

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 13th DAY OF January , 2021 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S17  
LOT: S17 BLOCK :  
4M-1290 DEERFIELD VILLAGE 2  
CIVIC ADDRESS: 725-I Dearborn Private  
PURCHASERS: Hutoxy F Irani

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 19th, 2021

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: \$394,124.81  
BALANCE AT CLOSING: \$379,124.81  
LESS H.S.T. AMOUNT: \$372,881.56  
SCHEDULE "G" DATED: February 18, 2021  
TARION SCHEDULE "B" DATED: October 20, 2021

INSERT: 680 dated: December 17, 2021 in the amount of: \$692.00  
NEW PURCHASE PRICE: \$394,816.81  
NEW BALANCE AT CLOSING: \$379,816.81  
NEW LESS H.S.T. AMOUNT: \$373,492.33  
SCHEDULE "G" DATED: December 17, 2021  
TARION SCHEDULE "B" DATED: December 17, 2021

Dated at Newmarket this 17th day of December , 2021

In the presence of:

WITNESS

DocuSigned by:  
Hutoxy F. Irani  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 20th day of December , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicia Oliver  
REV: September 3, 2020



**Condominium Form  
(Tentative Occupancy 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 #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 **December 17, 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** Newmarket, **this** 17th **day of** December, **20**21.

DocuSigned by:  
Autoxy E. Irani  
Purchaser

**Valecraft Homes Limited**

**Purchaser**

DocuSigned by:  
Vicinia Oliver  
**Per:** B66AFC94F0B9401...

December 20, 2021  
**Date:**

**Lot #:** S17

**Project:** **Deerfield Village 2**

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.

DS

HEI

Purchaser

Purchaser

DS

VJ

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 \$373,492.33 . 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 Newmarket this 17th day of December , 2021

DocuSigned by:  
Anthony E. Irani

PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER

DocuSigned by:  
Vicini Oliver

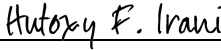
PER: B66AFC94F0B9401...

December 20, 2021  
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S17

	CONDOMINIUM HOME COLOUR CHART- REVISION #1					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private		
	Purchaser(s):	Hutoxy F. Irani			Model Name/#:	5208
	Purchaser(s):				Closing Date:	March 22-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
ENTRY	FLOOR					
STORAGE ROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
MECHANICAL ROOM	FLOOR					
LAUNDRY ROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
KITCHEN	FLOOR					
	BACKSPLASH					
	INSERT OR BORDER					
DINETTE	FLOOR					
MAIN BATHROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
ENSUITE BATHROOM	FLOOR			909 Sterling	Gold Floor Tile on Wall + UPG Grout	23, 42, 45
	WALL	Ceratec Stone Glamour 11.6" x 23.8" Calacatta Polished (Vertical Stacked install)				
	INSERT OR BORDER	N/A				

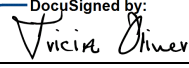
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Purchaser's Signature(s) :

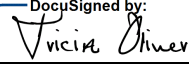
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Purchaser's Signature(s) :

DocuSigned by:




B66AFC94F0B9401...

Approved By :

Date: December 17, 2021

Date:

Date: December 20, 2021

	CONDOMINIUM HOME COLOUR CHART- REVISION #1				
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep: Nicole Trudel
	Lot No:	S17	Civic Address:	725-I Dearborn Private	
	Purchaser(s):	Hutoxy F. Irani			Model Name/#: 5208
	Purchaser(s):				Closing Date: March 22-2022

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK			
	FAUCET	Delta Essa 9113-AR-DST Single handle pull-down faucet (1 hole)	Arctic Stainless	44, 45
ENSUITE BATHROOM	SINK			
	VANITY FAUCET			
	WATER CLOSET			
	SHOWER			
	SHOWER FAUCET			
MAIN BATHROOM	SINK			
	VANITY FAUCET			
	WATER CLOSET			
	TUB/SHOWER			
	TUB/SHOWER FAUCET			
POWDER ROOM	PEDESTAL			
	SINK FAUCET			
	WATER CLOSET			

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :

DocuSigned by:

Hutoxy F. Irani

107EBCF213C6407...

Date:

December 17, 2021

Purchaser's Signature(s) :

Date:

Approved By :

DocuSigned by:

Vicini Oliver

B66AFC94F0B9401...

Date:

December 20, 2021

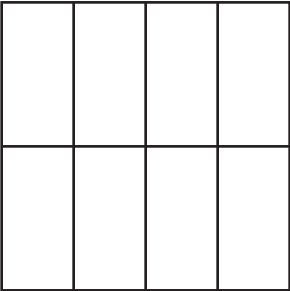


Valecraft  
Homes Ltd.

Tile Installation Options

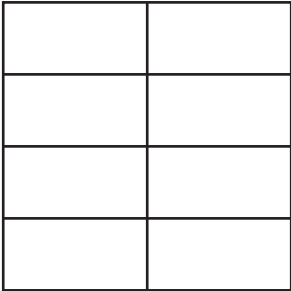
WALL TILE

Vertical stacked



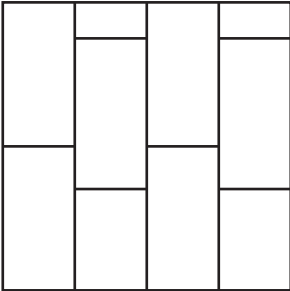
Ensuite Bathroom  
shower walls

Horizontal stacked

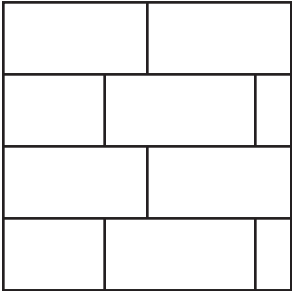


-Main Bathroom  
-Kitchen Backsplash in  
standard areas and  
behind chimney style  
hood fan. (Horizontal  
install mesh backing)

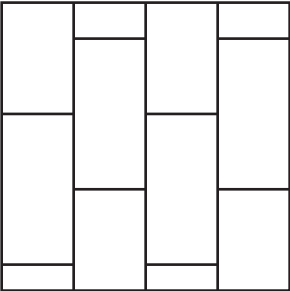
Vertical 1/3 offset brick



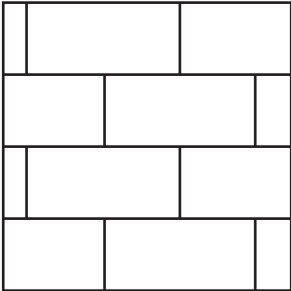
Horizontal 1/3 offset brick



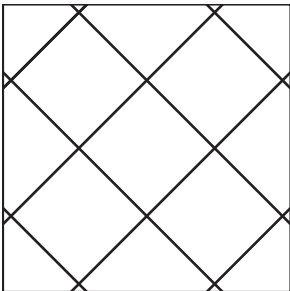
Vertical brick



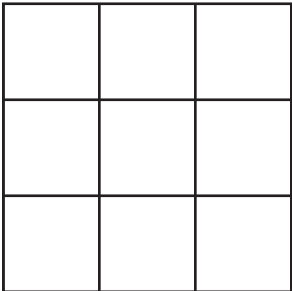
Horizontal brick



45 degree



Standard square



DS  
HFI

DS  
VJ

Project: DV2  
Plan #: 4M-1290  
Lot: S17  
Model: 5208

Purchaser: Hutoxy F Irani  
Purchaser:  
Date: December 17, 2021  
Upgrade #: 11, 14, 42