



## Welcome to Place St. Thomas

Dear Khushbakht Ayesha and Muhammad Zohaib Afzal,

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

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **February 8, 2022**

You now have five (5) business days from **February 8, 2022** to obtain your Lawyer's & Financing approvals.

On or before **February 16, 2022** 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 **March 2, 2022** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **March 16, 2022** 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,

*Tricia Oliver*

**Valecraft Homes (2019) Sales Department**

<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Khushbakht Ayesha & Muhammad Zohaib Afzal ✓
STREET	130 Veterans Street ✓
CITY, PROVINCE	Bradford, Ontario ✓
POSTAL CODE	L3Z 4H7 ✓
HOME PHONE	647-563-0237
WORK PHONE	905-290-1880
Cell Phone Purchaser (1)	647-563-0237
Cell Phone Purchaser (2)	647-208-9826
CIVIC	720 Namur Street ✓
AGREEMENT BLOCK#	
PLAN	50M-352 ✓
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	6 ✓
MODEL #	826 ✓
ELEVATION	"A" ✓
MODEL NAME	Bradley 3Bed ✓
ORIENTATION	Rev ✓
DWELLING (MODEL#, ELEV, OPT)	826 "A" Bradley 3Bed Rev ✓
PHASE	6 ✓
PROJECT	PLACE ST THOMAS 6 ✓
SCHEDULES	B1-A, C-1, H, O ✓
PURCHASER OFFER	\$787,131.00 ✓
CLOSING DAY	2 ✓
CLOSING MONTH, YEAR	February, 2023 ✓
CLOSING DATE (MONTH DAY, YEAR)	February 2, 2023 ✓
DEPOSIT 1)	5,000 ✓
DEPOSIT 2)	20,000 ✓
DEPOSIT 3)	25,000 ✓
SALES REPRESENTATIVE	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Khushbakht Ayesha ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	130 Veterans St., Bradford ON L3Z 4H7 ✓
HOME PHONE	647-563-0237
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2385 Matheson Blvd E, Mississauga ON L4W5B3
WORK PHONE	905-290-1880
OCCUPATION	Customer Service - Trugreen Canada ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	A9644-43408-96210 ✓
BIRTH DATE	December 10, 1989 ✓
PURCHASER 2	Muhammad Zohaib Afzal ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	130 Veterans St., Bradford ON L3Z 4H7 ✓
HOME PHONE	647-208-9826
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2750 Peddie Rd., Milton ON L9T 6Y9
WORK PHONE	877-467-1383
OCCUPATION	Associate - Amazon Canada ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	A3060-56808-90928 ✓
BIRTH DATE	September 28, 1989 ✓
PART OF LOT(S)(singles)	6
PLACE SIGNED	Bradford, ON
SIGNING DAY	8
SIGNING MONTH	February ✓
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	February 8, 2022
EMAIL ADDRESS (1)	ashzoh@icloud.com
EMAIL ADDRESS (2)	khanss3750@icloud.com
DATE: September 17, 2020	



**Protected B**  
when completed

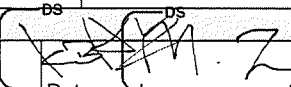
## **GST/HST New Housing Rebate Application for Houses Purchased from a Builder**

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](https://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](https://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](https://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.

<b>Section A – Claimant information</b>									
Claimant's legal name ( <b>one name only</b> , even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Ayesha, Khushbakht</b>						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 <b>Zohaib Afzal, Muhammad</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>720 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>647-563-0237</b>		Daytime telephone number <b>647-208-9826</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		Province/Territory/State			Postal/ZIP code		Country		
<b>Section B – House information</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				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PS</b>    <b>PS</b> </div>					
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 purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): <div style="display: flex; justify-content: space-between;"> <span>Year</span> <span>Month</span> <span>Day</span> </div>					
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: <b>6</b>			Plan No: <b>50M-352</b>			Other: <b>Embrun, ON</b>			
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY										
IC						NC				

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

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

Address (Unit No. – Street No. Street name, PO Box, RR)

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

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.

Signature of the claimant

DocuSigned by:



FEE6EF3428A04C8...

Name (print)

Khushbakht Ayesha & Muhammad Zohaib Afzal

Year

Month

Day

2

0

2

2

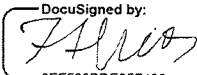
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Page 2

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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.)	<div></div>	A
Enter the purchase price of the house ( <b>do not include</b> 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.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	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.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

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

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	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.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	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.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	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.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	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](https://canada.ca/cra-info-source), Personal Information Bank CRA PPU 241.

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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](http://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](http://canada.ca/gst-hst-pub).

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6  
Reg'd Plan #: 50M-352  
Name(s): Khushbakht Ayesha  
Name(s): Muhammad Zohaib Afzal

LOT NO: 6  
MODEL: 826 "A" Bradley 3Bed Rev

BASE PRICE: \$762,900.00

ELEVATION: \$13,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$20,731.00

CREDITS: -\$10,000.00

SUBTOTAL: \$24,231.00

TOTAL: \$787,131.00

PURCHASER OFFER: \$787,131.00

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 \$717,815.04

COMMENTS:

\*EXPECTED DATE OF CLOSING: February 2, 2023

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



## VH 2019 Phase 6

### Place St. Thomas

**\*SALES STAFF ONLY\***

THE 800 & 1000 SERIES- ONLY FOR LOTS 2-8

*Single family homes on 45' lots*

Model	Model No.	Sq. Ft.	Elev.	Add to Base	Priced From
The Sharpley (Bungalow)	801	1304	B A	(+\$7,500)	<b>\$695,900</b>
The Delahunt (Bungalow)	805	1307	B A	(+\$ 7,500)	<b>\$705,900</b>
The Manning (Bungalow)	804	1748	B A	(+\$ 9,500)	<b>\$725,900</b>
The Kemp	810	1900	B A	(+ \$11,500)	<b>\$743,900</b>
W/ 4 Bedroom Option					<b>\$753,900</b>
The Hartin	815	2130	B A	(+ 13,500)	<b>\$747,900</b>
The Bradley	826	2183 3 bed	B A	(+\$ 13,500)	<b>\$762,900</b>
The Bradley	826	2376 4 bed	B A	(+ \$13,500)	<b>\$797,900</b>
The Murry (Bungalow)	1015	1517	B A	(+ \$15,500)	<b>\$699,900</b>
The McCabe (Bungalow)	1016	1510	B A	(+\$ 15,500)	<b>\$699,900</b>
W/ Optional Loft & bed # 3		1964			<b>\$762,900</b>
The Morrow	1035	2000	B A	(+\$15,500)	<b>\$767,900</b>

*Lot Premiums on Selected Lots*

**Adam Bowman**

SALES CONSULTANT

(613) 370-0288

[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)

Monday to Wednesday 12:00 - 7:00 p.m.

Thursday & Friday Closed

Friday to Sunday 12:00 - 5:00 p.m.

Prices Subject to Change Without NoticeE. & O.E.

December 1, 2021

*AB*  
*Dec 1/21*



www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com www.tdcanadatrust.com



MISS AYESHA KHUSHBAKHT

004

DATE 2022-01-24  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

VALECRAFT HOMES (2019) LTD \$ 5,000/  
FIVE THOUSAND/only

100 DOLLARS

Security features  
included  
Details on back



Canada Trust

WESTWOOD MALL  
7205 GOREWAY DRIVE  
MISSISSAUGA, ONTARIO L4T 2T9

MEMO

Deposit #1 - 7205 Goreway Street  
Embraer, ON

KB

MP

⑈004⑈ ⑆18622⑈004⑆ 0697⑈6800478⑈

Project: Place St. Thomas 6  
Plan No: 50M-352  
Lot No: 6 - Phase 6  
Model: #826 "A" Rev Bradley 3Bed  
Date: February 8, 2022

Purchaser: Khushbakht Ayesha  
Purchaser: Muhammad Zohaib Afzal

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Khushbakht Ayesha and Muhammad Zohaib Afzal

Printed: 7-Feb-22 9:23 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	6	826 THE BRADLEY 3 BED ELEV A	2-Feb-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
38553		Note: Decor bonus of \$10,000.00 applied in full to the purchase price.		
*2 120313	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
38554		Note: - Location to be determined by Head Office		
*3 12578	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	* \$ 6,496.00	Each
38373		Note: - As per Schedule H dated February 8, 2022 - Includes builders standard ceramic floor & wall tile, double vanity with standard cabinetry and standard plumbing fixtures, and builders standard laminate countertop.	Q1826-1 #1	
*4 102289	1	- STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$ 5,262.00	Each
38380		Note: - As per Schedule H dated February 8, 2022 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	Q1826-1 #9	
*5 62381	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	* \$ 2,853.00	Each
38381		Note: - 3 1/8" Stained Oak - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H dated February 8, 2022.	Q1826-2 #8	
*6 62378	1	- MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM	* \$ 6,120.00	Each
38383		Note: - 3 1/8" Stained Oak - As per Schedule H dated February 8, 2022.	Q1826-2 #10	

Sub Total	\$20,731.00
HST	\$0.00
Total	\$20,731.00

Payment Summary

Paid By	Amount
Total Payment:	

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,826-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL
PER:
DATE:

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Khushbakht Ayesha and Muhammad Zohaib Afzal			Printed: 7-Feb-22 9:23 am
LOT NUMBER 6	PHASE 6	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV A	CLOSING DATE 2-Feb-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Khushbakht Ayesha

07-Feb-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Muhammad Zohaib Afzal

07-Feb-22

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: Khushbakht Ayesha and Muhammad Zohaib Afzal			Printed: 26-Jan-22 6:22 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	6	826 THE BRADLEY 3 BED ELEV A	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line

*1 12578	1 - <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 6,496.00	Each
38373	Note: - Includes builders standard ceramic floor & wall tile, double vanity with standard cabinetry and standard plumbing fixtures, and builders standard laminate countertop.		

Quote Line

*2 102288	1 - - STAIRS - UPPER - NATURAL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 5,177.00	Each
38374	Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		

Quote Line

*3 60484	1 - <i>STUDY</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - STUDY (10B)	*\$ 2,109.00	Each
38375	Note: - Den as per Sketch 001 - Ayesha		

Quote Line

*4 60483	1 - <i>MASTER BEDROOM</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - MASTER BEDROOM (13)	*\$ 4,684.00	Each
38376	Note:		

Quote Line

*5 60476	1 - <i>BEDROOM 2</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - BEDROOM 2 (14)	*\$ 1,994.00	Each
38377	Note:		

Quote Line

6	1 - <i>BEDROOM 3</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - BEDROOM 3	\$ 2,978.00	Each
38378	Note:		

Quote Line

*7 102289	1 - - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 5,262.00	Each
38380	Note: - Stained Oak Upper Staircase  - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,826-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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

QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: Khushbakht Ayesha and Muhammad Zohaib Afzal			Printed: 26-Jan-22 6:22 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	6	826 THE BRADLEY 3 BED ELEV A	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line			
*8 62381	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 2,853.00 Each
38381	Note: - 3 1/8" Stained Oak - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway.		

Quote Line			
*9 62379	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - DEN	*\$ 2,713.00 Each
38386	Note: - 3 1/8" Stained Oak		

Quote Line			
*10 62378	1	- MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM	*\$ 6,120.00 Each
38383	Note: - 3 1/8" Stained Oak		

*11 62371	1	- BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 2	*\$ 2,523.00 Each
38384	Note: - 3 1/8" Stained Oak		

Quote Line			
*12 62372	1	- BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3	*\$ 3,810.00 Each
38385	Note: - 3 1/8" Stained Oak		

13 165	1	- - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 90.00 Each
38391	Note:		

14 168	1	- - TILE - WALL - BACKSPLASH - UPGRADE - SILVER - - KITCHEN - SILVER	\$ 155.00 Each
38392	Note:		

15 166	1	- - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$ 220.00 Each
38393	Note:		

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

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,826-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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

QUOTE

Place St. Thomas - Phase 6

PURCHASERS: Khushbakht Ayesha and Muhammad Zohaib Afzal

Printed: 26-Jan-22 6:22 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	6	826 THE BRADLEY 3 BED ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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16	1 - - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN - .	\$ 70.00	Each
162			
38394	Note:		

Sub Total	\$47,254.00
HST	\$0.00
Total	\$47,254.00

Payment Summary

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

NOTE: Quotes are only valid for 60 days from the issue date

CONSTRUCTION SCHEDULING APPROVAL

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

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



# 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

February 2, 2023

Freehold Tentative - Critical Dates

First Tentative Date

February 2, 2023

Second Tentative Date

June 2, 2023

Firm Closing Date

October 2, 2023

Outside Closing Date

June 3, 2024

Notice Period for a Closing Delay

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

November 4, 2022

Notice to set Firm Closing Date

March 3, 2023

Purchaser's Termination Period

End of Purchaser's Termination Period

July 3, 2024

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

What is a POTL?

Condominium Firm

Condominium Tentative

https://www.tarion.com/resources/cdc

1/1