

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6th DAY OF December, 2020

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: R06
LOT: R06 BLOCK:
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-J Dearborn Private
PURCHASERS: Shireen A Chaudhry

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: December 18th, 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.

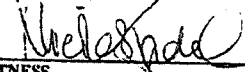
DELETE: PURCHASE PRICE: \$327,982.74
BALANCE AT CLOSING: \$312,982.74
LESS H.S.T. AMOUNT: \$311,770.67
SCHEDULE "G" DATED: December 6th, 2020
TARION SCHEDULE "B" DATED: December 6th, 2020


INSERT: 680 dated: February 16th, 2021 in the amount of: \$11,888.00

NEW PURCHASE PRICE: \$339,870.74
NEW BALANCE AT CLOSING: \$324,870.74
NEW LESS H.S.T. AMOUNT: \$323,071.05
SCHEDULE "G" DATED: February 16th, 2021
TARION SCHEDULE "B" DATED: February 16th, 2021

Schedule "H2" Dated February 16, 2021
Dated at Scarborough this 16th day of February, 2021

In the presence of:

WITNESS 



PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 4th day of March, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
MAY 1, 2021

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.

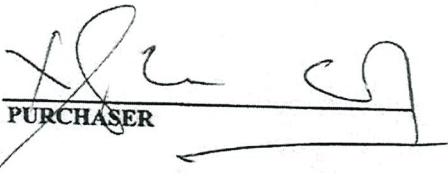

Purchaser

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 \$323,071.05. 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 Scarborough this 16th day of February, 2021


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

March 4, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: R06

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Shireen A. Chaudhry		Printed: 16-Feb-21 4:49 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R06 Level: 1	Condo	5102	9-Dec-21
35	1 - ENSUITE BATH - DELETE ITEM #35		\$ 0.00
29156	Note: DELETE ITEM #35		Each
36	1 - KITCHEN - SUPPLY AND INSTALL CABINETRY HARDWARE IN KITCHEN # 305-96-195 INCLUDING ON VERTICAL PANTRY CABINETS LOCATED ON ATTACHED ISLAND (ITEM # 39-41-44-45) <i>Peninsula</i>		\$ 150.00
29157	Note: <i>See Item # 39</i>		Each
37	1 - MAIN BATHROOM - SUPPLY AND INSTALL CABINETRY HARDWARE TO # 305-96-193 IN LIEU OF STANDARD, IN MAIN BATHROOM.		\$ 20.00
29158	Note:		Each
38	1 - ENSUITE BATH - SUPPLY AND INSTALL CABINETRY HARDWARE TO # 305-96-193 IN LIEU OF STANDARD, IN ENSUITE BATHROOM.		\$ 20.00
29159	Note:		Each
39	1 - KITCHEN - RELOCATE CUTLERY DRAWER TO PENINSULA BESIDE SINK AS PER FLOOR PLAN SKETCH		\$ 0.00
29263	Note: <i>Delete Item # 39</i>		Each
40	1 - KITCHEN - CLARIFICATION RE: KITCHEN SKETCH DATED DECEMBER 6TH, 2020, NO DUMMY DOORS ARE TO BE INSTALLED ON FRONT AND SIDE OF THE KITCHEN PENINSULA		\$ 0.00
29264	Note:		Each
41	1 - - DELETE ALL MIRRORS IN ALL BATHROOMS.		\$ 0.00
29642	Note:		Each
42	1 - KITCHEN - DELETE ITEM # 6 IN BIA'S RE: INSTALL KITCHEN BACKSPLASH HORIZONTAL BRICK.		-\$35.00
29644	Note:		Each
43	1 - KITCHEN - DELETE ITEM #7 IN BIA'S RE: SUPPLY AND INSTALL SILVER LEVEL KITCHEN BACKSPLASH IN LIEU OF STANDARD KITCHEN AREAS.		-\$103.00
29645	Note:		Each
44	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE		\$ 60.00
127	Note: IN STANDARD AREA. SEE ITEMS #45 & #46.		Each
45	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN CHIMNEY HOOD FAN - BRONZE		\$ 55.00
127	Note: SEE ITEMS # 44 & #46.		Each
46	1 - KITCHEN - INSTALLATION OF KITCHEN BACKSPLASH IN STANDARD AREAS AND BEHIND CHIMNEY STYLE HOOD FAN TO BE HORIZONTAL 1/3 OFFSET BRICK INSTALL AS PER WALL TILE INSTALLATION SKETCH		\$ 75.00
29648	Note: SEE ITEMS #44 & #45.		Each

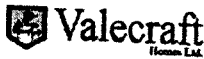
PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1365-1
lincoln@QC.ca 16 May 20

Vendor Initials: AL Purchaser Initials: SC

CONSTRUCTION SCHEDULING APPROVAL



PER: _____

DATE: _____

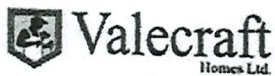


NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Shireen A. Chaudhry		Printed: 16-Feb-21 4:49 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R06 Level: 1	Condo	5102	7-Dec-21
47 90925	1 - KITCHEN - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS		\$ 284.00 Each
29649	Note: If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.		
48 88238	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT, PER COLOUR FOR COMPLETE HOUSE		\$ 1,050.00 Each
29651	Note:		
49	1 - KITCHEN - DELETE ITEM # 10 IN BIA'S RE: SUPPLY AND INSTALL GRANITE LEVEL 1 KITCHEN COUNTERTOP WITH OPTIONAL PLUSH BARTOP.		-\$5,240.00 Each
29652	Note:		
*50 119478	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN GRN PLUSH BREAKFAST BAR		*\$ 0.00 Each
29653	Note: DELETE ITEM #50.		
51	1 - ENSUITE BATH - DELETE ITEM #12 IN BIA'S RE: SUPPLY AND INSTALL SILVER LEVEL FLOOR TILES IN ENSUITE BATHROOM.		-\$250.00 Each
29655	Note:		
52 100	1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM - BRONZE		\$ 150.00 Each
29656	Note: AS PER FLOOR PLAN SKETCH SEE ITEM #10-78		
53 119484	1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM		\$ 784.00 Each
29657	Note: AS PER FLOOR PLAN SKETCH, EDGE DETAIL TO BE PENCIL TOP WITH SQUARE BOTTOM, AS PER EDGE DETAIL PROFILE SKETCH SEE ITEMS #29 & #76 FOR SINK AND FAUCET.		
54 119479	1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM		\$ 645.00 Each
29658	Note: AS PER FLOOR PLAN SKETCH, EDGE DETAIL TO BE PENCIL TOP WITH SQUARE BOTTOM, AS PER EDGE DETAIL PROFILE SKETCH SEE ITEMS #28 & #75 FOR SINK AND FAUCET.		
55 88508	1 - CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 75.00 Each
29659	Note:		
56	1 - ENSUITE BATH - DELETE ITEM # 14 IN BIA'S RE: SUPPLY AND INSTALL SILVER LEVEL WALL TILES IN ENSUITE SHOWER.		-\$616.00 Each
29660	Note:		
57	1 - ENSUITE BATH - DELETE ITEM #15 IN BIA'S RE: INSTALL WALL TILES IN ENSUITE SHOWER HORIZONTAL 1/3 OFFSET BRICK.		-\$206.00 Each
29661	Note:		
58	1 - ENSUITE BATH - DELETE ITEM #17 IN BIA'S RE: SUPPLY AND INSTALL LEVEL 1 GRANITE VANITY COUNTERTOPS IN ENSUITE BATHROOM.		-\$693.00 Each
29662	Note:		

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1365-2
InvoiceSQL.rpt 16Feb2020


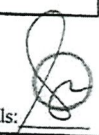
Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SUPERVISING APPROVAL	
PER:	
DATE:	

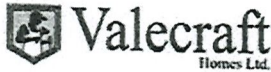


NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Shireen A. Chaudhry		Printed: 16-Feb-21 4:49 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R06 Level: 1	Condo	5102	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
59	1	MAIN BATHROOM - DELETE ITEM #18 IN B1A'S RE: SUPPLY AND INSTALL LEVEL 1 GRANITE VANITY COUNTERTOPS IN MAIN BATHROOM.	Each
29663	Note:		
60	1	MAIN BATHROOM - DELETE ITEM #22 IN B1A'S RE: INSTALL WALL TILES IN AIN BATHROOM HORIZONTAL 1/3 OFFSET BRICK.	Each
29664	Note:		
61	1	KITCHEN - DELETE ITEM #25 IN B1A'S RE: SUPPLY AND INSTALL KITCHEN BACKSPLASH BEHIND CHIMNEY STYLE HOOD FAN, ALL THE WAY TO THE CEILING. SILVER LEVEL.	Each
29665	Note:		
62	1	KITCHEN - DELETE ITEM #26 IN B1A'S RE: COST FOR HORIZONTAL BRICK INSTALL ONLY FOR KITCHEN BACKSPLASH, BEHIND CHIMNEY STYLE HOODFAN, ALL THE WAY TO CEILING.	Each
29666	Note:		
63	1	MAIN BATHROOM - DELETE ITEM #32 IN B1A'S RE: DELTA ARA 568LF-MPU (CHROME) 1 HOLE LAVATORY FAUCET W/ CHANNEL SPOUT	Each
29667	Note:		
64	1	ENSUITE BATH - DELETE ITEM #33 IN B1A'S RE: DELTA ARA 568LF-MPU (CHROME) 1 HOLE LAVATORY FAUCET W/ CHANNEL SPOUT	Each
29668	Note:		
65	1	HARDWOOD - OAK - LAUZON - 4 1/8" AUTHENTIC - STANDARD AREAS	Each
119237	Note:	TO BE INSTALLED IN LIVING ROOM, DINING ROOM AND BEDROOM HALLWAY, AS PER FLOOR PLAN SKETCH.	
29670	Note:		
66	1	KITCHEN - HARDWOOD - OAK - LAUZON - 4 1/8" AUTHENTIC - KITCHEN	Each
118759	Note:	TO BE INSTALLED IN KITCHEN, AS PER FLOOR PLAN SKETCH.	
29671	Note:		
*67	1	MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 1 - MASTER BEDROOM - LEVEL 1	Each
107	Note:	AS PER FLOOR PLAN SKETCH.	
29672	Note:		
*68	1	BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 1 - BEDROOM #2 - LEVEL 1	Each
107	Note:	AS PER FLOOR PLAN SKETCH.	
29673	Note:		
69	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	Each
88469	Note:	SEE ITEM #70.	
29674	Note:		
70	1	KITCHEN - REFRIDGERATOR - ESTAR - LEVEL 3 - 30" 19.6 C/F FRENCH DOOR - W/ EXT. WATER DISPENSER STAINLESS IN LIEU OF BONUS STAINLESS STEEL	Each
111246	Note:	Does not include waterline rough-in or connection. SEE ITEMS #23 & #69.	
29675	Note:		

PREPARED BY: Nicole Trudel
 LOCKED BY:
 PE 1365-3
 InvoiceSQL.rpt 16May20

Vendor Initials:  Purchaser Initials: 


CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Shireen A. Chaudhry		Printed: 16-Feb-21 4:49 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R06 Level: 1	Condo	5102	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
71 111265	1	KITCHEN - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 285.00
29676	Note:	SEE ITEM #23.	Each
72 111262	1	KITCHEN - DISHWASHER - ESTAR - LEVEL 1 - 24IN BUILT IN W/ SENSOR CYCLE - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 180.00
29677	Note:	SEE ITEM #23.	Each
73 88272	1	ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$ 504.00
29678	Note:	AS PER FLOOR PLAN SKETCH.	Each
74	1	MAIN BATHROOM - SUPPLY AND INSTALL DELTA TRINSIC TUB/SHOWER TRIM T17459 (CHROME), IN LIEU OF STANDARD.	\$ 209.00
29679	Note:	AS PER FLOOR PLAN SKETCH.	Each
75 88217	1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	\$ 285.00
29680	Note:	AS PER FLOOR PLAN SKETCH, SEE ITEM #54	Each
76 88274	1	ENSUITE BATH - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE	\$ 418.00
29681	Note:	AS PER FLOOR SKETCH, SEE ITEM #53	Each
77	1	ENSUITE BATH - DELETE ITEM #13 IN B1A'S RE: INSTALL FLOOR TILES IN ENSUITE BATHROOM RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE.	-\$69.00
29966	Note:		Each
78	1	ENSUITE BATH - INSTALL FLOOR TILES IN ENSUITE BATHROOM 1/3 STAGGERED FRONT TO BACK OF THE HOUSE AS PER FLOOR TILE INSTALLATION SKETCH.	\$ 69.00
29967	Note:		Each
79 119482	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR	\$ 6,004.00
29968	Note:	AS PER FLOOR PLAN SKETCH, EDGE DETAIL TO BE PENCIL TOP WITH SQUARE BOTTOM, AS PER EDGE DETAIL PROFILE SKETCH. SEE ITEMS #30 & #31 FOR SINK AND FAUCET.	Each
80 30000	1	ENSUITE BATH - ENSUITE SHOWER-GOLD SERIES FLOOR TILES(EURO PASHA SOHO 4" X 16" MATTE WHITE WALL) HORIZONTAL 1/2 BRICK INSTALL ON SMALLEST SHOWER WALLS.INSTALL ON MIDDLE LONGEST WALL (CERATEC AUTHENTIK RHAPSODY 1" X 3" ANTHRACITE HERINGBONE,MESH BACKING, SEE SKETCH.	\$ 3,802.00
	Note:HORIZONTAL MOSAIC INSTALL.... SMALLEST SHOWER WALLS TO HAVE # 931STANDARD WHITE GROUT MIDDLE LONGEST WALL TO HAVE UPGRADED #908 DOVE GRAY GROUT	Each
Sub Total		\$11,888.00	
HST		\$0.00	
Total		\$11,888.00	

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1365-4
InvoiceSQL.rpt 16May20

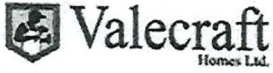
Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Shireen A. Chaudhry		Printed: 16-Feb-21 4:49 pm	
LOT NUMBER R06 Level: 1	PHASE Condo	HOUSE TYPE 5102	CLOSING DATE 9-Dec-21
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: Shireen A. Chaudhry 16-Feb-21
DATE

VENDOR: PER: Valecraft Homes Limited
DATE: March 4, 2021

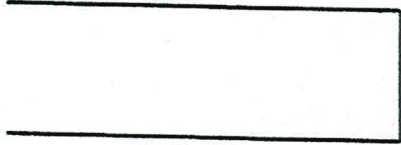
PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1.365-5
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

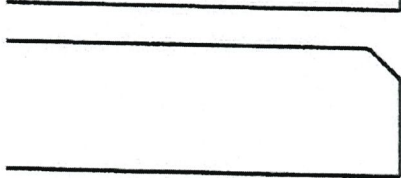


Valecraft
Homes Ltd.

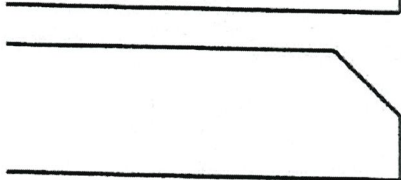
Standard Edge Profiles for Granite & Quartz



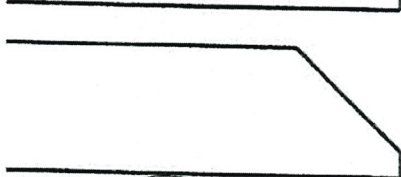
Eased Edge



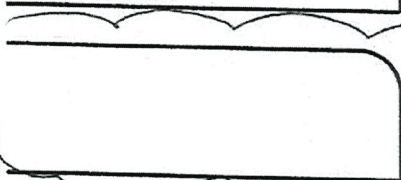
1/4 Bevel



1/2 Bevel

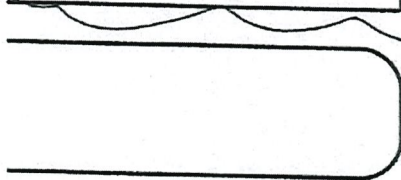


3/4 Bevel

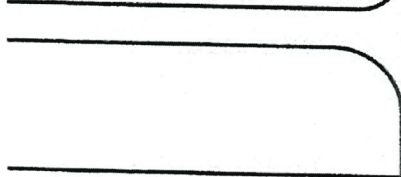


Pencil Top Only
with Square Bottom

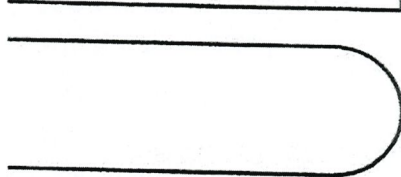
Kitchen #79
Ensuite Bathroom #53
Main Bathroom #54



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Plan #: 4M-1290

Lot: R06

Model: 5102

Purchaser: Shireen A Chaudhry

Purchaser: _____

Date: February 16th, 2021

Upgrade #: 53, 54, 79

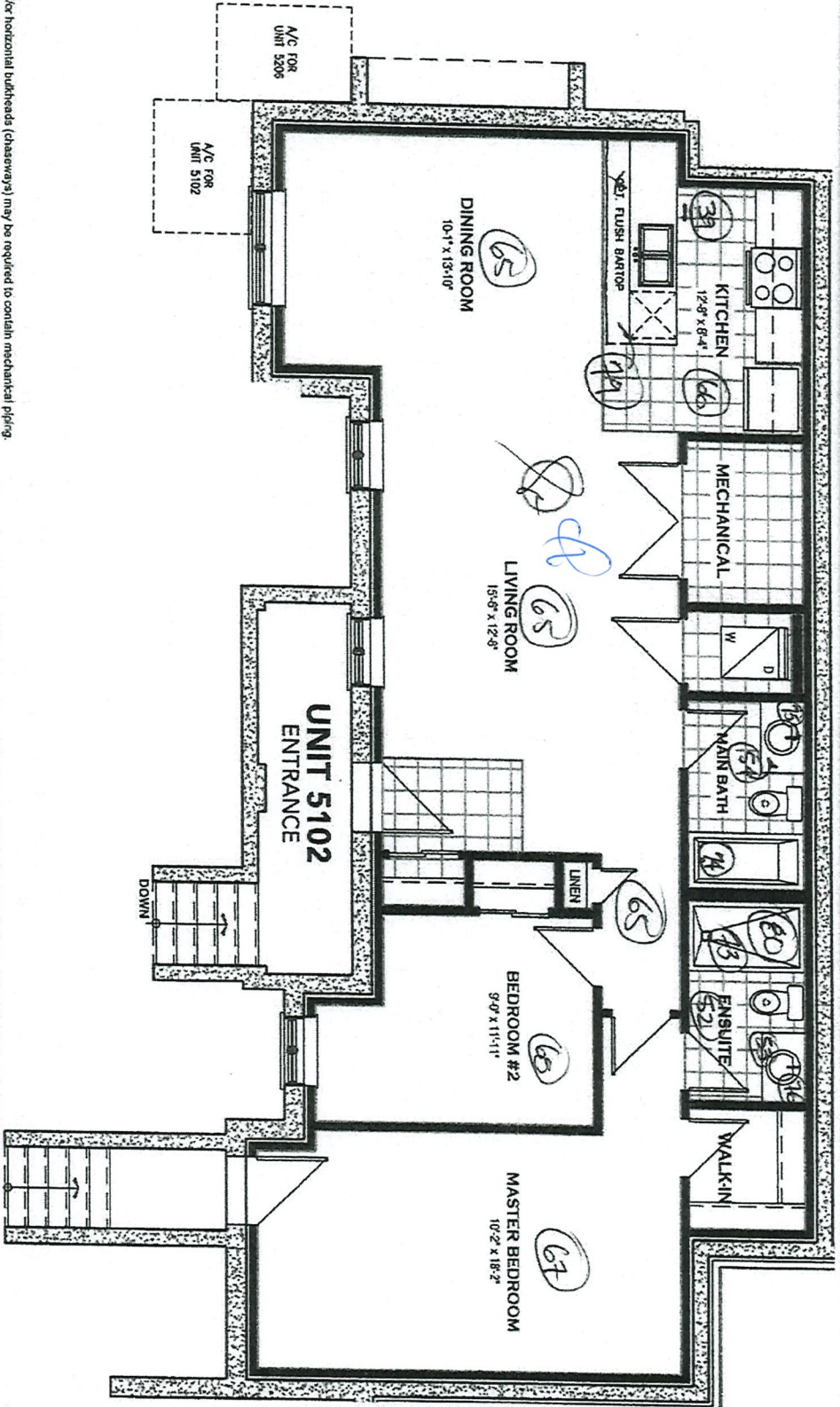
K/Sales/Counter Edge Profile

Revised 10/30/2019



FIRST FLOOR | **MODEL 5102**
1209 SQ.FT

Site:	DV2	Purchaser:	Shireen A Chaudhry
Plan No.:	4M-1290		
Unit:	R06	Purchaser:	
Date:	February 16th 2021		



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 usable 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.

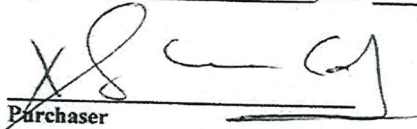
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 16th, 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 Scarborough, this 16 day of February, 2021.


Purchaser

Valecraft Homes Limited

Purchaser


Per:

March 4, 2021
Date:

Lot #: R06

Project: Deerfield Village 2

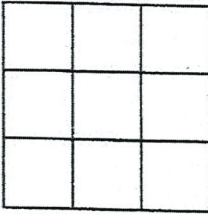


Valecraft
Homes Ltd.

Tile Installation Options

FLOOR TILE

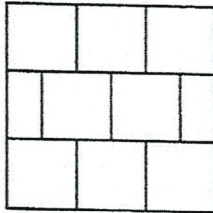
Standard square



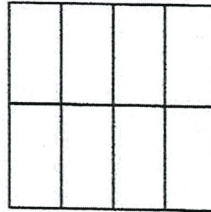
Mechanical Room
Laundry Area



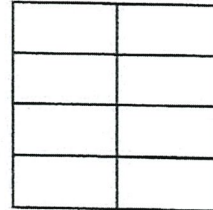
Square brick



Rectangular
front to back of the house



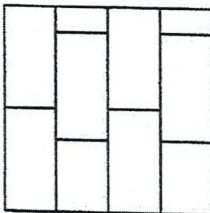
Rectangular
side to side of the house



Foyer/Entry



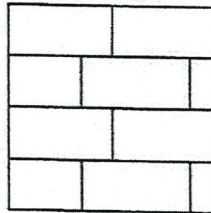
Rectangular 1/3 staggered
front to back of the house



Ensuite Bathroom



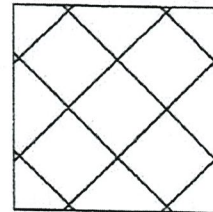
Rectangular 1/3 staggered
side to side of the house



Main Bathroom



45 degree



Project: DV2

Plan #: 4M-1290

Lot: R06

Model: 5102

Purchaser: Shireen A Chaudry

Purchaser: _____

Date: February 16th, 2021

Upgrade #: 16, 19, 20, 52, 78

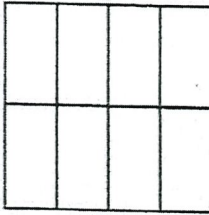


Valecraft
Homes Ltd.

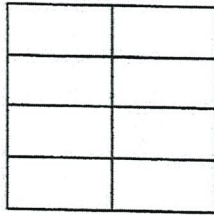
Tile Installation Options

WALL TILE

Vertical stacked

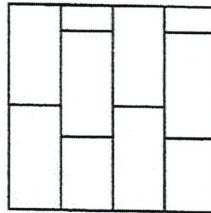


Horizontal stacked

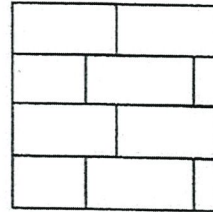


Main Bathroom

Vertical 1/3 offset brick

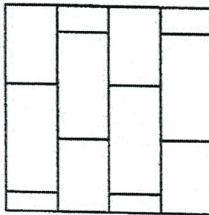


Horizontal 1/3 offset brick

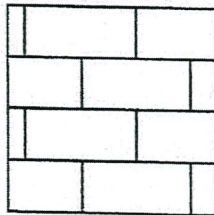


Kitchen Backsplash in
Standard Area and
Behind Chimney Style
Hood Fan

Vertical brick

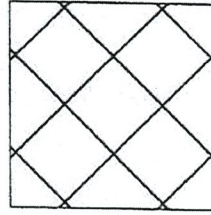


Horizontal brick

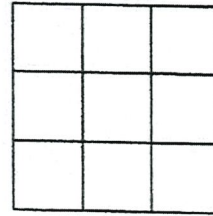


Ensuite Shower (See
Ensuite Shower sketch
for insert design)

45 degree



Standard square



Project: DV2

Plan #: 4M-1290

Lot: R06

Model: 5102

K/Sales/Light Fixtures

Purchaser: Shireen A Chaudhry

Purchaser: _____

Date: February 16th, 2021

Upgrade #: 21, 44, 45, 46, 80

Revised 06/27/2019

DV2 ROB
 ENSUITE BATHROOM
 SHOWER TILE
 LAYOUT SKETCH
 NOT TO SCALE
 FEB 10, 2021

Re Item #80

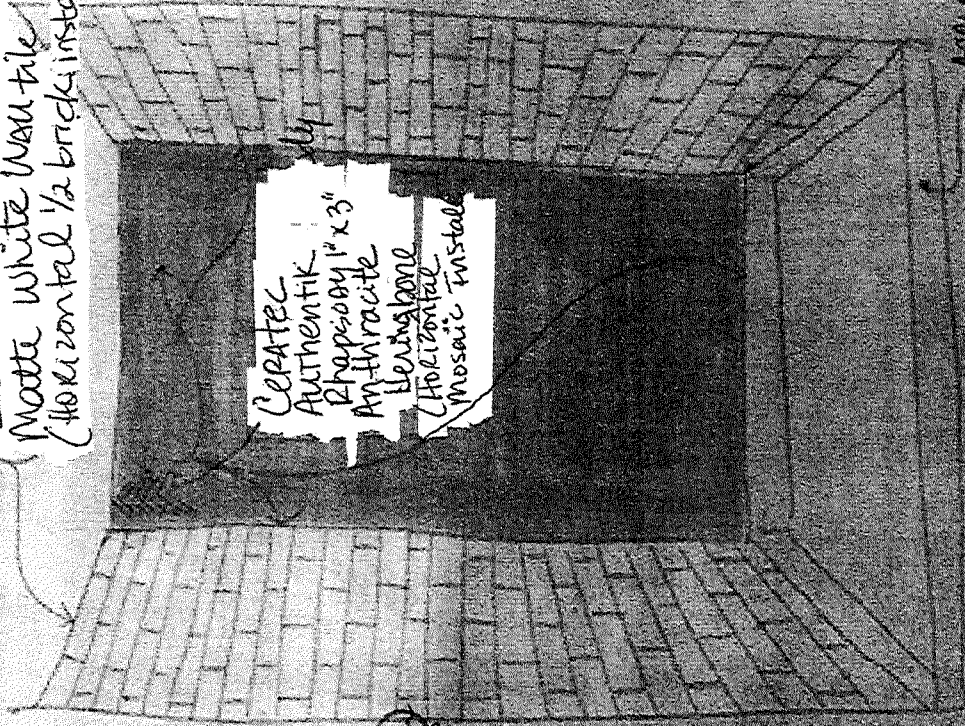
Q Q Q

Project: DV2
 Plan No. 4M-1290
 Lot: ROB
 Model: S102
 Purchaser: Shireen A. Chaudhry
 FEB. 16/2021

Euro Pasha Soho 4"x16"
 Matte White Wall tile
 Horizontal 1/2 brick install

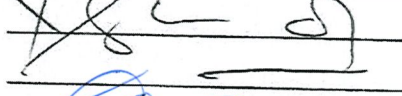
Ceratic
 Authentik
 Phosphoryl 1"x3"
 Anthracite
 Bevingbone
 Horizontal
 Mosaic Install

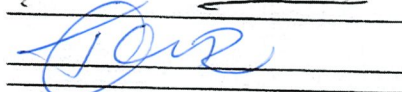
ACRYLIC BASE

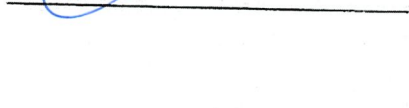


Valecraft Homes Ltd.						CONDOMINIUM HOME COLOUR CHART					
Community:		Deerfield Village II		Reg'd Plan #:		4M-1290		Sales Rep:		Nicole Trudel	
Lot No:		R06		Civic Address:		735-J Dearborn Private					
Purchaser(s):		Shireen A. Chaudhry		Model Name/ #:		5102					
Purchaser(s):				Closing Date:		Dec 9-2021					
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								STD 5	
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
ENTRANCE / FOYER	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
STAIRWAY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
KITCHEN	Semi Gloss OC-52 Gray Owl	UPG 48	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
MASTER BEDROOM	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
BEDROOM #2	Low Lustre OC-52 Gray Owl	UPG 48	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 48	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 48	N/A	N/A
NOTES:				

Purchaser's Signature(s): 

Purchaser's Signature(s): 


Approved By: 

Date: February 16th, 2021

Date:

Date: March 4, 2021

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
\\192.168.2.3\Valecraft Homes\Sales\Sales Legal Docs\Site - Deerfield\Block R\RD6\DV2 R06 Colour



CONDOMINIUM HOME COLOUR CHART

Community:	Deerfield Village II	Reg'd Plan #:	434-1296	Sales Rep:	Nicole Trudel
Lot No:	884	Civic Address:	734-J Dearborn Private		
Purchaser(s):	Shireen A. Chaudhry		Model Name/No:	8162	
Purchaser(s):			Closing Date:	Dec 9-2021	

CEMENT & GROUT SELECTIONS

ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
ENTRY	FLOOR	Cerata Authentik Rhapody 11.8"x23.4" Gray (Rectangular side to side install)	908 Dove Gray	Bronze Floor tile + UPG Grout	16, 55
STORAGE ROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A	N/A	N/A	N/A
MECHANICAL ROOM	FLOOR	Euro Pasha Devonport 12"x13" Ice (Standard Square Install)	908 Dove Gray	STD Floor Tile + UPG Grout	55
LAUNDRY ROOM	FLOOR	Euro Pasha Devonport 12"x13" Ice (Standard Square Install)	908 Dove Gray	STD Floor Tile + UPG Grout	55
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A	N/A	N/A	N/A
KITCHEN	FLOOR	See hardwood	N/A	N/A	N/A
	BACKPLASH	Olympic C.D.C. 2"x16" Matte Arctic White QT.CD.ARW.3216.MT (horizontal 1/2 offset brick install)	931 Standard White	Bronze Wall Tile + UPG Install + STD Grout	44, 45, 46
	INSERT OR BORDER	N/A			
DINETTE	FLOOR	N/A	N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Cerata Wood Series 6"x24" Beige QSN3000 (1/3 staggered side to side install)	908 Dove Gray	Silver Floor Tile + UPG Install + UPG Grout	19, 20, 55
	WALL	Cerata Subway-Mirage 7-9"x23-6" Glossy-Temp-116218 (Horizontal stacked install)	908 Dove Gray	Silver Wall Tile + UPG Grout	21, 55
	INSERT OR BORDER	Cerata Subway-Mirage 7-9"x23-6" Wave Temp-146214-05 (Horizontal stacked - only for shower area - directing on all shower walls)	908 Dove Gray	Silver Wall Tile + UPG Grout	21, 55
ENSUITE BATHROOM	FLOOR	Cerata Authentik Rhapody 11.8"x23.4" Anthracite (1/3 staggered Front to Back install)	908 Dove Gray	Bronze Floor Tile + UPG install + UPG Grout	52, 55, 76
	LONGEST MIDDLE SHOWER WALL	Cerata Authentik Rhapody 11"x13" Anthracite Herringbone (Horizontal Mosaic install - Tiles on Mesh Backing)	908 Dove Gray	Quartz Wall Tile + UPG Grout	55, 80
	SHOWER WALLS	Euro Pasha Echo 4" x 16" Matte White Wall (Horizontal 1/2 brick install)	931 Standard White	Gold Floor Tile + UPG install + STD Grout	30

Purchaser's Signature(s): [Signature]

Purchaser's Signature(s): [Signature]

Approved By: [Signature]

Date: February 16th, 2021

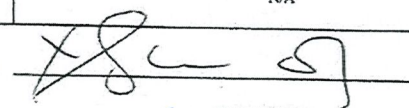
Date: _____

Date: April 4, 2021

Subject to change by Valecraft Homes in the event of unavailability of materials.
 Prices, terms and specifications are subject to change without notice E.O.E.
 8162.168.3.3/Valecraft Homes/Standard Legal Decal/8162 - Download/Black RV/000002 RDM Colour

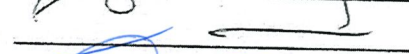
Valecraft Homes Ltd.						CONDOMINIUM HOME COLOUR CHART					
Community:		Deerfield Village II		Reg'd Plan #:		4M-1290		Sales Rep:		Nicole Trudel	
Lot No:		R06		Civic Address:		735-J Dearborn Private					
Purchaser(s):		Shireen A. Chaudhry						Model Name/#:		5102	
Purchaser(s):								Closing Date:		Dec 9-2021	
FLOORING SELECTIONS											
ROOM	CARPET/UNDERPAD OR HARDWOOD						LEVEL	STD/UPG #			
MAIN FLOOR HALLWAY	N/A						N/A	N/A			
KITCHEN	Lauzon Engineered Hardwood Ambiance Collection Authentik Series Red Oak Nostalgia Character Grade Ultra-Matte 4-1/8" wide, Pure Genius						UPG	66			
DINING ROOM	Lauzon Engineered Hardwood Ambiance Collection Authentik Series Red Oak Nostalgia Character Grade Ultra-Matte 4-1/8" wide, Pure Genius						UPG	65			
LIVING ROOM	Lauzon Engineered Hardwood Ambiance Collection Authentik Series Red Oak Nostalgia Character Grade Ultra-Matte 4-1/8" wide, Pure Genius						UPG	65			
MAIN STAIRS	N/A						N/A	N/A			
BEDROOM HALLWAY	Lauzon Engineered Hardwood Ambiance Collection Authentik Series Red Oak Nostalgia Character Grade Ultra-Matte 4-1/8" wide, Pure Genius						UPG	65			
MASTER BEDROOM	Coronet A4531 Spartacus 88664 Morning Light + Upgrade Underpad						STD Carpet + L1 Underpad	67			
BEDROOM # 2	Coronet A4531 Spartacus 88664 Morning Light + Upgrade Underpad						STD Carpet + L1 Underpad	68			
STAIRS FROM FOYER	N/A						N/A	N/A			

Purchaser's Signature(s):



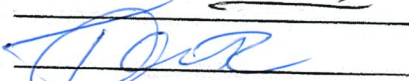
Date: February 16th, 2021

Purchaser's Signature(s):



Date:

Approved By:



Date:



Valecraft Homes Ltd.					CONDOMINIUM HOME COLOUR CHART						
Community:		Deerfield Village II		Reg'd Plan #:		4M-1290		Sales Rep:		Nicole Trudel	
Lot No:		R06		Civic Address:		735-J Dearborn Private		Model Name/#:		5102	
Purchaser(s):		Shireen A. Chaudhry		Closing Date:		Dec 9-2021					
PLUMBING FIXTURES											
ROOM	FIXTURE	STYLE		FINISH		STD/UPG#					
KITCHEN	SINK	Blanco Horizon Silgranite U2 Undermount 8in deep		White		30					
	FAUCET	Delta Essa 9113-AR-DST Single Handle pull down (1 hole)		Arctic Stainless		31					
ENSUITE BATHROOM	SINK	American Standard Studio Boxe Undermount 0315-000		White		29					
	VANITY FAUCET	Delta Vero Single Handle (1-hole) Lavatory Faucet 553LF-MPU		Chrome		76					
	WATER CLOSET	Standard		White		STD					
	SHOWER	Standard		White/ Chrome / Clear Glass		STD					
	SHOWER FAUCET	Delta Vero Shower Trim T17253		Chrome		73					
MAIN BATHROOM	SINK	American Standard Ovalyn Undermount 0497-221		White		28					
	VANITY FAUCET	Delta Trinsic Single Handle High Arc (1-hole) Lavatory Faucet 559-HA-DST		Chrome		75					
	WATER CLOSET	Standard		White		STD					
	TUB/SHOWER	Standard		White		STD					
	TUB/SHOWER FAUCET	Delta Trinsic Tub & Shower Trim T17459		Chrome		74					
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):

[Signature]

Date: February 16th, 2021

Purchaser's Signature(s):

[Signature]

Date:

Approved By:

[Signature]

Date:

March 4, 2021

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	N/A	N/A	N/A	N/A
BRACKET (if applicable)	N/A	N/A	N/A	N/A
SPINDLES	N/A	N/A	N/A	N/A
POSTS	N/A	N/A	N/A	N/A
NOSINGS	N/A	N/A	N/A	N/A
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

Purchaser's Signature(s):

[Signature]

Date: February 16th, 2021

Purchaser's Signature(s):

[Signature]

Date:

March 4, 2021

Approved By:

Subject to change by Valecraft Homes in the event of unavailability of materials. Prices, terms and specifications are subject to change without notice E/O.E
\\192.168.2.3\\Valecraft Homes\\Sales\\Sales Legal Docs\\Site - Deerfield\\Block R\\R06\\DV2 R06 Colour

Lisa Ballard

R06

From: Deerfield
Sent: Saturday, February 13, 2021 3:08 PM
To: Lisa Ballard
Cc: ValeSales
Subject: RE: DV2 S17, S24, R06, R02 File completions

Hi Lisa,
Client received her final amendment to be signed on February 2nd but did not want to sign it unless she could make a change to her ceramic shower. Samar reselected some tiles and did a sketch on February 9th, sent to Dan and we are waiting for new pricing. As soon as I receive it, it shall be done promptly.

Thank you,

Nicole Trudel
Sales Representative
Consultante Des Ventes

Deerfield Village 2
195 Meandering Brook Drive
613-421-8142

Closed Thursdays and Fridays



From: Lisa Ballard <lballard@valecraft.com>
Sent: February 12, 2021 11:51 AM
To: Deerfield <deerfield@valecraft.com>
Cc: Tricia Oliver <toliver@valecraft.com>
Subject: RE: DV2 S17, S24, R06, R02 File completions

Hi Simon,

We have the file completion for R06. I do not have colours for this file. Will they be at Head office next week?

Interior colours were complete Feb 2. 2021

Thanks!

Lisa Ballard



1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7