

BAHRAM MADADVAND
TEL: (604) 728-2744
MADADVAND@YAHOO.COM

302

VHP
Valecraft Homes Limited

DATE 2020-09-23
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Forty Nine Thousand Dollars

\$ 49,000.00



ROYAL BANK OF CANADA
PARK ROYAL BRANCH
590 PARK ROYAL NORTH
WEST VANCOUVER, B.C. V7T 1H9

100 DOLLARS

Security features
included.
Details on back.

MEMO

RL 264 -

[Signature]

MP

⑈302⑈ ⑆01260⑈003⑆522⑈099⑈1⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 29th 30th DAY OF August, 20 20.

MY

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 264
LOT: 264 BLOCK :
4M-1589 Rathwell Landing
CIVIC ADDRESS: 738 Parade Dr.
PURCHASERS: Maedeh Yazdani-Varzaneh

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 2, 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: 1b further deposit upon firm up \$ 24,000.00
1c. Further deposit dated 30 dates post firm up (posted dated) \$ 25,000.00

INSERT: 1b further deposit upon firm up \$49,000.00
1c Further deposit dated 30 dated post firm up (post dated) n/a

DATED at ottawa this 20 day of September 20 20

In the presence of:

Victor 24
WITNESS

[Signature]
PURCHASER

WITNESS

PURCHASER

DATED at Ottawa this 24th day of October 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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

ON THE 29th 30th DAY OF August, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 264

LOT: 264 BLOCK :

4M-1589 Rathwell Landing

CIVIC ADDRESS: 738 Parade Dr.

PURCHASERS: Maedeh Yazdani-Varzaneh

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 2, 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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: September 14, 2021.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by September 24, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by October 8, 2020 in order to maintain the closing date.

DATED at OTTAWA this 20 day of SEPTEMBER 20 20

In the presence of:

Victor. & Han
WITNESS

[Signature]
PURCHASER


WITNESS

PURCHASER

DATED at Ottawa this 7th day of October 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

	EXTERIOR COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	264	Civic Address:	738 Parade Dr		
	Purchaser(s):	Maedeh Yazdani- Varzaneh			Model Name/#:	Steel /1086 WO
	Purchaser(s):				Elevation:	B
				Closing Date:	14-Sep-21	
EXTERIOR PACKAGE NUMBER: 307						
STONE: (IF APPLICABLE)	Permacon Range Lenox Grey					
STONE DOOR & WINDOW HEADER & SILL:	Permacon Block SMOOTH FACE Bestway White					
BRICK: (IF APPLICABLE)	Permacon Range Lenox Grey					
SIDING: (MITTEN)	Ash CORNERS: Ash					
NOVI SHAKE: (IF APPLICABLE)	Gray Black Blend 206					
FACIA: (MITTEN - ALUMINIUM)	Dark Bronze 108					
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	Dark Bronze 108					
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN -IF APPLICABLE)	Ash 016					
HARDIE BOARD PANEL: (STUCCO TEXTURE - IF APPLICABLE)	Aged Pewter OR Pearl Gray MY					
ROOFING SHINGLES: (IKO)	Driftwood					
EXTERIOR POSTS: (PAINT)	SW 7675 Sealskin					
EXTERIOR ROOF DETAILS: (PAINT-IF APPLICABLE)	SW 7675 Sealskin					
EXTERIOR FRONT DOOR: (PAINT)	SW 7675 Sealskin					
GARAGE DOOR TRIM: (PAINT)	SW 7675 Sealskin					
EXTERIOR WINDOWS:	Chestnut Bronze					
GARAGE DOOR: (DOOR COMPANY)	Terrastone (Mid-America Colour)					
EXTERIOR VENT/PIPE:	White					
ALUMINIUM RAILING: (IF APPLICABLE)	Commercial Brown OR Warm Beige MY					
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)	RAISED PANEL, Burnished Slate 682					
NOTES:						
<div>Purchaser's Signature(s) : _____ Date: SEPT 20/20</div> <div>Purchaser's Signature(s) : _____ Date: _____</div> <div>Approved By : _____ Date: October 7, 2020</div>						