERTOP - GRANITE - LEVEL 1 - ENSUITE BATHROOM - BED 2	\$ 565.00	Each
21346		Note: Does not include under mount sink or single hole faucet - to be selected at Decor Appointment		
14 56187	1	- KITCHEN - KITCHEN SINK - FRANKE TECHNA TCX120-29 DOUBLE BOWL STAINLESS STEEL UNDERMOUNT SINK	\$ 1,026.00	Each
21358		Note: Only available with Solid Surface Countertops		
15 28551	1	- GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED	\$ 354.00	Each
21362		Note: Stain colour to be specified on Colour Sheets		
*16 49	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	* \$ 631.00	Each
21366		Note: As per Schedule H		Q 1098-5 #33
*17 49	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - MAIN STAIRCASE - LEVEL 1	* \$ 90.00	Each
21367		Note: As per Sel. H		
18	1	- STUDY - UNDERPAD - UPGRADE - LEVEL 1	\$ 112.00	Each
21368		Note: AS per Schedule H		Q 1098-5 #35
*19 45	*1	- CARPET - UPGRADE - LEVEL 2 - - BEDROOMS ONLY - LEVEL 2	* \$ 1,524.00	Each
21369		Note: AS per Schedule H		Q 1098-5 #36
*20 45	*1	- CARPET - UPGRADE - LEVEL 2 - - MAIN STAIRCASE - LEVEL 2	* \$ 222.00	Each
21370		Note: AS per Sel. H		Q 1098-5 #37
21	1	- STUDY - CARPET - UPGRADE - LEVEL 2	\$ 271.00	Each
21371		Note: AS per Schedule H		Q 1098-5 #38
22 103731	1	- AC ROUGH IN LINE SET, DISCONNECT & ELECTRICAL WIRING	\$ 573.00	Each
22815		Note:		
23 37495	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 5,699.00	Each
22817		Note: As per Schedule H		

- Standard - Deleted Fireplace Hearth

Purchasers acknowledge & accept the modified mudroom and low headroom in mechanical room as per Schedule H.

N/C

Sub Total	\$27,933.00
HST	\$0.00
Total	\$27,933.00

N/C

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,098-2

InvoiceSQL.rpt 16May20

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Japdeep Singh Dhillon

Printed: 8-Sep-20 8:38 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
293	2	1086 THE STEEL ELEV B	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER: _____
Japdeep Singh Dhillon

08-Sep-20
DATE

VENDOR: _____
PER: Valecraft Homes Limited

DATE: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,098-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Mandeep Basra

SALES REPRESENTATIVE

Direct: 613.890.8868

056. Steel A B

Karan Basra

SALES REPRESENTATIVE

Direct: 613.890.7888

Office: 613.709.4311

Karan@TeamBasra.com
www.TeamBasra.com



ROYAL STAR

Realty Inc., Brokerage
"Real People Deserve Royal Service"

VALECRAFT HOMES LIMITED

PENDING LOT: 293

RULES & REGULATIONS
CO-OPERATIVE BROKER AGREEMENT

CIVIC: 169 Hickstead Way

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, 2019

DATE OF REGISTRATION

MANDEEP BASRA / KARAN BASRA

AGENT'S NAME

JAPDEEP SINGH DILLON

CLIENT'S NAME

ROYAL STAR REALTY INC. Broker

AGENT'S OFFICE

CLIENT'S TELEPHONE NO:

613-890-8868

AGENT'S TELEPHONE NO:

M. Basra
VALECRAFT SALES REPRESENTATIVE:

Mandeep Singh Basra / Karan Basra
AGENT'S SIGNATURE

Base
Price

\$ 709,900.00

HEAD OFFICE USE ONLY

Less
HST

\$ 671,091.15

Commission to
be based on this
amount.

\$ 6710.91

Approved by Vendor (signing authority):

[Signature]

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REVISED: August 17, 2018