



## Welcome to Place St. Thomas

Dear Sutharshini Thurairaja & Sriprakash Krishnamurthy,

**RE: Place St. Thomas Phase 6 Lot 25**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 29, 2021**.

You now have five (5) business days from **April 29, 2021** to obtain your Lawyer's & Financing approvals.

On or before **May 1, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **May 15, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 29, 2021** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

**Valecraft 2019 Homes Sales Department**

Agence du revenu  
du Canada

## GST/HST New Housing Rebate Application for Houses Purchased from a Builder

### Note

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Thurairaja, Sutharshini</b>		Business number (if applicable) 	
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.			
Last name, first name, and initial(s) of other purchaser <b>Krishnamurthy, Sriprakash</b>		Last name, first name, and initial(s) of other purchaser	
Address of the house you purchased (Unit No. – Street No. Street name, RR) <b>796 Namur Street</b>			
City <b>Embrun</b>		Province or territory <b>Ontario</b>	Postal code <b>K 0 A 1 W 0</b>
Home telephone number <b>613-424-1818</b>	Daytime telephone number <b>613-618-9346</b>	Extension 	Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR			
City <b>St</b>	Province/Territory/State <b>ST</b>	Postal/ZIP code <b>ST</b>	Country <b>ST</b>

Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): <table border="1" style="float: right; margin-left: 20px;"> <tr> <td style="width: 20px;">Year</td> <td style="width: 20px;">Month</td> <td style="width: 20px;">Day</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table>		Year	Month	Day									
Year	Month	Day													
If you purchased this house as a rental property, you do <b>not</b> qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> .															
Date ownership of the house or the share in the co-op was transferred to you: <table border="1" style="float: right; margin-left: 20px;"> <tr> <td style="width: 20px;">Year</td> <td style="width: 20px;">Month</td> <td style="width: 20px;">Day</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table>		Year	Month	Day				Date possession of the house was transferred to you: <table border="1" style="float: right; margin-left: 20px;"> <tr> <td style="width: 20px;">Year</td> <td style="width: 20px;">Month</td> <td style="width: 20px;">Day</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table>		Year	Month	Day			
Year	Month	Day													
Year	Month	Day													
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.															
Lot No: <b>25</b>		Plan No: <b>50M-352</b>													
		Other: <b>Embrun, ON</b>													
If a mobile home, state:															
Manufacturer:		Model:													
		Serial number:													

[illegible]

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

- 1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.
- 1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

- 2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name		Business number (if applicable)	
Valecraft Homes (2019) Limited		7   2   1   0   1   0   7   1   8   R   T   0   0   0   1	
Address (Unit No. – Street No. Street name, PO Box, RR)		City	
210-1455 Youville Dr.		Orleans	
Province/Territory/State	Postal/ZIP code	Country	Telephone number
Ontario	K1C 6Z7	Canada	613-837-1104
			Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From	Year	Month	Day	to	Year	Month	Day

Signature of builder or authorized official	Name (print)	Year	Month	Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

DocuSigned by:	DocuSigned by:	Name (print)	Year	Month	Day
Signature of the claimant	Signature of the claimant	Sutharshini Thuraiaraja & Sriprakash Krishnamurthy	2	0	2
Sutharshini Thuraiaraja	Sriprakash Krishnamurthy		1	0	4
			0	8	

75B8A5FFB5784A4...

19A3362F6047448...

Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are not entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you do not complete Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations do not apply and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

**Note**  
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)		A
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)		B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.		D
Total rebate amount including any provincial rebate (line C plus line D).		E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).		F
Fair market value of the house (including the land and the building) when possession was transferred to you.		G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).		H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.		I
Total rebate amount including any provincial rebate (line H plus line I).		J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)		K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.		M
Total rebate amount including any provincial rebate (line L plus line M).		N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below or attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at [canada.ca/cra-info-source](https://canada.ca/cra-info-source), Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

**Do not use** this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

**Note**  
If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

**Note**  
You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

**Do not send** us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

**Note**  
If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)</li></ul>	The tax centre indicated on your return.

**Note**  
If you are a builder and choose to file your application online, **do not** send us this form.

Definition

**House** – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to [canada.ca/gst-hst](https://canada.ca/gst-hst), or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to [canada.ca/gst-hst-pub](https://canada.ca/gst-hst-pub).

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 25			
Reg'd Plan #: 50M-352		MODEL: 1086 A Steel Standard			
Name(s): Sutharshini Thurairaja					
Name(s): Sriprakash Krishnamurthy					
		BASE PRICE:		\$644,900.00	
		ELEVATION:		\$9,000.00	
		LOT PREMIUM:		\$30,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$186,530.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$215,530.00	
		TOTAL:		\$860,430.00	
		PURCHASER OFFER:		\$860,430.00	
		DIFFERENCE:			
Décor bonus of \$10,000.00 applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$782,681.42	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				April 5, 2022	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					



<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Sutharshini Thurairaja & Sriprakash Krishnamurthy
STREET	4081 Kelly Farm Drive
CITY, PROVINCE	Gloucester, Ontario
POSTAL CODE	K1T 4J3
HOME PHONE	613-424-1818
WORK PHONE	613-594-3337 x202
Cell Phone Purchaser (1)	613-618-9346
Cell Phone Purchaser (2)	613-286-1883
CIVIC	796 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	25
MODEL #	1086
ELEVATION	A
MODEL NAME	Steel
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1086 A Steel Standard
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$860,430.00
Purchaser Offer INVESTMENT	
CLOSING DAY	5
CLOSING MONTH, YEAR	April, 2022
CLOSING DATE (MONTH DAY, YEAR)	April 5, 2022
DEPOSIT 1)	1,000
DEPOSIT 2)	19,000
DEPOSIT 3)	20,000
SALES REPRESENTATIVE	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<b><u>SCHEDULE 1</u></b>	
PURCHASER 1	Sutharshini Thurairaja
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4081 Kelly Farm Dr., Gloucester ON K1T4J3
HOME PHONE	613-618-9346
WORK ADDRESS (STREET, CITY, POSTAL CODE)	700 Industrial Ave., Ottawa ON K1G 0Y9
WORK PHONE	613-594-3337 x202
OCCUPATION	Engineer
ID TYPE	Canadian Passport
ID NUMBER	HB890066
BIRTH DATE	December 4, 1976
PURCHASER 2	Sriprakash Krishnamurthy
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4081 Kelly Farm Dr., Gloucester ON K1T4J3
HOME PHONE	613-286-1883
WORK ADDRESS (STREET, CITY, POSTAL CODE)	5225 Boundary Rd, Navan On, K4B 1P6
WORK PHONE	613-286-1883
OCCUPATION	Assistance Manager - Amazon
ID TYPE	Driver's Licence
ID NUMBER	K7447-72006-91210
BIRTH DATE	December 10, 1969
PART OF LOT(S)(singles)	25
PLACE SIGNED	Ottawa, ON
SIGNING DAY	8
SIGNING MONTH	April
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	April 8, 2021
EMAIL ADDRESS (1)	shobathurairaja@gmail.com
EMAIL ADDRESS (2)	sriprakash.krishnamurthy@gmail.com
DATE: September 17, 2020	

# Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

# Critical Dates Calculator

## Type of Transaction

Freehold Firm

+

Freehold Tentative

-

Enter Tentative Closing Date

April 5, 2022



## Freehold Tentative - Critical Dates

First Tentative Date

April 5, 2022

Second Tentative Date

August 3, 2022

Firm Closing Date

December 1, 2022

Outside Closing Date

August 3, 2023

## Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

January 5, 2022

Notice to set Firm Closing Date

May 5, 2022

## Purchaser's Termination Period



End of Purchaser's Termination Period

September 5, 2023

To generate and print a Statement of Critical Dates, choose one of the following:

What is a POTL?

Condominium Firm



Condominium Tentative



Revised Copy

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy ✓			Printed: 15-Apr-21 11:01 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A ✓	5-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
32372		Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.	Each ✓
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
32374		Note: - Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
32373		Note:	Each
4	1	- SUPPLY & INSTALL SUNROOM AS PER ATTACHED SKETCH	\$ 36,340.00
29195		Note: -Window Size on both walls to be Approx. 88 inches x 72 inches Installed with a single french door. -Window on the second floor in the area open to below to be deleted to accomodate for the roof and door below. - Sunroom as per Schedule H dated April 8, 2021.	Each ✓
5	1	- SUPPLY & INSTALL COVERED CEDAR DECKS OFF OF DINETTE AND BEDROOM 4, NOTE NEW 6FT PATIO DOOR ADDED TO BEDROOM 4 IN LIEU OF WINDOW	\$ 29,675.00
29198		Note: - Rear Patio Deck & Balcony as per Schedule H dated April 8, 2021. -See Item 6  INCLUDES THE FOLLOWING - 2 CEDAR DECKS & RAILING C/W PT FRAME - EXTENSION OF ROOF ABOVE 2ND STOREY DECK - DELETION OF STD WINDOW IN BED 4 - ADDITION OF 6FT PATIO DOOR IN BED 4 ✓ Makeles Dinette below.  ** Add notes for where the std window is going to go - SPEAK WITH DAN REGARDING ADDITIONAL SPACE AND COST INT HE BASEMENT UNDER THE SUNROOM.	Each ✓
6	1	- UPGRADE CEDAR DECK & BALCONY AT REAR OF HOUSE TO HAVE PVC POSTS C/W ALUMINUM RAILING AND POSTS	\$ 8,085.00
32371		Note: -See Item 5. - Rear Patio Deck & Balcony as per Schedule H dated April 8, 2021.	Each
*7 9577	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 30,122.00
29205		Note: - Basement recroom as per Schedule H dated April 8, 2021.	Each ✓
*8 9673	1	- STAIRS - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE	*\$ 5,040.00
29210		Note: - Upper Staircase as per Schedule H dated April 8, 2021. (Main Floor to 2nd Level) - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	Each ✓
9	1	- MUDROOM - MAIN FLOOR MUDROOM, POWDER ROOM AND MAIN BATHROOM REDESIGNED. INCLUDES 3 PIECE BATHROOM. LAUNDRY.RELOCATED & GARAGE DOOR ADJUSTED. INCLUDES MODIFICATION TO MAIN BATHROOM. PLEASE SEE SKETCH.	\$ 5,455.00
31826		Note: Main Floor Powder room and Mudroom as per Schedule H dated April 8, 2021. - Garage Entry Door shifted to allow for more space at laundry machines. - Includes modification to Main Bathroom (delete jack & jill doors, relocate vanity, main door access from hallway)	Each ✓

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.366-1

InvoiceSQL.rpt 28mar21

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy			Printed: 12-Apr-21 10:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	APR 5/21
ITEM	QTY	EXTRA / CHANGE	PRICE
11		1 - GREAT ROOM - FIREPLACE - SUPPLY & INSTALL QUOTE LEVEL TILE ON FIREPLACE SURROUND - FLOOR TO CEILING (2 STOREY) - DELETE GREAT ROOM CENTER WINDOW ABOVE FIREPLACE - HORIZONTAL STAGGERED INSTALLATION	\$ 7,267.00
32177		Note: NOTE: DELETE CENTER WINDOW ABOVE FIREPLACE - See Item 11 for upgraded fireplace. - Great Room as per Schedule H dated April 8, 2021. - Ceratec sichenia pave wall dolmen 1124 bianco 4.3"x17.7" incl. cement board. - To be installed Horizontal Staggered (Wall Tile installation sketch to follow with Colour Selections)	Each
12		1 - BASEMENT BATHROOM - BASEMENT BATHROOM - ROTATE PLUMBING ROUGH-IN AS PER SKETCH	\$ 250.00
32309		Note: Basement Bathroom Rough-In as per Schedule H dated April 8, 2021.	Each
13		1 - - CUSTOM ELEVATION "A" - UPGRADE SIDING TO STONE. DELETE LOUVRE IN PEAK. SIDING IN ROOF PEAKS TO BE INSTALLED IN VERTICAL DIRECTION. DELETE SHUTTERS & INSTALL ADDITIONAL BRICK.	\$ 7,775.00
32307		Note: - Custom Exterior Elevation as per Schedule H dated April 8, 2021.	Each
14		1 - ENSUITE BATH - CUSTOM 5 PIECE ENSUITE BATHROOM. INCLUDES STAND ALONE TUB (BRIOSO 6636), DOUBLE VANITY & WALK-IN SHOWER WITH HALO DOORS.	\$ 10,925.00
29236		Note: - Ensuite Bathroom as per Schedule H dated April 8, 2021. - Please see Ensuite Bathroom Sketch dated April 8, 2021	Each
15		1 - KITCHEN/DINETTE - UPGRADE TO 10" DUCTS FOR KITCHEN HOOD FAN.	\$ 383.00
29221		Note: -See Item 30	Each
16		1 - BEDROOM 2 - BEDROOM #2 ENSUITE BATHROOM - RELOCATE TUB/SHOWER TO EXTERIOR WALL. RELOCATE TOILET & SINK TO ORIGINAL TUB/SHOWER INTERIOR WALL (NOTE EXISTING WINDOW TO BE RELOCATED TO ACCOMMODATE THIS CHANGE)	\$ 998.00
32308		Note: - Swap Tub/Shower with Toilet & Sink - Bedroom #2 Ensuite Bathroom as per Schedule H dated April 8, 2021.	Each
17		1 - ENSUITE BATH - SUPPLY & INSTALL SOUNDPROOFING INSULATION IN ALL BATHROOM WALLS THROUGHOUT THE HOUSE.	\$ 3,400.00
29224		Note: 5 BATHROOMS TOTAL: Basement (x1) Main Floor (x1) 2nd Level (x3) as per Schedule H dated April 8, 2021.	Each
18		1 - KITCHEN - CUSTOM OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY - AS PER SKETCH	\$ 7,157.00
32250		Note: - Please see Schedule H dated April 8, 2021. - Please see Kitchen Sketch dated April 8, 2021 - Kitchen Island Extended Approximately 2 Feet -See Item 19 and 20	Each
*19		1 - KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - LEVEL 2	*\$ 6,643.00
9581		Note: - Dinette as per Schedule H dated April 8, 2021. - Please see Optional Pantry Sketch dated April 8, 2021 - Does Not Include Backsplash, Bulkhead Extension or Potlights. -See Item 18 and 20.	Each
20		1 - KITCHEN/DINETTE - UPC9-1C - LEVEL 2 CABINETRY - OPTIONAL KITCHEN LAYOUT #1 - INCLUDES 40IN UPPERS, FILLER DETAIL TO UPGRADED BULKHEAD AND LIGHT VALANCE	\$ 2,961.00
29232		Note: - Includes Extended Optional Pantry in Dinette - See Item 18, 19 and 21. - Please see UPC sketch dated April 8, 2021.	Each



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy		Printed: 12-Apr-21 10:41 am	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	APRIL 5/22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
21 117096	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 2 SERIES CABINETRY	\$ 181.00	Each ✓
32301	Note:	- Kitchen as per Kitchen Sketch dated April 8, 2021 -See Item 20		
22 871	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 86.00	Each ✓
31166	Note:	- Kitchen as per Kitchen Sketch dated April 8, 2021 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. -See Item 21		
23	1	- DINING ROOM - Delete 3 x AP 2424 Picture Windows in Dining Room and Supply & Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 206).	\$ 788.00	Each ✓
29249	Note:	Dining Room as per Schedule H dated April 8, 2021.		
24	1	FOYER - FULL WALL AT FOYER IN LIEU OF HALF WALL	\$ 125.00	Each ✓
29250	Note:	Foyer as per Schedule H dated April 8, 2021.		
25	1	BEDROOM 3 - SUPPLY & INSTALL ADDITIONAL CLOSET IN BEDROOM #3	\$ 536.00	Each ✓
29251	Note:	- Bedroom #3 as per Schedule H dated April 8, 2021.		
26 614	1	BASEMENT - EXTRA LAUNDRY BASEMENT - TAPS AND DRAIN @ EXISTING TUB	\$ 821.00	Each ✓
29252	Note:	- Basement Mechanical Area as per Schedule H dated April 8, 2021. - 2nd set of laundry machines may be added to basement. Clients want to make sure the connections are in place. - Includes plumbing & electrical.		
*27 990	1	LAUNDRY ROOM - LAUNDRY UPPER CABINETS (WIDTH APPROX. 42IN - 60IN) BUILDERS STANDARD SERIES.	*\$ 1,256.00	Each ✓
29253	Note:	- Laundry Room as per Schedule H dated April 8, 2021. -See Item 9 & 16.		
28	1	- UPGRADE ALL BATHROOM FANS TO ES-AK 90CFM 1.5 SONS	\$ 766.00	Each ✓
31164	Note:	All bathroom fans upgraded to low-noise model. -See Item 9.		
*29 100026	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	*\$ 542.00	Each ✓
31827	Note:	- Rear deck as per Schedule H dated April 8, 2021.( See Item 5 and 6) - Locations Are Approximate & Must Be Compliant With All Applicable Codes		location to close to door? ✓
*30 9	1	KITCHEN - HOOD FAN - CHIMNEY - BROAN 500 CFM - 30IN STAINLESS ESTAR IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS TO CEILING AND MAKEUP AIR SYSTEM	*\$ 3,776.00	Each ✓
31828	Note:	- Kitchen as per Kitchen Sketch dated April 8, 2021 - Includes Make Up Air System (See Item 15) - Does not include modifications to cabinetry or electrical for new microwave location (See Item 18 for microwave/wall oven location)		
*31 120063	1	- UPGRADE TO 200 AMP SPLIT SERVICE C/W 84 CIRCUIT PANEL	*\$ 1,780.00	Each ✓
31829	Note:			

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,366-3

InvoiceSQL.rpt 28mar21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Sutharshini Thuraiaraja and Sriprakash Krishnamurthy

Printed: 12-Apr-21 10:41 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	APRIL 5/21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32	1	BEDROOM 2 - BEDROOM #2 ENSUITE BATHROOM - UPGRADE STANDARD TUB & SHOWER COMBINATION TO APPROX. 5FT X 30IN SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES.	\$ 1,389.00	Each ✓
31832		Note: - Bedroom #2 Ensuite Shower as per Schedule H dated April 8, 2021. - Does not include shower door (See Item 16 for revised layout and 33 for Halo Sliding Doors) ✓		
33	1	BEDROOM 2 - BATHROOMS - SHOWER DOOR - HALO 5FT SLIDING DOOR CHROME/CLEAR FOR 5 X 3 TILED SHOWERS	\$ 2,280.00	Each ✓
120128		Note: -See Item 16 and 32. ✓ - Bedroom #2 Ensuite Bathroom as per Schedule H dated April 8, 2021.		
34	1	GREAT ROOM - DELETE DECORATIVE POSTS AT LIVING ROOM & DINING ROOM.	\$ 75.00	Each ✓
31834		Note: - Great Room as per Schedule H.		
35	1	GARAGE - SUPPLY & INSTALL ELECTRIC CHARGER FOR EV CAR	\$ 663.00	Each ✓
31845		Note: - Location to be confirmed at electrical appointment. <i>rough-in to garage incl. 50 amp plug w/ conduit to electrical panel.</i>		
36	1	GREAT ROOM - UPGRADE STANDARD FIREPLACE TO LINEAR FIREPLACE - BL36NTRE-1 C/W TOPAZ CRYSTALINE EMBER BED & 4 SIDED BLACK TIM . RAISED APPROX. 12" FROM FLOOR	\$ 960.00	Each
30873		Note: - Great Room as per Schedule H dated April 8, 2021. -See Item 11.		
*37	1	HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3-1/8" WIRE BRUSHED - STANDARD AREAS	*\$ 4,158.00	Each
64073		Note: - Standard Areas include Great Room, Living Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H. - 3 1/8" Stained Oak (Wire Brushed)		
38	1	ENSUITE BATH - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL	\$ 684.00	Each ✓
605		Note: - Ensuite Bathroom Walk-In Shower as per Schedule H. - Located on longest wall (behind Bedroom 3) approx. centered. Bottom of niche installed approx. 45" from floor.		
39	1	MAIN BATHROOM - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL	\$ 684.00	Each ✓
605		Note: - Main Bathroom as per Schedule H. - Located on longest wall (behind Bedroom 3) approx. centered. Bottom of niche installed approx. 45" from floor.		
40	1	BEDROOM 2 - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL	\$ 684.00	Each ✓
605		Note: - Bedroom #2 Ensuite Bathroom as per Schedule H. - Located on wall opposite Shower head (approx. centered). Bottom of niche installed approx. 45" from floor.		
32223				

↑ Exterior wall.  
Alet to review.  
no need to add  
working for fenced off  
wall.

Sub Total	\$186,530.00
HST	\$0.00
Total	\$186,530.00

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,366-4

InvoiceSQL.rpt 28mar21

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy			Printed: 12-Apr-21 10:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

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

PURCHASER:	<div></div>	<div>12-Apr-21</div>	VENDOR:	<div></div>
	Sutharshini Thurairaja	DATE		PER: Valecraft Homes (2019) Limited
PURCHASER:	<div></div>	<div>12-Apr-21</div>	DATE:	<div></div>
	Sriprakash Krishnamurthy	DATE		

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<div></div>
DATE:	<div></div>