

YASNEE BEEHARRY
143 TALL OAK PVT, TEL: (613) 558-3066
OTTAWA ON
K1G 6T3

131

DATE 2020-09-10
A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft homes Ltd.

two thousand three hundred sixty four

2364.00 \$



BANQUE ROYALE DU CANADA
SUCCURSALE ST-LAURENT ET SMYTH
1930 BOUL ST-LAURENT
OTTAWA (ON) K1G 1A4

POUR

50% electrical - D/L2 Lot Pgd

100 DOLLARS

Caractéristiques de
sécurité intégrées.
Détails au verso.

[Signature]

⑈ 131 ⑈ ⑆000006⑈003⑆516⑈838⑈0⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 30th DAY OF July, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : P90
LOT: P90 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 604 Tranquil Stream Private
PURCHASERS: Julien Daniel Page & Yasnee Beeharry

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 11th, 2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$532,947.00
BALANCE AT CLOSING: \$517,947.00
LESS H.S.T. AMOUNT: \$492,873.45
SCHEDULE "G" DATED: July 30th, 2020
TARION SCHEDULE "B" DATED: July 30th, 2020
: 1c) Further Deposit Post-dated of \$7000.00

INSERT: 680 dated: September 5th, 2020 in the amount of: \$4,677.07
NEW PURCHASE PRICE: \$537,674.92
ADDITIONAL DEPOSIT OF: \$2,364.00
NEW BALANCE AT CLOSING: \$520,260.07
NEW LESS H.S.T. AMOUNT: \$497,057.45
SCHEDULE "G" DATED: September 5th, 2020
TARION SCHEDULE "B" DATED: September 5th, 2020
: 1c) Further Deposit at Firm-up of \$7000.00

Dated at Ottawa this 5th day of September, 2020

In the presence of:

Michael Hidel
WITNESS

X [Signature]
PURCHASER

Michael Hidel
WITNESS

X [Signature]
PURCHASER

Dated at Ottawa this 17th day of September, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

REV: September 3, 2020

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 of \$497,012.45 ~~\$497,057.45~~. 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 5th day of September, 2020

X [Signature]
PURCHASER

VALECRAFT HOMES LIMITED

X [Signature]
PURCHASER

[Signature]
PER:

September 17, 2020
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: P90

NON STANDARD EXTRAS (680)
Deerfield 2 - Phase 2

PURCHASERS: Julien Page and Yasnee Beeharry

Printed: 5-Sep-20 6:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
P90	2	120 THE HUNTLEY	17-Aug-21	
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE	
*30 88287	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 4,727.92	Each
23503	Note: QUOTE # SS3423 REV. 00 DATED <u>September 4.</u> AUGUST 23rd , 2020		<u>\$4677.07</u>	JP YB
*31 88294	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 0.00	Each
23504	Note: <u>REV. 02</u> QUOTE # OR4103 DATED AUGUST 18th, 2020			YB JP A

Sub Total	\$4,727.92
HST	\$0.00
Total	<u>\$4677.07</u> \$4,727.92

JP YB

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

X 2
Julien Page

05-Sep-20
DATE

VENDOR:

[Signature]
PER: Valecraft Homes Limited

PURCHASER:

X [Signature]
Yasnee Beeharry

05-Sep-20
DATE

DATE:

September 17, 2020

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,168-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: SS3423 Rev.06

Customer Copy

Customer:

Julien Daniel Page & Yasnee Beeharry

Home: 613-513-4901
Cell: 613-558-3066
Email: julienpag8@hotmail.com
yasnee@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: P-90
Closing Date: 08/17/2021

Salesperson: Jason Thompson
Date: 09/04/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Delete standard fixture and add 3 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer switch	B	549.00 \$	549.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer switch	C	1,106.00 \$	1,106.00 \$
Various Locations	3.00	Upgrade to USB plug in master bedroom (2) and great room and rec Family room - 1 comes standard	D	45.00 \$	135.00 \$
Master Bedroom	1.00	Add 15 AMP plug approx 60 inches from floor	E	90.00 \$	90.00 \$
Great Room	1.00	Add 15 AMP plug approx 60 inches from floor	F	90.00 \$	90.00 \$
Dining	1.00	Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer switch	G	384.00 \$	384.00 \$
Family Room	1.00	Delete standard fixtures and add 8 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer switch	H	1,241.00 \$	1,241.00 \$
Hall / Foyer	2.00	Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH)	I	136.00 \$	272.00 \$
2nd Floor Ceiling	2.00	Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH)	J	136.00 \$	272.00 \$

*** Total price does not include any applicable taxes.

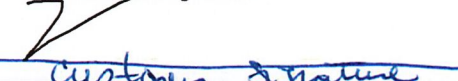
Customer Total: 4,139.00 \$
13% HST : 538.07
TOTAL: 4677.07

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

X 
Customer Signature

September 5, 2020
Date

X 
Customer Signature

September 5, 2020

YB JP

AD

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: OR4103 Rev.02

Customer Copy

Customer:

Julien Daniel Page & Yasnee Beeharry

Home: 613-513-4901
Cell: 613-558-3066
Email: julienpag8@hotmail.com
yasnee@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: P-90
Closing Date: 08/17/2021

Salesperson: Jason Thompson (OR)
Date: 08/18/2020



Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
*** Total price does not include any applicable taxes.				Customer Total:	0.00 \$

Customer Signature

Customer Signature

Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

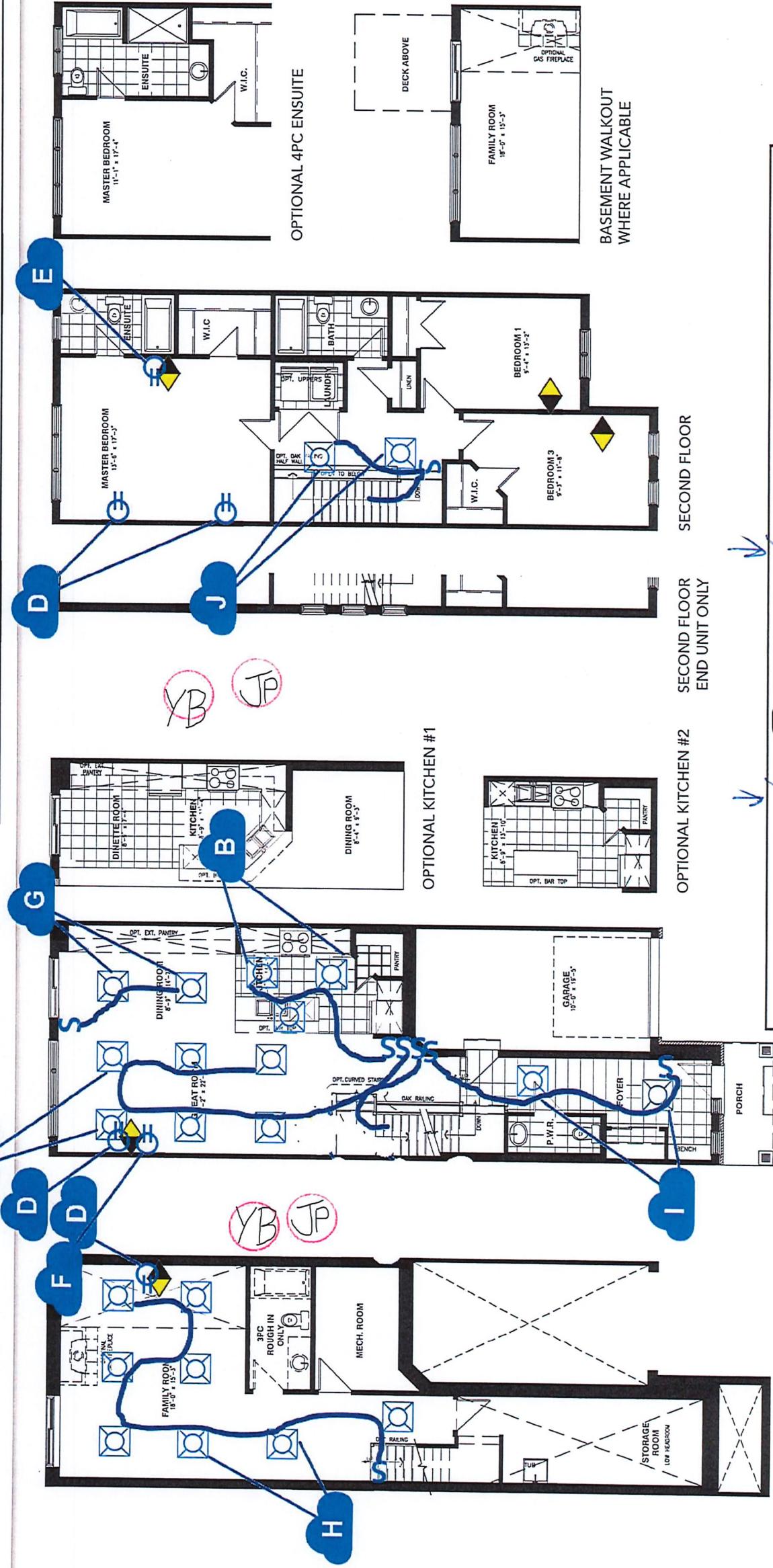
Printed By: Jason Thompson (OR) - Page: 2



THE HUNTLEY

MODEL 120
2221 sq.ft.
(474 sq.ft. Basement)

Site: Deerfield Village 2 Purchaser: Julien Daniel Page
Plan No.: 4M-1290
Lot: P-90 Purchaser: Yasnee Beeharry
Date: August 18, 2020



CUSTOMER ACCEPTANCE X [Signature] DATE Sept 5, 2020

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.


1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

Part II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

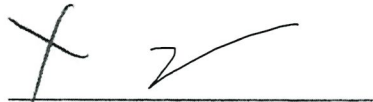
1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated September 5th, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 5th day of September, 2020.



Purchaser

Valecraft Homes Limited



Purchaser



Per:

September 17, 2020

Date:

Lot #: P90

Project: **Deerfield Village II**