

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

ON THE 16th DAY OF August, 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : P91  
LOT: P91 BLOCK:  
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: \$514,721.32  
BALANCE AT CLOSING: \$499,721.32  
LESS H.S.T. AMOUNT: \$476,744.53  
SCHEDULE "G" DATED: September 28th, 2020  
TARION SCHEDULE "B" DATED: September 28th, 2020

INSERT: 680 dated: January 17th, 2021 in the amount of: \$2,229.00  
NEW PURCHASE PRICE: \$516,950.32  
NEW BALANCE AT CLOSING: \$501,950.32  
NEW LESS H.S.T. AMOUNT: \$478,717.10  
SCHEDULE "G" DATED: January 17th, 2021  
TARION SCHEDULE "B" DATED: January 17th, 2021

Dated at Ottawa this 17 day of January, 2021

In the presence of:

Nickel Spindel  
WITNESS

X Arzaan  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 2nd day of February, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

**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 \$478,717.10. 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 17 day of January, 2021



\_\_\_\_\_  
PURCHASER

VALECRAFT HOMES LIMITED

\_\_\_\_\_  
PURCHASER

  
PER: \_\_\_\_\_

February 2, 2021  
DATE: \_\_\_\_\_

PROJECT: DEERFIELD VILLAGE 2 LOT: P91



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 16-Feb-21 8:12 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P91	2	140 THE GREEN	12-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
65	1	- Administrative Fee to Re-Open purchaser file in order to make changes.	\$300.00	Each
28329	Note:			
66	1	- KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$428.00	Each
88494	Note:	See item 1 for Solid Surface Countertops. In Anthracite. AS PER FLOOR PLAN SKETCH.		
28330				
67	1	- KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159 - BL - DST MATTE BLACK	\$627.00	Each
88453	Note:	TO BE INSTALLED IN KITCHEN, IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH.		
28331				
68	1	- REVISION #2 TO COLOUR SHEETS DUE TO MODIFICATIONS RE: KITCHEN SINK MODEL, KITCHEN FAUCET AND ENSUITE WATER CLOSET. NEW COLOUR SHEETS DATED JANUARY 17TH, 2021.	\$0.00	Each
28335	Note:			
69	1	- KITCHEN - CLARIFICATION RE: ITEM #1 IN B1A'S - ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDER'S STANDARD SELECTION NOT TO BE INSTALLED. SEE ITEMS # 66 & # 67.	\$0.00	Each
28336	Note:			
70	1	- ENSUITE BATH - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT	\$874.00	Each
88498	Note:	TO BE INSTALLED IN ENSUITE BATHROOM, AS PER FLOOR PLAN SKETCH.		
28540				
71	1	- GREAT ROOM - CLARIFICATION RE: S&S ELECTRIC QUOTE #SS3437 REV.03 DATED AUGUST 16TH, 2020. SHOULD BE: ITEM "A" ADD 15 AMP PLUG APPROXIMATELY 60" FROM FLOOR BESIDE CONDUIT IN GREATROOM. VERBIAGE 'ABOVE FIREPLACE' IS NOT APPLICABLE.	\$0.00	Each
28541	Note:			

Sub Total	\$2,229.00
HST	\$0.00
Total	\$2,229.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$2,229.00
<u>Total Payment:</u>	<u>\$2,229.00</u>

PREPARED BY: Nicole Trudel

LOCKED BY: Tricia Oliver

PE 1,326-1

Vendor Initials: 

DS  
AFI

Purchaser Initials: 

DS  
VO

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 16-Feb-21 8:12 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P91	2	140 THE GREEN	12-Aug-21

ITEM	QTY	EXTRA / CHARGE	DocuSigned by: PRICE	INTERNAL USE
PURCHASER:		Arzaan Firdosh Irani	Vic Oliver	
		Arzaan Firdosh Irani	B66AFC94F0B9401...	PER: Valecraft Homes Limited
		16-Feb-21		
		DATE		

February 16, 2021 | 6:55 AM PST

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY: Tricia Oliver

PE 1,326-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

**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 January 17th, 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 17<sup>th</sup> day of January, 2021.

  
Purchaser

**Valecraft Homes Limited**

\_\_\_\_\_  
Purchaser

  
Per:

February 2, 2021  
Date:

Lot #: P91

**Project: Deerfield Village II**





# THE GREEN

MODEL 140

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



Site: DV2

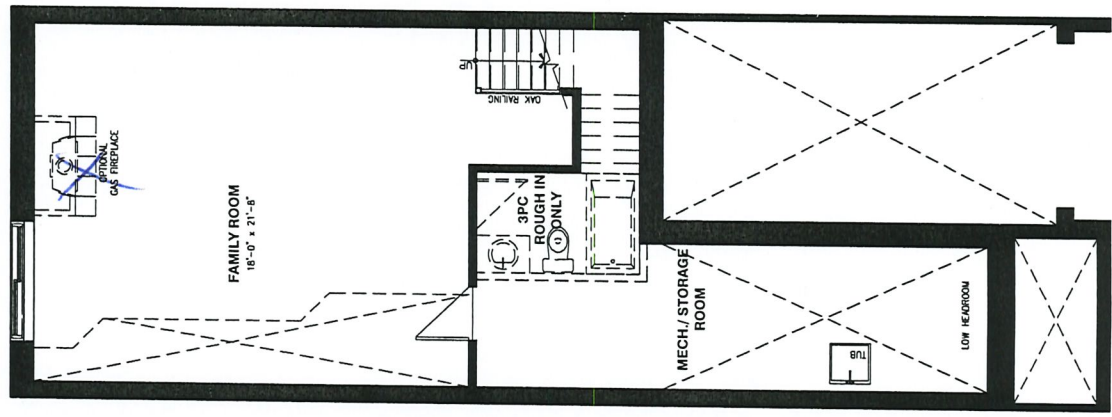
Purchaser: Arzaan Firdosh Irani

Plan No.: 4M-1290

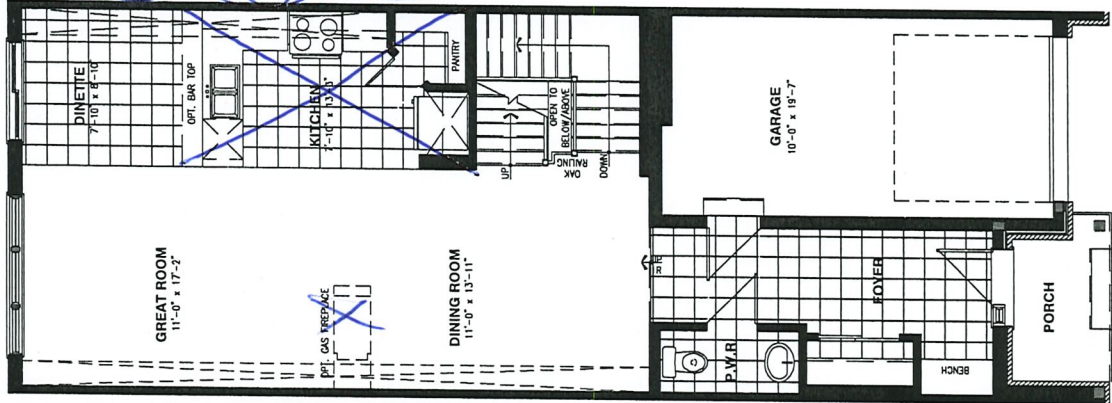
Lot: P91

Date: January 17th, 2021

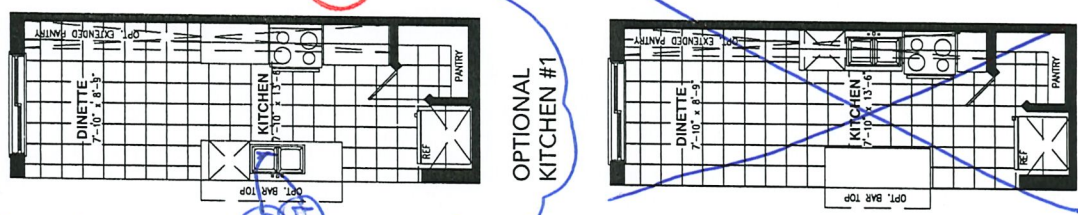
Purchaser:



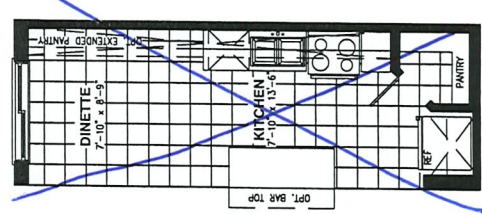
BASEMENT FLOOR



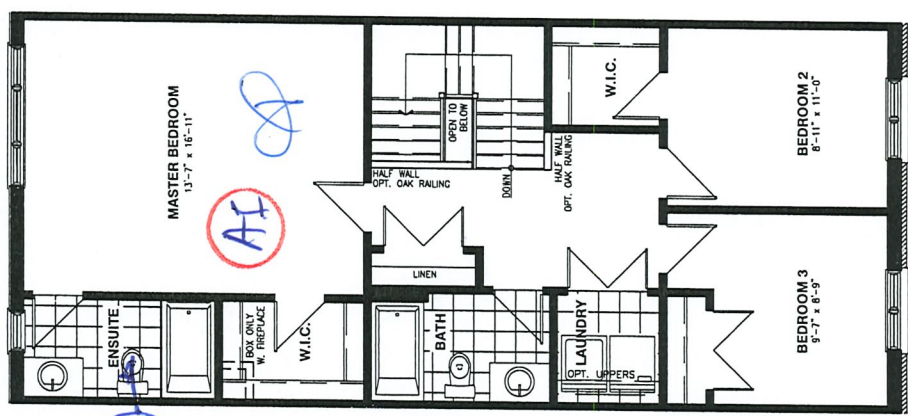
GROUND FLOOR



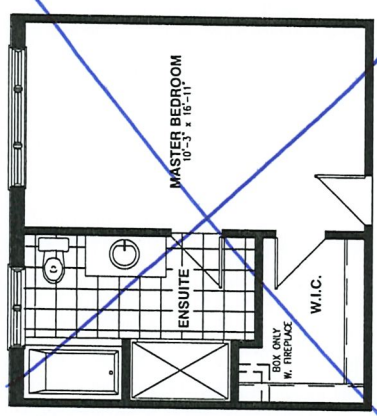
OPTIONAL KITCHEN #1



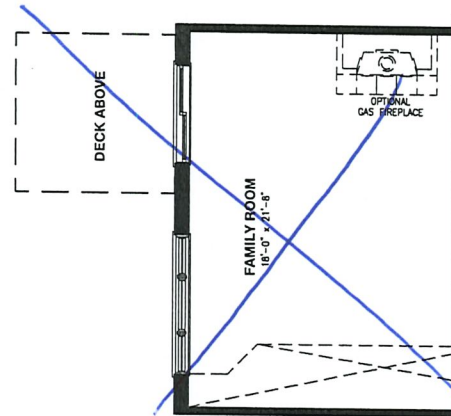
OPTIONAL KITCHEN #2



SECOND FLOOR




OPTIONAL 4PC-ENSUITE



WALKOUT BASEMENT WHERE APPLICABLE

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.

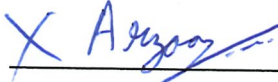


SINGLES AND TOWNS COLOUR CHART REVISION #2					
Community:	DV2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
Lot No:	P91	Civic Address:	602 Tranquil Stream Private		
Purchaser(s):	Arzaan Firdosh Irani			Model Name/#:	The Green 140 Rev.
Purchaser(s):				Closing Date:	Aug 12-2021

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon U2 Undermount double bowl sink	Anthracite	66, 68, 69
	FAUCET	Delta Trinsic 9159-BL-DST Single Hole Pull Down Faucet	Black Matte	67, 68, 69
MAIN BATHROOM	SINK			
	VANITY FAUCET			
	WATER CLOSET			
	TUB/SHOWER			
	TUB/SHOWER FAUCET			
3 PC ENSUITE BATHROOM	SINK			
	VANITY FAUCETS			
	WATER CLOSET	American Standard Studio 2 - PC Toilet Elongated Dual Flush & Soft close seat.	White	68, 70
	SHOWER			
	SHOWER FAUCET			
	BATHTUB			
	BATHTUB FAUCET			
POWDER ROOM	PEDESTAL			
	SINK FAUCET			
	WATER CLOSET			
BASEMENT/OTHER BATHROOM	SINK			
	VANITY FAUCET			
	WATER CLOSET			
	TUB/SHOWER			
	TUB/SHOWER FAUCET			

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :

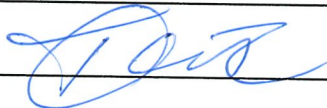


Date:
January 17th, 2021

Purchaser's Signature(s) :

Date:

Approved By :



Date:
February 2, 2021