

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 13 DAY OF October , 20 20 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1
LOT: 1 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 916 Lucerne Drive

PURCHASERS: Umar Farooq, Shah Iram & Mohammad Sheikh

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: October 16, 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: Purchasers Umar Farooq, Shah Iram, and Mohammad Sheikh
Schedule T dated October 13, 2020

INSERT: Shah Iram
Schedule T dated September 20, 2021

Dated at Ottawa, ON this 20th day of September , 2021

In the presence of:

WITNESS

WITNESS

DocuSigned by:
Umar Farooq
PURCHASER
DocuSigned by:
Mohammad Sheikh
8A3E2E834AD34FE...
DocuSigned by:
Shah Iram
PURCHASER

Dated at Ottawa,)N this 21st day of September , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1)

Full Name:

Shah Iram

Business Address:

N/A

Business Telephone Number:

N/A

Home Address:

628 Glastonbury Walk, Orleans ON K4A 0P6

Home Telephone Number:

613-866-3874

Occupation:

Retired

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type:

Driver's Licence

Number:

I7165-70336-01105

DS

SI

Purchaser

DS

UP

DS

WMS

Purchaser

(2)

Full Name:

Business Address:

Business Telephone Number:

Home Address:

Home Telephone Number:

Occupation:

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type:

Number:

Purchaser

Purchaser

PLACE ST THOMAS PHASE 5

Plan No: 50M-348

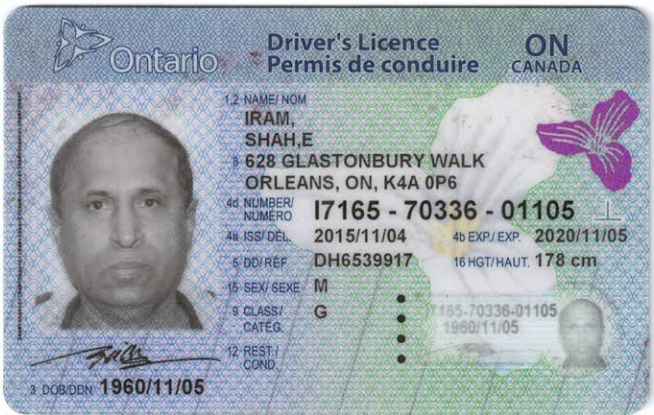
Lot No: 1

Purchaser: Shah Iram

DS
SI

DS
UP

DS
MS



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 13th DAY OF October , 20 20 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1
LOT: 1 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 916 Lucerne Drive
PURCHASERS: Shah Iram

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: October 16, 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: \$629,640.34
BALANCE AT CLOSING: \$604,640.34
LESS H.S.T. AMOUNT: \$578,442.78
SCHEDULE "G" DATED: November 29, 2020
TARION SCHEDULE "B" DATED: November 29, 2020

INSERT: 680 dated: September 20, 2021 in the amount of: \$1,000.00
NEW PURCHASE PRICE: \$630,640.34
NEW BALANCE AT CLOSING: \$605,640.34
NEW LESS H.S.T. AMOUNT: \$579,327.73
SCHEDULE "G" DATED: September 20, 2021
TARION SCHEDULE "B" DATED: September 20, 2021

Dated at Ottawa, ON this 20th day of September , 2021
In the presence of:

WITNESS
DocuSigned by:
Shah Iram
PURCHASER

WITNESS PURCHASER

Dated at Ottawa this 21st day of September , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: Frank Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 2020

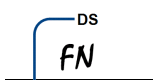
SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser

Purchaser


Vendor



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASER: Shah Iram			Printed: 20-Sep-21 2:52 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	5	1086 THE STEEL ELEV C	29-Sep-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
41	1	- ADMINISTRATIVE FEE - Name Change	\$1,000.00	Each
36972		Note:		

Sub Total	\$1,000.00
HST	\$0.00
Total	\$1,000.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$1,000.00
<u>Total Payment:</u>	<u>\$1,000.00</u>

PURCHASER:

DocuSigned by:

Shah Iram

Shah IramEAD944F7...

20-Sep-21

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE...

PER: Valecraft Homes (2019) Limited

DATE:

September 21, 2021

PREPARED BY: Samar Merhi

LOCKED BY: Tricia Oliver

PE 1,245-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



**Freehold Form
(Tentative Closing Date)**

**SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing**

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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 #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated September 20, 2021.

Signed at Ottawa, ON, this 20th day of September, 2021.

DocuSigned by:
Shahram
Purchaser
A04F827301214EE...

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

September 21, 2021
Date:

Lot #: 1 - Phase 5

Project: **Place St. Thomas 5**