AMENDMENT TO AGREEMENT OF PURCHASE AND SALE BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED ON THE ___13 __DAY OF ___October ___, __20 __20 ___.

REGARDII	NG PROPERTY KNO'	WN AS:	BUILDER'S	S LOT :	1		
			LOT:	1	BLOCK:		
			50M-348		PLACE ST THOM	AS 5	
			CIVIC AD	DRESS:	916 Lucerne Dri	ve	
PURCHAS	ERS:	Uma	r Farooq, Sh	ah Iram &	Mohammad Sheikh		
VENDORS	:	VALE	CRAFT HO	MES (2019) LIMITED		
DATE OF A	ACCEPTANCE:			Octobe	r 16, 2020		
changes sl for such cl stated ther	hall be made to the a hanges noted below a rein and time shall ren	above modull other main of t	entioned Ag terms and co he essence.	greement onditions	parties hereto that the of Purchase and Sale a in the Agreement shall	nd except	
DELETE:	Purchasers Umar Faroop, Shah Iram, and Mohammad Sheikh						
	Schedule T dated Oct	ober 13, 2	2020				
INSERT:	Shah Iram						
	Schedule T dated Sep	tember 20	0, 2021				
			-,				
Dated at	Ottawa, ON	this	20th	day of	September ,	2021	
				_			
In the presen	nce of:						
					DocuSigned by:		
			<u> </u>		Umar Faroog,		
WITNESS					PURGOLASER Docusigned by:		
					Mydnanhnot Sneth		
					DocuSigned by:		
WITNESS					Dhav Valm Purghaser		
Dated at	Ottawa,)N	this	21st	day of	September ,	2021	
			VALECRA	AFT HOM	ES (2019) LIMITED		
			(ocuSigned by:			
				ink Nieuwh 4F827301214EE			
			Name:		F. Nieuwkoop		
			1141110.		•		
			Title:		Vice President REV: S	eptember 17, 20	

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

Full Name:	Shah Iram
Business Add	dress: N/A
Business Tel	ephone Number: <u>N/A</u>
Home Addre	SS: 628 Glastonbury Walk, Orleans ON K4A 0P6
Home Teleph	none Number: <u>613-866-3874</u>
Occupation:	Retired
Identity Ver	rification (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:	<u>17165-70336-01105</u>
Purchaser	Purchaser Purchaser
Full Name:	
Business Ado	dress:
Business Tel	ephone Number:
Home Addre	
Home Teleph	none Number:
Occupation:	
	rification (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



Plan No: 50M-348

Lot No: 1

Purchaser: Shah Iram









AMENDMENT TO AGREEMENT OF PURCHASE AND SALE BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

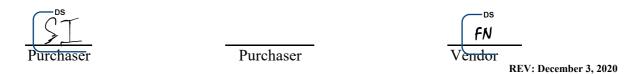
ON THE	13tn	DAY OF _	Octob	<u>er</u> , 20 <u>20</u>	·
REGARDING PROPERTY KN	NOWN AS:	BUILDER'S L	OT:	1	
		LOT:	1	BLOCK:	
		50M-348		PLACE ST THO	MAS 5
		CIVIC ADDI	RESS:	916 Lucerne D	rive
PURCHASERS:		SI	nah Iram		
VENDORS:	VALEC	CRAFT HOME	CS (2019) I	LIMITED	
DATE OF ACCEPTANCE:			October 1	6, 2020	
It is hereby understood and following changes shall be a and except for such changes shall remain as stated therein	made to the noted belo	e above menti ow all other t	oned Ag	reement of Purchas	e and Sale
DELETE:	PURCHA	ASE PRICE: _	\$62	9,640.34	
BA	LANCE AT	CLOSING: _	\$60	4,640.34	
	LESS H.S.T.	AMOUNT:	\$57	8,442.78	
SC	HEDULE "	G" DATED: _	Novem	ber 29, 2020	
TARION SO	HEDULE "	B" DATED: _	Novem	ber 29, 2020	
INCEDE (00 1.4.1.	C (l .	. 20. 2021	. 41	4 . 6 . 61 000 00	
		ASE PRICE:		int of: \$1,000.00 0,640.34	
			\$60		
NEW	LESS H.S.T.	AMOUNT: _	\$57	9,327.73	
SC	HEDULE "	G" DATED: _	Septem	ber 20, 2021	
TARION SO	HEDULE "	B" DATED: _	Septem	ber 20, 2021	
Dated at Ottawa, ON	this	20th	day of	September ,	2021
In the presence of:					
in the presence of				−DocuSigned by:	
				Shahtram	
WITNESS		_	क्	JRGHASER.	
WITNESS		_	DI	IDCHACED	
WITNESS		_	P	URCHASER	
	this	- 21st			2021
	this	21st		URCHASER September,	2021
	this		day of		2021_
	this		day of	September ,	2021
	this	VALECRAF	day of	September ,	2021
	this	VALECRAF	day of	September , S (2019) LIMITED	2021
WITNESS Dated at Ottawa	this	VALECRAF	day of I HOMES	September , S (2019) LIMITED	2021
	this	VALECRAF	day of F HOMES ocuSigned by: ank Nieuw	September , S (2019) LIMITED	2021
	this	VALECRAF Per: f2	day of F HOMES ocuSigned by: ank Nieuw	September , S (2019) LIMITED	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.



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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
	\$579,327.73 . 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.

Dated at _	Ottawa, ON	this 2	Oth day of	September	, _	2021
Docusigned by: Shan I	<i>(∕∕∕//</i> ⁄⁄∕ €∕R			VALECRAFT HON	MES (2019)	LIMITED
PURCHAS	ER			PER: A04F827301214EE	•	
					oer 21, 202	
				DATE:		
	PR	OJECT:	PLACE :	ST THOMAS 5	LOT:	1



NON STANDARD EXTRAS (680) Place St. Thomas - Phase 5 PURCHASER: Shah Iram **Printed**: 20-Sep-21 2:52 pm PHASE HOUSE TYPE CLOSING DATE LOT NUMBER 5 1086 THE STEEL ELEV C 29-Sep-21 QTY EXTRA / CHANGE PRICE INTERNAL USE ITEM 41 1 - - ADMINISTRATIVE FEE - Name Change \$1,000.00 Each 36972 Note: Sub Total \$1,000.00 **HST** \$0.00 \$1,000.00 Total

Payment Summary	
Paid By	Amount
Amendment	\$1,000.00
Total Payment:	\$1,000.00

PURCHASER:

Shahidisanfe AD944F7... 20-Sep-21

DATE

VENDOR: 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

CONSTR	UCTION 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: Purchaserad944F7		Valecraft Homes (2019	
Purchaser		Per A04F827301214EE	
		September 21, 2021 Date:	
Lot #: 1 - Phase 5		Project: Place St. T	homas 5

Revised: September 9,2019