



Welcome to Place St. Thomas

Dear Zahid Mahmood,

RE: Place St. Thomas Phase 6 Lot 17

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **May 5, 2021**.

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

On or before **May 13, 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 27, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **June 10, 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,

A handwritten signature in blue ink, appearing to read "J. Brulee".

Valecraft 2019 Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Zahid Mahmood ✓
STREET	2314 Watercolours Way ✓
CITY, PROVINCE	Nepean, ON ✓
POSTAL CODE	K2j 6N2 ✓
HOME PHONE	587-435-0280
WORK PHONE	587-435-0280
Cell Phone Purchaser (1)	587-435-0280
Cell Phone Purchaser (2)	
CIVIC	764 Namur Street ✓
AGREEMENT BLOCK#	
PLAN	50M-352 ✓
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	17 ✓
MODEL #	826 ✓
ELEVATION	"B" ✓
MODEL NAME	Bradley 4Bed ✓
ORIENTATION	Reverse ✓
DWELLING (MODEL#, ELEV, OPT)	826 "B" Bradley 4Bed Reverse ✓
PHASE	6 ✓
PROJECT	PLACE ST THOMAS 6 ✓
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$560,427.00
CLOSING DAY	26 ✓
CLOSING MONTH, YEAR	April, 2022 ✓
CLOSING DATE (MONTH DAY, YEAR)	April 26, 2022 ✓
DEPOSIT 1)	1,000 ✓
DEPOSIT 2)	19,000 ✓
DEPOSIT 3)	20,000 ✓ \$40,000 ✓
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE 1</u>	
PURCHASER 1	Zahid Mahmood ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2314 Watercolours Way, Nepean ON K2J 6N2 ✓
HOME PHONE	587-435-0280
WORK ADDRESS (STREET, CITY, POSTAL CODE)	3755 Riverside Dr., Ottawa ON K1G 4K9
WORK PHONE	587-435-0280
OCCUPATION	IT Specialist
ID TYPE	Driver's Licence ✓
ID NUMBER	M0168-79206-80917 ✓
BIRTH DATE	September 17, 1968 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	17
PLACE SIGNED	Embrun, ON
SIGNING DAY	2
SIGNING MONTH	May
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	May 2, 2021
EMAIL ADDRESS (1)	zahid.mian001@gmail.com
EMAIL ADDRESS (2)	
DATE: September 17, 2020	

20/9/2020

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6 ✓
Reg'd Plan #: 50M-352
Name(s): Zahid Mahmood ✓
Name(s):

LOT NO: 17
MODEL: 826 "B" Bradley 4Bed Rev ✓

BASE PRICE: \$554,900.00 ✓

ELEVATION: \$5,500.00 ✓

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$10,027.00 ✓

CREDITS: -\$10,000.00 ✓

SUBTOTAL: \$5,527.00 ✓

TOTAL: \$560,427.00 ✓

PURCHASER OFFER: \$560,427.00 ✓

DIFFERENCE:

Décor bonus of \$10,000.00 has been applied in full to the purchase price. -\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: HST Formula 4 \$517,192.04 ✓

COMMENTS:

***EXPECTED DATE OF CLOSING:**

April 26, 2022

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Internal B1A Place St. Thomas - Phase 6			
PURCHASER: Zahid Mahmood		Printed: 4-May-21 9:42 am	
LOT NUMBER 17	PHASE 6	HOUSE TYPE 826 THE BRADLEY 4 BED ELEV B	CLOSING DATE 26-Apr-22
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
32692		Note: Decor bonus 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
32693		Note: Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
32694		Note:	Each
*4 13002	1	- KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 4,990.00
32472		Note: - Kitchen as per Schedule H dated May 2, 2021.	Each
5	1	- FOYER - TILE - FLOOR - UPGRADE - SILVER - FOYER / POWDER ROOM	\$ 732.00
32473		Note: - Foyer and Powder Room as per Schedule H dated May 2, 2021. -Installation instructions to be provided with Interior Colour Selections.	Each
6	1	- KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - SILVER - KITCHEN / DINETTE	\$ 1,650.00
32474		Note: - Kitchen and Dinette as per Schedule H dated May 2, 2021. -Installation instructions to be provided with Interior Colour Selections.	Each
7 165	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 70.00
32362		Note: -Installation instructions to be provided with Interior Colour Selections.	Each
*8 3	*1	- CARPET - UPGRADE - LEVEL 2 - - STANDARD AREAS - LEVEL 2	*\$ 2,085.00
32364		Note: - Standard areas include Den, Upper Staircase, Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 as per Schedule H dated May 2, 2021. - Colour to be selected with Interior Colour Selections.	Each
9 28041	1	- KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$ 143.00
32367		Note: -See Item 4 for Solid Surface Countertops. -Edge to be selected with Interior Colour Selections.	Each
*10 635	1	- KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	*\$ 357.00
32368		Note: -See Item #4.	Each

No notes required for initials/signatures.

Sub Total	\$10,027.00
HST	\$0.00
Total	\$10,027.00

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,498-1
InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASER: Zahid Mahmood		Printed: 4-May-21 9:42 am	
LOT NUMBER 17	PHASE 6	HOUSE TYPE 826 THE BRADLEY 4 BED ELEV B	CLOSING DATE 26-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

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

PURCHASER:	_____	04-May-21	VENDOR:	_____
	Zahid Mahmood	DATE		PER: Valecraft Homes (2019) Limited
			DATE:	_____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



MR ZAHID MAHMOOD
2314 WATERCOLOURS WAY
NEPEAN, ON K2J 6N2
(587) 435-0280

402

DATE 2021-05-02
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft homes (2019) Limited \$ 1,000
One thousand dollars / 100 DOLLARS

TD CANADA TRUST
1684 DANFORTH AVE.
TORONTO, ON M4C 1H6

Security features
included.
Details on back.

MEMO

Deposit to Valecraft

Zahid Mahmood

MP

⑈402⑈ ⑆12482⑈004⑆ 0528⑈6209608⑈

Project: Place St. Thomas 6
Plan No: 50M-352 Lot No: 17-Phase 6
Model: 826 "B" Rev Date: May 2, 2021
Purchaser: Zahid Mahmood
Purchaser: _____

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

Use this form to claim your 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). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

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.

Section A – Claimant information									
Claimant's legal name (one name only , even if the house is purchased by several individuals) Last name, first name, and initial(s) Mahmood, Zahid						Business number (if applicable) R T			
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 Last name, first name, and initial(s) of other purchaser 									
Address of the house you purchased (Unit No. – Street No. Street name, RR) 764 Namur Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 587-435-0280		Daytime telephone number 587-435-0280		Extension 		Language preference ☒ English ☐ French			
Mailing address of claimant ☒ As above or Unit No – Street No Street name, PO Box, RR									
City 		Province/Territory/State Ont			Postal/ZIP code 		Country 		
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? ☒ Yes ☐ No					Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day 				
If you purchased this house as a rental property, you do not 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: Year Month Day 					Date possession of the house was transferred to you: 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: 17		Plan No: 50M-352			Other: Embrun, ON				
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY
 IC NC

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

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, 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:
• an individual, and the property is located in one of the areas indicated below; OR • a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR • a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
• a builder 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.)	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, or call **1-800-959-5525**.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.