



Welcome to Place St. Thomas 5

Dear Umar Farooq, Shah Iram, and Mohammad Sheikh,

RE: Place St. Thomas 5 Lot 1

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 16, 2020**.

You now have five (5) business days from **October 19, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 27, 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 **November 10, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 24, 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 613-370-0288.

Sincerely,

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Umar Farooq, Shah Iram & Mohammad Sheikh
STREET	628 Glastonbury Walk
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K4A 0P6
HOME PHONE	613-404-2024
WORK PHONE	613-866-3874
Cell Phone Purchaser (1)	613-404-2024
Cell Phone Purchaser (2)	613-866-3874
CIVIC	916 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-xxx
LOT (BUILDER'S LOT/UNIT)	1
MODEL #	1086
ELEVATION	"C"
MODEL NAME	The Steel
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1086 "C" The Steel Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	
PURCHASER OFFER	\$622,394.00
Purchaser Offer INVESTMENT	
CLOSING DAY	19
CLOSING MONTH, YEAR	October, 2021
CLOSING DATE (MONTH DAY, YEAR)	October 19, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	15,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Umar Farooq
HOME ADDRESS (STREET, CITY, POSTAL CODE)	205 Bevington Walk, Orleans ON K4A0L1
HOME PHONE	613-404-2024
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2323 Riverside Dr., Ottawa ON K1H1A1
WORK PHONE	613-866-3874
OCCUPATION	Government of Canada, Canada Revenue Agency
ID TYPE	Driver's Licence
ID NUMBER	F0647-75509-40607
BIRTH DATE	June 7, 1994
PURCHASER 2	Shah Iram
HOME ADDRESS (STREET, CITY, POSTAL CODE)	628 Glastonbury Walk, Orleans ON K4A 0P6
HOME PHONE	613-866-3874
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Driver's Licence
ID NUMBER	I7165-70336-01105
BIRTH DATE	November 5, 1960
PART OF LOT(S)(singles)	1
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	ufaro186102@gmail.com
EMAIL ADDRESS (2)	
DATE: September 17, 2020	

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Umar Farooq, Shah Iram & Mohammad Sheikh
STREET	628 Glastonbury Walk
CITY, PROVINCE	Orleans, Ontario
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WORK PHONE	613-866-3874
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AGREEMENT BLOCK#	
PLAN	50M-xxx
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MODEL NAME	The Steel
ORIENTATION	Standard
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PROJECT	PLACE ST THOMAS 5
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PURCHASER OFFER	
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SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Mohammad Sheikh
HOME ADDRESS (STREET, CITY, POSTAL CODE)	628 Glastonbury Walk, Orleans, ON., K4A 0P6
HOME PHONE	613-404-2024
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Student
ID TYPE	Driver's Licence
ID NUMBER	S3318-56069-50222
BIRTH DATE	February 22, 1995
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	1
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	ufaro186102@gmail.com
EMAIL ADDRESS (2)	
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 5
Reg'd Plan #: 50M-xxx
Name(s): Umar Farooq
Name(s): Shah Iram
NAME(S): MOHAMMAD SHEIKH

LOT NO: 1
MODEL: 1086 "C" The Steel Standard

BASE PRICE: \$599,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$32,494.00

CREDITS: -\$10,000.00

SUBTOTAL: \$22,494.00

TOTAL: \$622,394.00

PURCHASER OFFER: \$622,394.00

DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price. -\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: HST Formula 4 \$572,030.09

COMMENTS:

UF SI MS

*EXPECTED DATE OF CLOSING:

October 19, 2021

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Internal B1A
Place St. Thomas - Phase 5

PURCHASERS: Umar Farooq, Shah Iram and Mohammad Sheikh ✓

Printed: 6-Oct-20 6:35 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
1	5	1086 THE STEEL ELEV C	19-Oct-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
24688	Note:	Decor Bonus of \$10,000.00 has been applied in full to the purchase price.		
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
24689	Note:	Excluding Corner Cabinetry Where Applicable		
*3 90162	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
24690	Note:			
*4 90156	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
24691	Note:			
5 28117	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH	\$ 3,556.00	Each
24748	Note:	Kitchen as per Schedule H Kitchen Steel		
*6 9626	1	- KITCHEN - COUNTERTOP - GRANITE - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,673.00	Each
24749	Note:	- Kitchen as per Schedule H. Kitchen Steel - Optional Kitchen Layout #1		T.O. Q 1133-1 #5
7 24750	1	- BEDROOM 5 - Custom Floor Plan - Supply & Install Additional Bedroom on 2nd Level in "Open To Below" Area Above Great Room. Includes Walk-In Closet.	\$ 13,877.00	Each
24750	Note:	- Bedroom #5 as per Schedule H. - Located in "Open to Below" area above great room.		T.O. Q 1133-2 #13
8 24751	1	- GREAT ROOM - Supply & Install Coffered Ceiling in Great Room.	\$ 1,619.00	Each
24751	Note:	Great Room as per Schedule H.		T.O. Q 1133-2 #15
*9 62214	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 3,121.00	Each
24752	Note:	- Includes Living Room, Dining Room, Main Floor Hallway Great Room & Upper Hallway as per Schedule H.		T.O. Q 1133-3 #23
10 166	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$ 230.00	Each
24753	Note:	Kitchen as per Schedule H.		
11 24756	1	- FLOOR PLAN REDESIGN - REDUCE SIZE OF WALK-IN CLOSETS IN BOTH MASTER BEDROOM AND BEDROOM #2 TO APPROX 4'6" DEEP.	\$ 150.00	Each
24756	Note:	Master bedroom walk-in closet & Bedroom #2 walk-in closet as per Schedule H.		DG Q 1133-6 #41
12 24766	1	- BASEMENT - Relocate existing basement window as per Schedule H.	\$ 150.00	Each
24766	Note:	- Basement window as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code		DG email

Vendor Initials: _____ Purchaser Initials: UF SI MS
PREPARED BY: Adam Bowman

LOCKED BY:
PE 1,198-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Umar Farooq, Shah Iram and Mohammad Sheikh			Printed: 6-Oct-20 6:35 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	5	1086 THE STEEL ELEV C	19-Oct-21
ITEM	QTY	EXTRA / CHANGE	PRICE
13		1 - BASEMENT - Relocate basement bathroom 3 piece plumbing rough-in as per Schedule H.	\$ 150.00
24768		Note: Basement 3 piece plumbing rough-in as per Schedule H. ✓✓	Each ✓ AG email
14		1 - MAIN BATHROOM - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 882.00
541		Note: - Main Bathroom as per Schedule H. ✓ - Does not include Shower door ✓ See item #15 for.	Each ✓
15		1 - MAIN BATHROOM - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,102.00
561		Note: - Main Bathroom as per Schedule H ✓	Each ✓
16		1 - ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 882.00
541		Note: - Ensuite Bathroom as per Schedule H ✓ - Does not include Shower door ✓ See item #17 for.	Each ✓
17		1 - ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,102.00
561		Note: - Ensuite Bathroom as per Schedule H. ✓	Each ✓
24773			

Sub Total	\$32,494.00
HST	\$0.00
Total	\$32,494.00

Payment Summary

Paid By

Amount

Total Payment:

PURCHASER:



2020-10-13

DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

PURCHASER:



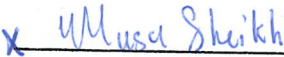
2020-10-13

DATE

DATE:

Oct 16/20

PURCHASER:



2020-10-13

DATE

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,198-2

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: