

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 13th DAY OF January , 2021 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S17
LOT: S17 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-I Dearborn Private
PURCHASERS: Hutoxy F Irani

VENDORS: VALECRAFT HOMES LIMITED
DATE OF ACCEPTANCE: January 19th, 2021

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: \$388,604.00
BALANCE AT CLOSING: \$373,604.00
LESS H.S.T. AMOUNT: \$368,008.83
SCHEDULE "G" DATED: January 13th, 2021
TARION SCHEDULE "B" DATED: January 13th, 2021

INSERT: 680 dated: February 18, 2021 in the amount of: \$5,520.81
NEW PURCHASE PRICE: \$394,124.81
NEW BALANCE AT CLOSING: \$379,124.81
NEW LESS H.S.T. AMOUNT: \$372,881.56
SCHEDULE "G" DATED: February 18, 2021
TARION SCHEDULE "B" DATED: February 18, 2021

Dated at Newmarket this 18th day of February , 2021

In the presence of:

WITNESS

DocuSigned by:
Hutoxy F. Irani
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 19th day of February , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicina Oliver
B66AFC94F0B9401...
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 \$372,881.56 . 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 Newmarket this 18th day of February , 2021

DocuSigned by:
Anthony E. Irani
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DocuSigned by:
Vicid Oliver
PER: B66AFC94F0B9401...

February 19, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 **LOT:** S17



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 18-Feb-21 2:08 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S17 Level: 2	Condo	5208	27-Jan-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*36 88287	1 -	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$2,909.75	Each
30088	Note:	QUOTE #SS4255 REV.01 DATED 02/02/2021		
*37 88294	1 -	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$183.06	Each
30089	Note:	QUOTE #OR5365 REV.01DATED 02/02/2021		
38 88288	1 -	PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$1,050.00	Each
30090	Note:			
*39 88498	1 -	ENSUITE BATH - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT	* \$874.00	Each
30091	Note:	AS PER FLOOR PLAN SKETCH		
40 88272	1 -	ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$504.00	Each
30092	Note:	AS PER FLOOR PLAN SKETCH		

Sub Total	\$5,520.81
HST	\$0.00
Total	\$5,520.81

Payment Summary

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

PURCHASER:

DocuSigned by:
Hutoxy F. Irani

18-Feb-21

Hutoxy F. Irani

DATE

VENDOR:

DocuSigned by:
Vicia Oliver

February 18, 2021 | 12:07 PM PST

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PER: Valecraft Homes Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,404-1

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

Estimate No#: OR5365 Rev.01

Customer Copy

Customer:

Hutoxy F. Irani
Home: 416-829-1954
Email: hutoxyirani@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S17
Closing Date: January 27, 2022

Salesperson: Jason Thompson (OR)
Date: 02/02/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$162.00
HST:	\$21.06
Total:	\$183.06

DocuSigned by:

Hutoxy F. Irani

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Customer Signature

February 18, 2021

Date

DS



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

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www.ssbolton.com

Estimate No#: SS4255 Rev.01

Customer Copy

Customer:

Hutoxy F. Irani
Home: 416-829-1954
Email: hutoxyirani@yahoo.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S17
Closing Date: January 27, 2022

Salesperson: Jason Thompson
Date: 02/02/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$120.00	\$120.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	C	\$129.00	\$129.00
Kitchen	1.00	Single Pole Switch Switch for Kitchen additional light outlet	D	\$105.00	\$105.00
Kitchen	1.00	Standard Light Outlet (Keyless) Add keyless fixture on added switch	D	\$129.00	\$129.00
Living Room	2.00	Single Pole Switch Switch for living room additional light outlet	E	\$105.00	\$210.00
Living Room	1.00	Standard Light Outlet (Keyless) Add keyless fixture on added switch	D	\$129.00	\$129.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	F	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	F	\$105.00	\$105.00
Kitchen	1.00	20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard)	H	\$	\$0.00
Living Room	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug and make 4/gang	I	\$120.00	\$120.00
Kitchen	1.00	LED Stick (Varies Per Kitchen Layout) LED under cabinet Stick lighting on added switch	J	\$1,037.00	\$1,037.00
Kitchen	1.00	Single Pole Switch Switch for under cabinet lighting	J	\$105.00	\$105.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Ensuite Bath	1.00	15 Amp GFI Bathroom Plug 15 Amp GFI Bathroom Plug	K	\$148.00	\$148.00

Customer Subtotal:	\$2,575.00
HST:	\$334.75
Total:	\$2,909.75

*** Total price includes all applicable taxes

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:

Autoxy F. Irani

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Customer Signature

February 18, 2021

Date





SECOND FLOOR

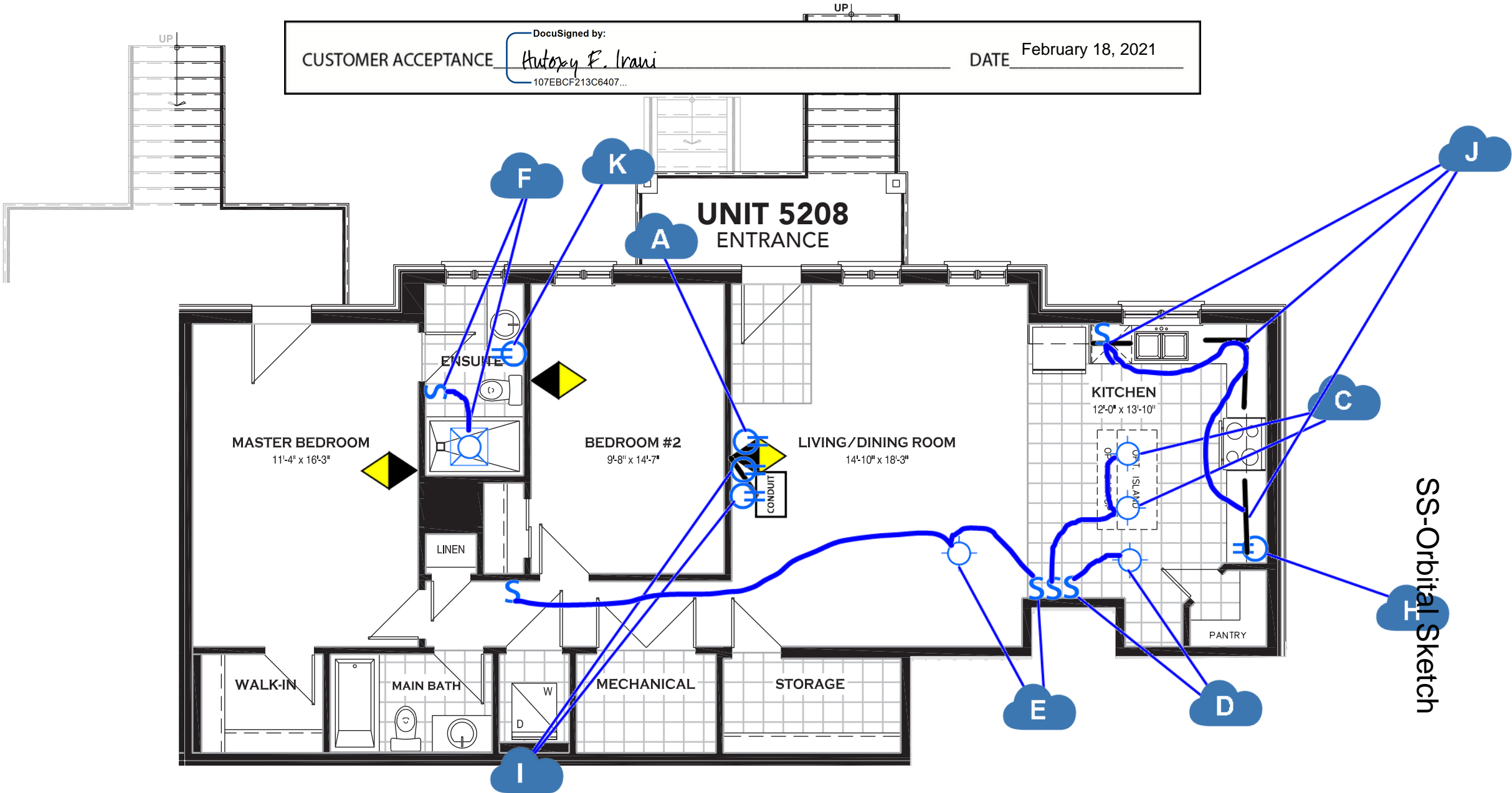
MODEL 5208
1218 SQ.FT

Site: Deerfield Village Purchaser: Hutoxy F. Irani

Plan No.: 4M-1290

Unit: S-17 Purchaser: _____

Date: February 2, 2021



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.

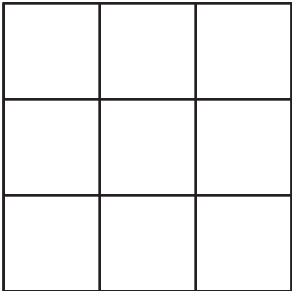


Valecraft
Homes Ltd.

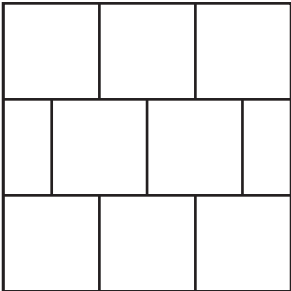
Tile Installation Options

FLOOR TILE

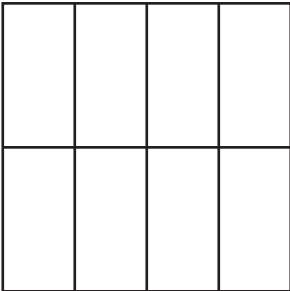
Standard square



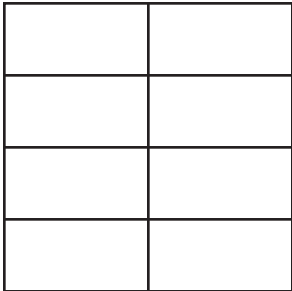
Square brick



Rectangular
front to back of the house



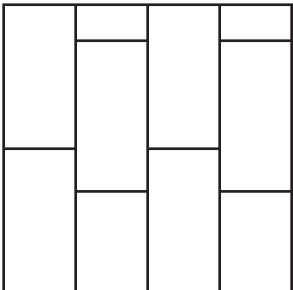
Rectangular
side to side of the house



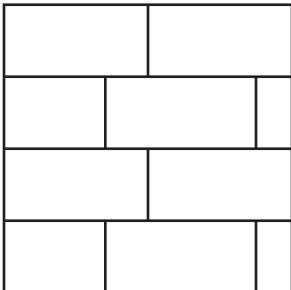
Foyer
Storage Room
Mechanical Room
Laundry Room
Kitchen, Main Bathroom

Ensuite Bathroom

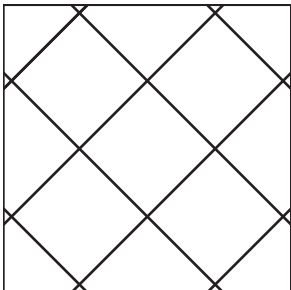
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2
Plan #: 4M-1290
Lot: S-17
Model: 5208

Purchaser: Hutoxy F. Irani
Purchaser: Hutoxy F. Irani
Date: February 2, 2021
Upgrade #: 6, 22

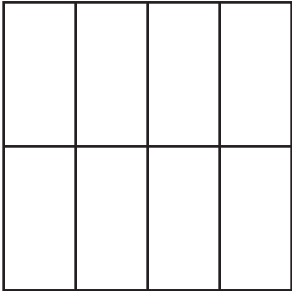


Valecraft
Homes Ltd.

Tile Installation Options

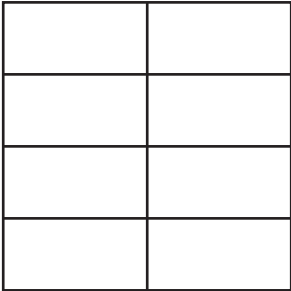
WALL TILE

Vertical stacked



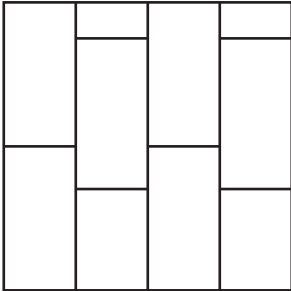
Ensuite Bathroom
shower walls and 1
vertical strip approx.
centered on middle
longest shower wall
only.

Horizontal stacked

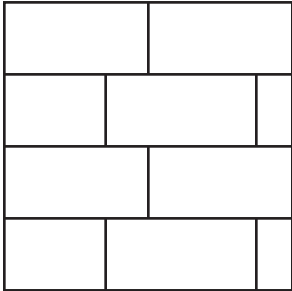


-Main Bathroom
-Kitchen Backsplash in
standard areas and
behind chimney style
hood fan. (Horizontal
install mesh backing)

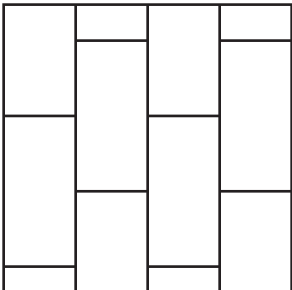
Vertical 1/3 offset brick



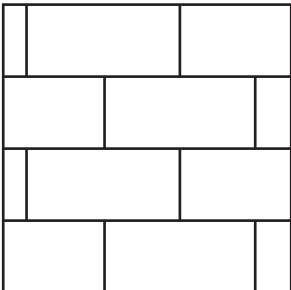
Horizontal 1/3 offset brick



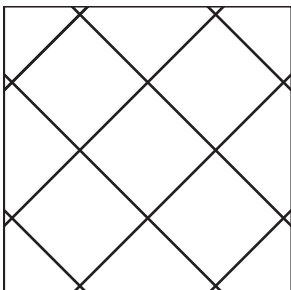
Vertical brick



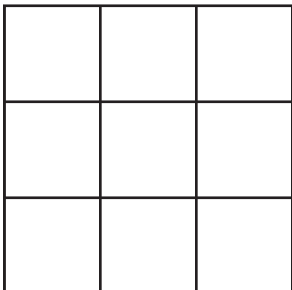
Horizontal brick



45 degree

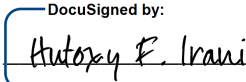


Standard square





Project: DV2
Plan #: 4M-1290
Lot: S-17
Model: 5208

Purchaser: Hutoxy F. Irani
Purchaser: 
Date: February 2, 2021
Upgrade #: 6, 22



**Condominium Form
(Tentative Occupancy 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 #8(g) 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 **February 18, 2021**.
- 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 Newmarket, **this** 18th **day of** February, **20**21.

DocuSigned by:
Antony E. Irani
Purchaser

Valecraft Homes Limited

Purchaser


DocuSigned by:
Vicinia Oliver
Per: B66AFC94F0B9401...

February 19, 2021

Date:

Lot #: S-17

Project: Deerfield Village 2

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	Jan 27-2022
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga Baseboards and Casings				STD	
DOOR STYLE	Standard Cambridge Style Passage Doors				STD	
INTERIOR HARDWARE	Standard Satin Chrome				STD	
INTERIOR LIGHTING PACKAGE	Roma Lighting Package				36	
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome				STD	

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
STORAGE ROOM	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
OTHER	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
KITCHEN	Semi Gloss OC-52 Gray Owl	UPG 38	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
MASTER BEDROOM	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
BEDROOM #2	Low Lustre OC-52 Gray Owl	UPG 38	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 38	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 38	N/A	N/A
NOTES:				

Purchaser's Signature(s) :

DocuSigned by:

Hutoxy F. Irani

107EBCF213C6407...

Date: February 18, 2021

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:

Vicinia Oliver

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Date: February 19, 2021

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	Jan 27-2022

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i PM-V392WT			STD	10, 15, 16, 18, 19
	HARDWARE CODE	305-96-195	TYPE	Pulls	UPG	9, 18, 19
	COUNTERTOP	Bianco Calacatta	COUNTERTOP EDGE PROFILE	Pencil Top and Square bottom	L5 Quartz	10
MAIN BATHROOM	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD	STD
	HARDWARE CODE	81091-142	TYPE	Knobs	STD	STD
	COUNTERTOP	Marengo	COUNTERTOP EDGE PROFILE	Pencil Top and Square bottom	L1 Quartz	32
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	31
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	31
	COUNTERTOP	Stellar Snow	COUNTERTOP EDGE PROFILE	Pencil Top and Square bottom	L3 Quartz	25
POWDER ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	N/A	N/A	N/A	N/A
	COUNTERTOP	N/A	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening to be Approx. 37" W x 72" H	33	Waterline + Basic Stainless Steel	2, 4, 17
RANGE	Standard	STD	Level 2 Whirlpool Convection Stainless Steel	2, 34
DISHWASHER	Standard	STD	Basic Stainless Steel	2
CHIMNEY HOODFAN	Standard	STD	Whirlpool Stainless Steel 300CFM Chimney Hoodfan	2, 14, 18
WASHING MACHINE/DRYER	Standard	STD	Level 1 front load chrome shadow WASHER / DRYER	2, 20, 35

Purchaser's Signature(s) :

DocuSigned by:

Hutoxy F. Irani

107EBCF213C6407...

Date:

February 18, 2021

Purchaser's Signature(s) :

Date:

Approved By :


DocuSigned by:

Vicinia Oliver

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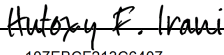
Date:

February 19, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	Jan 27-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Olympia Himalaya series 24"x24" light grey GE.HY.LGR.2424.PL (Standard Square Install)	909 Sterling	Gold Floor Tile + UPG Grout	6, 23	
STORAGE ROOM	FLOOR	Centura vitra linen series 13"x13" cream k939574 (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	23	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Centura vitra linen series 13"x13" cream k939574 (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	23	
LAUNDRY ROOM	FLOOR	Centura vitra linen series 13"x13" cream k939574 (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	23	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Olympia Himalaya series 24"x24" light grey GE.HY.LGR.2424.PL (Standard Square Install)	909 Sterling	Gold Floor Tile + UPG Grout	8, 23	
	BACKSPLASH	Euro Bliss Element Glass 2"x 6" Brick Ice #35-037 (horizontal install - installed with mesh backing)	909 Sterling	Diamond Wall Tile + UPG Grout	11, 23	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Centura vitra linen series 13"x13" cream k939574 (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	23	
	WALL	Centura linen series 8"x10" cream k933344 (Horizontal stacked install)	909 Sterling	STD Wall Tile + UPG Grout	23	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Centura Legend II series 12"x24" blanco UFLG0111224 (Rectangular front to back install)	909 Sterling	Silver Floor Tile + UPG Grout	22, 23	
	WALL	Ceratec subway mirage 7.9"x23.6" glossy white NJ6200 (Vertical install)	909 Sterling	Silver Wall Tile + UPG Grout	23, 24	
	INSERT OR BORDER	Ceratec subway mirage 7.9"x23.6" wave white NL6200-BT (1 vertical strip approximately centered on middle longest shower wall only)				

Purchaser's Signature(s) :

DocuSigned by:



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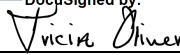
Date: February 18, 2021

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:



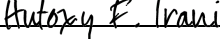
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Date: February 19, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	Jan 27-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
KITCHEN	N/A			N/A	N/A	
DINING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	7	
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	7	
MAIN STAIRS	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	7	
MASTER BEDROOM	Coronet A4531 Spartacus 87354 Overcast + Standard Underpad			STD Carpet + STD Underpad	STD	
BEDROOM # 2	Coronet A4531 Spartacus 87354 Overcast + Standard Underpad			STD Carpet + STD Underpad	STD	
STAIRS FROM FOYER	N/A			N/A	N/A	

Purchaser's Signature(s) :

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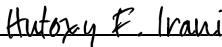
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Date: February 19, 2021

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	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	Jan 27-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon Silgranite U2 Undermount 8IN deep double bowl			Concrete Gray	13
	FAUCET	Delta Allora 989-AR-DST Single Handle pull down (1 hole)			Arctic Stainless	12
ENSUITE BATHROOM	SINK	American Standard Studio Undermount 0614-000			White	27
	VANITY FAUCET	Delta Vero 553LF Single Hole lever			Chrome	29
	WATER CLOSET	American Standard Studio 2 Pce closed trap with Dual Flush Elongated & soft-close seat			White	39
	SHOWER	Acrylic Base + Kameleon clear glass soft close shower door with square chrome towel bar and trim			White/ Chrome / Clear Glass	26
	SHOWER FAUCET	Delta Vero Shower Trim 17 Series T17253			Chrome	40
MAIN BATHROOM	SINK	American Standard Studio Carre Undermount 0426-000			White	28
	VANITY FAUCET	Delta Vero 553LF Single Hole lever			Chrome	30
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
POWDER ROOM	PEDESTAL	N/A			N/A	N/A
	SINK FAUCET	N/A			N/A	N/A
	WATER CLOSET	N/A			N/A	N/A
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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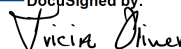
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