

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 16th DAY OF August, 2020 .**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : P91
LOT: P91 BLOCK : P
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 602 Tranquil Stream Private

PURCHASERS: Arzaan Firdosh Irani

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 25th, 2020

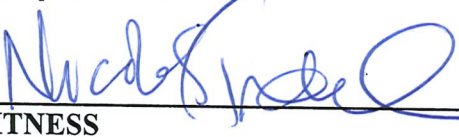
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall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

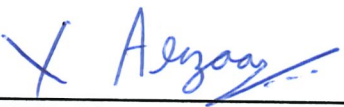
DELETE: PURCHASE PRICE: \$516,950.32
BALANCE AT CLOSING: \$501,950.32
LESS H.S.T. AMOUNT: \$478,717.10
SCHEDULE "G" DATED: January 17th, 2021
TARION SCHEDULE "B" DATED: January 17th, 2021

INSERT: 680 dated: February 6th, 2021 in the amount of: \$528.84
NEW PURCHASE PRICE: \$517,479.16
NEW BALANCE AT CLOSING: \$502,479.16
NEW LESS H.S.T. AMOUNT: \$479,185.10
SCHEDULE "G" DATED: February 6th, 2021
TARION SCHEDULE "B" DATED: February 6th, 2021

Dated at Ottawa this 6 day of February, 2021

In the presence of:


WITNESS


PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 11 day of Feb, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

NON STANDARD EXTRAS (680)
Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 6-Feb-21 4:22 pm

LOT NUMBER P91	PHASE 2	HOUSE TYPE 140 THE GREEN	CLOSING DATE 12-Aug-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*72 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 528.84	Each
29900		Note: AS PER QUOTE #SS4346 DATED FEBRUARY 3RD, 2021		

Sub Total	\$528.84
HST	\$0.00
Total	\$528.84

Payment Summary

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

PURCHASER:


Arzaan Firdosh Irani

06-Feb-21
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE:

Feb 11. 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,394-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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

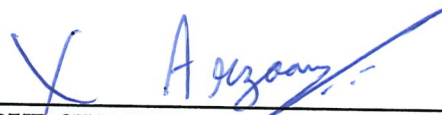
 Purchaser



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 \$479,185.10. 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 6 day of February, 2021


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

Feb. 11. 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: P91

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 February 6th, 2021.
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 6th day of February, 2021.


Purchaser

Valecraft Homes Limited

Purchaser


Per: _____

Feb 11, 2021
Date:

Lot #: DV2 P91

Project: Deerfield Village II



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS4346

Customer Copy

Cell: 416-871-2125
Email: arzaan92@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: P-91
Closing Date: 08/12/2021

Salesperson: Jason Thompson
Date: 02/03/2021

AI

Attn: Arzaan Firdosh Irani

Re: Upgrade Estimate for Deerfield Village 2 Towns, Lot: P-91

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson at jthompson@orbitalti.ca.

Price \$ 528.84 including all applicable taxes

AI

Terms and Conditions:

AI

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson

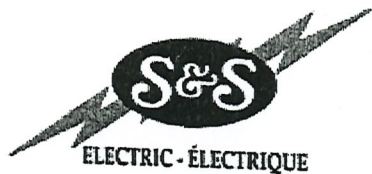
Jason Thompson, S&S Electric

www.sandselectric.ca

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 1



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

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www.ssbolton.com

Estimate No#: SS4346

Customer:

Customer Copy

Arzaan Firdosh Irani

Cell: 416-871-2125

Email: arzaan92@hotmail.com

Builder:

Project:

Lot:

Closing Date:

Salesperson:

Date:

VALECRAFT HOMES LTD.

Deerfield Village 2 Towns

P-91

08/12/2021

Jason Thompson

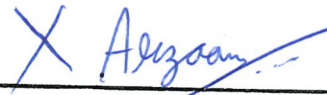
02/03/2021




Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Standard Light Outlet (Keyless) Standard Light Outlet (Keyless) on added switch	F	\$129.00	\$129.00
Kitchen	1.00	Single Pole Switch Single Pole Switch	F	\$105.00	\$105.00
Great Room	1.00	Standard Light Outlet (Keyless) Standard Light Outlet (Keyless) on added switch	G	\$129.00	\$129.00
Great Room	1.00	Single Pole Switch Single Pole Switch	G	\$105.00	\$105.00

*** Total price Includes all applicable taxes

Customer Subtotal:	\$468.00
HST:	\$60.84
Total:	\$528.84


Customer Signature


Date January 6th, 2021



THE GREEN

MODEL 140

2209 sq.ft (505 sq.ft. Basement)

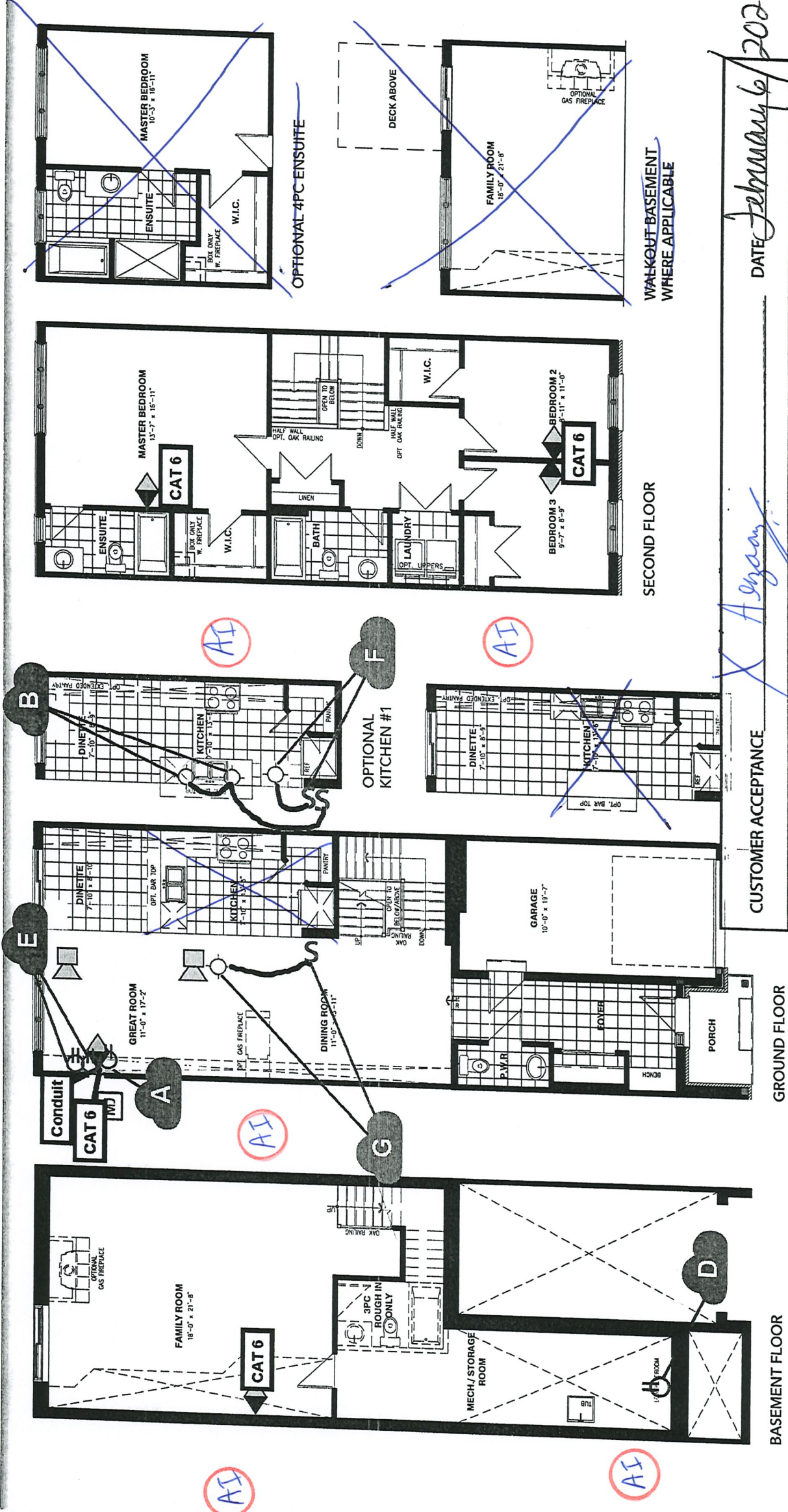
Site: Deerfield Village

Purchaser: Arzaan Firdosh Irani

Plan No.: DV2 P-91

Purchaser:

Date: August 7, 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.