

ON THE 3rd DAY OF November, 2020.

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 12th, 2020

DELETE:	PURCHASE PRICE:	\$293,909.00
	BALANCE AT CLOSING:	\$278,909.00
	LESS H.S.T. AMOUNT:	\$279,381.18
	SCHEDULE "G" DATED:	November 3rd, 2020
	TARION SCHEDULE "B" DATED:	November 3rd, 2020

INSERT: 680 dated: November 30th, 2020 in the amount of: \$10,159.00
 NEW PURCHASE PRICE: \$304,068.00
 NEW BALANCE AT CLOSING: \$289,068.00
 NEW LESS H.S.T. AMOUNT: \$289,038.02
 SCHEDULE "G" DATED: November 30th, 2020
 TARION SCHEDULE "B" DATED: November 30th, 2020

In the presence of:


PURCHASER

PURCHASER

VALECRAFT HOMES LIMITED (VENDOR)

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 \$289,038.02. 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 30th day of November, 2020


 PURCHASER

VALECRAFT HOMES LIMITED

 PURCHASER


 PER: _____

December 9, 2020
 DATE: _____

PROJECT: DEERFIELD VILLAGE 2 LOT: R05

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Ashokkumar Thevarajah

Printed: 30-Nov-20 4:51 pm

LOT NUMBER R05 Level: 2	PHASE Condo	HOUSE TYPE 5206	CLOSING DATE 4-Nov-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12 88288 27128	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 1,050.00	Each
13 90835 27129	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: In standard series cabinets, As per floor plan sketch.	\$ 181.00	Each
14 27132	1	- MASTER BEDROOM - DELETE ITEM #4 IN B1A's RE:MASTER BEDROOM HARDWOOD LAUZON ENGINEERED NATURAL OAK HARDWOOD FLOORING 3 1/8" WIDE. Note:	-\$3,364.00	Each
15 27133	1	- BEDROOM 2 - DELETE ITEM #5 IN B1A's RE: BEDROOM 2- HARDWOOD LAUZON ENGINEERED NATURAL OAK HARDWOOD FLOORING 3 1/8" WIDE. Note:	-\$1,570.00	Each
16 27134	1	- DELETE ITEM #11 IN B1A's RE: STANDARD LAUZON ENGINEERED NATURAL OAK HARDWOOD FLOORING 3 1/8" WIDE IN LIVING ROOM, DINING ROOM AND HALLWAY. Note:	\$ 0.00	Each
17 27135	1	- MASTER BEDROOM - HARDWOOD - LAUZON - MAPLE - 3 1/8" STAINED - MASTER BEDROOM Note: As per Floor Plan sketch.	\$ 4,252.00	Each
18 27136	1	- BEDROOM 2 - HARDWOOD - LAUZON - MAPLE - 3 1/8" STAINED - BEDROOM #2 Note: As per Floor Plan Sketch.	\$ 2,076.00	Each
19 27137	1	- HARDWOOD - LAUZON - MAPLE - 3 1/8" STAINED - STANDARD AREAS Note: To be installed in Living Room, Dining Room and Bedroom Hallway, as per Floor Plan Sketch.	\$ 1,492.00	Each
20 27138	1	- DELETE ITEM #8 IN B1A'S RE: CERAMIC TILE GROUT COLOUR Note:	-\$75.00	Each
21 88508 27139	2	- CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 150.00	
*22 111208 27140	1	- KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS 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	*\$ 674.00	Each
23 104289 27144	1	- KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET BUILDERS STANDARD SERIES CABINETRY Note: TO BE INSTALLED DIRECTLY NEXT TO THE REFRIGERATOR, AS PER FLOOR PLAN SKETCH.	\$ 664.00	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,273-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Ashokkumar Thevarajah

Printed: 30-Nov-20 4:51 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R05 Level: 2	Condo	5206	4-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
24	1	KITCHEN - CERAMIC TILE - WALL - BACKSPLASH - UPGRADE - DIAMOND SERIES - INCLUDING BEHIND CHIMNEY HOOD FAN AREA AND HORIZONTALLY STACKED - KITCHEN	\$ 1,211.00	Each
27145		Note:		
25	1	KITCHEN - CABINETRY - OPTIONAL BREAKFAST BAR - STD SERIES LAMINATE - KITCHEN	\$ 851.00	Each
27146		Note: AS PER FLOOR PLAN SKETCH.		
26	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
88469				
27313		Note:		
27	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 84.00	Each
88511				
27314		Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		
28	1	KITCHEN - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 285.00	Each
111265				
27315		Note:		
29	1	KITCHEN - REFRIDGERATOR - LEVEL 6 - 36" FRENCH DOOR 25 CU.FT. EXTERNAL WATER DISPENSER FRIDGE DRAWER (NOT COUNTER DEPTH) - STAINLESS IN LIEU OF BONUS STAINLESS STEEL	\$ 1,913.00	Each
111258				
27316		Note:		

Sub Total	\$10,159.00
HST	\$0.00
Total	\$10,159.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:


Ashokkumar Thevarajah

30-Nov-20
DATE

VENDOR:



PER: Valecraft Homes Limited

DATE:

December 9, 2020

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,273-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

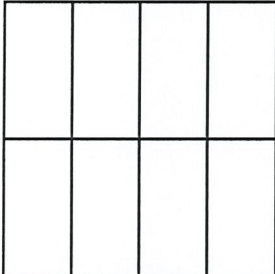
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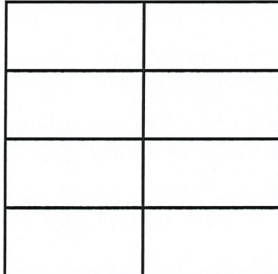
Tile Installation Options

WALL TILE

Vertical stacked



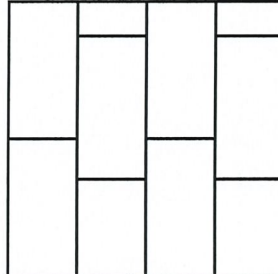
Horizontal stacked



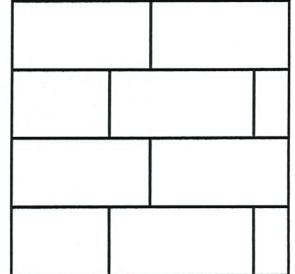
Kitchen Backsplash.
Main Bathroom tub
surround.

Ensuite Bathroom
Shower Walls.

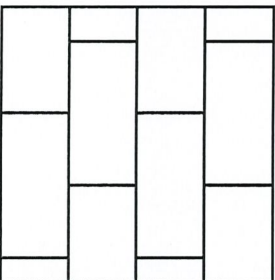
Vertical 1/3 offset brick



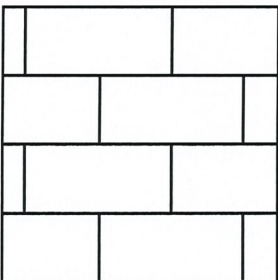
Horizontal 1/3 offset brick



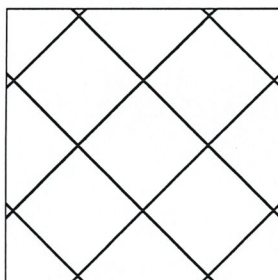
Vertical brick



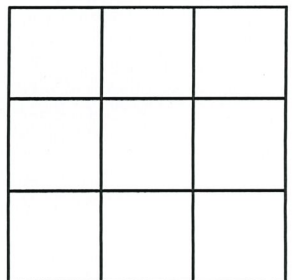
Horizontal brick



45 degree



Standard square



Project: DV2

Plan #: 4M-1290

Lot: R05

Model: 5206

Purchaser: Ashokkumar Thevarajah

Purchaser: _____

Date: November 30th, 2020

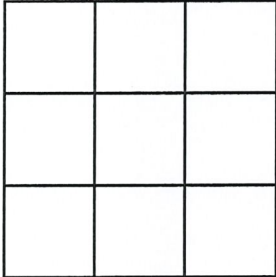
Upgrade #: 24



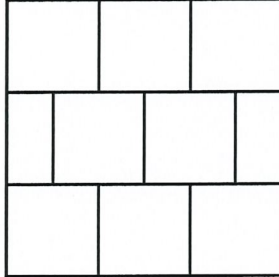
Tile Installation Options

FLOOR TILE

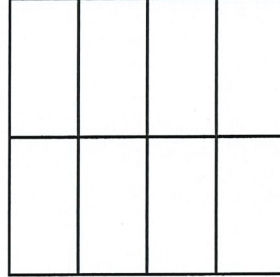
Standard square



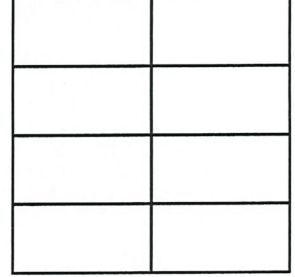
Square brick



Rectangular
front to back of the house



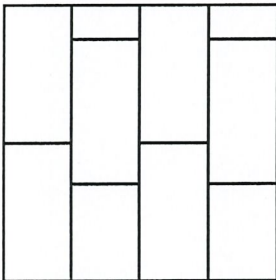
Rectangular
side to side of the house



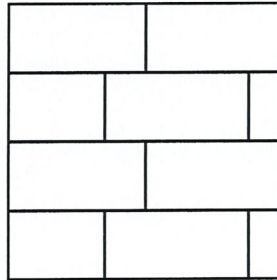
Entry
Storage Room
Mechanical Room
Laundry Room
Kitchen
Main and Ensuite Bath



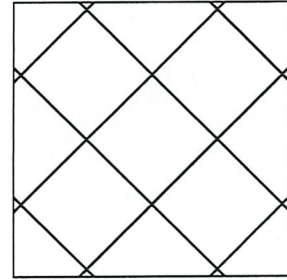
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: R05

Model: 5206

Purchaser: Ashokkumar Thevarajah

Purchaser: _____

Date: November 30th, 2020

Upgrade #: Standard



SECOND FLOOR

MODEL 5206
1145 SQ.FT

Site: DV2

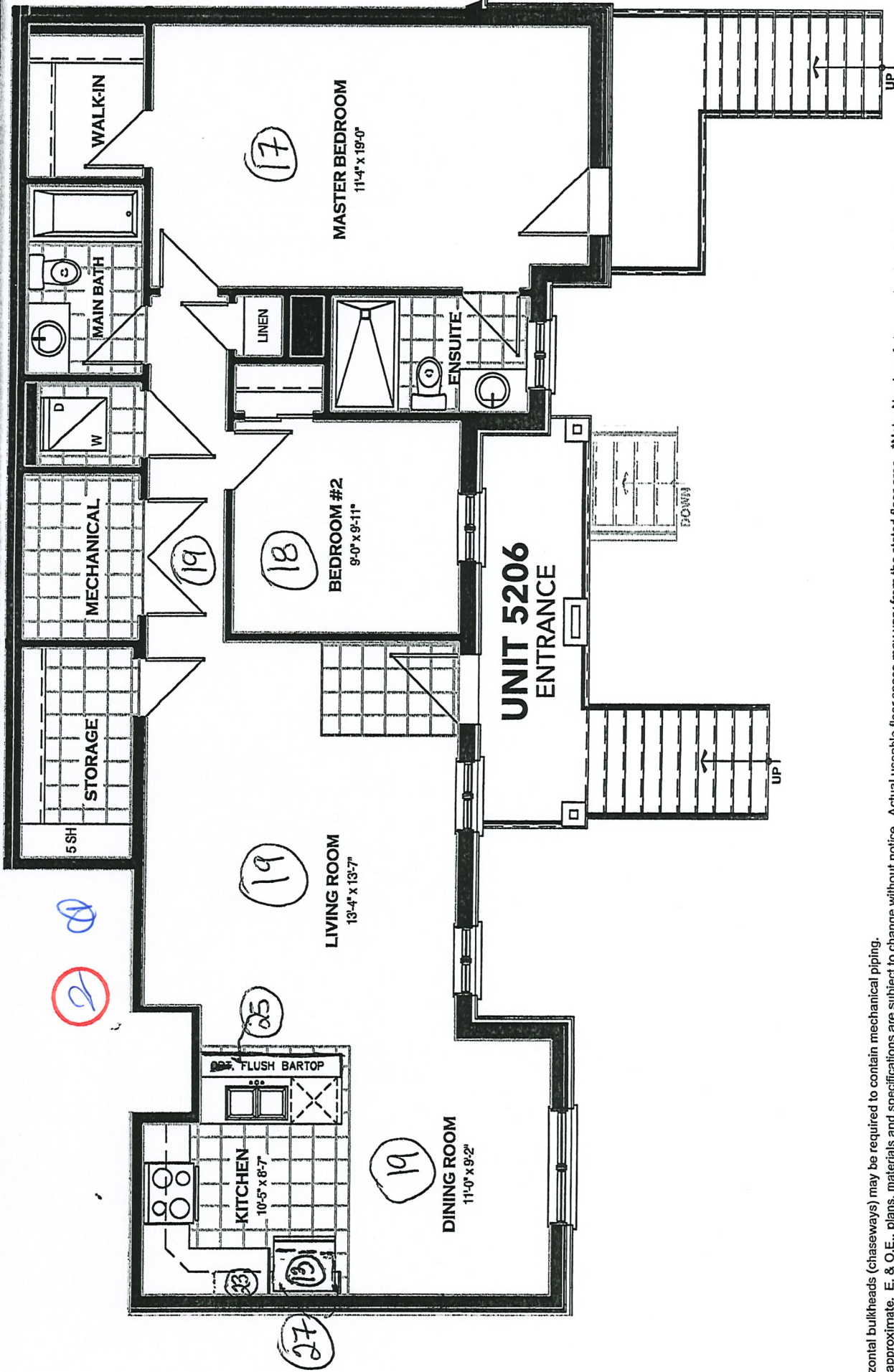
Plan No.: 4M-1290

Unit: R05

Date: November 30th, 2020

Purchaser: Ashokkumar Thevarajah

Purchaser:



Floor plan sketch

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 #8(g) 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 #8(c) of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) 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 #8(b) 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 November 30th, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 48 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 30th day of November, 2020.



Purchaser

Valecraft Homes Limited

Purchaser

Per: 

Date: December 9, 2020

Lot #: R05

Project: Deerfield Village 2