



Welcome to Place St. Thomas

Dear Gaurav and Garima Sharma,

RE: Place St. Thomas Phase 6 Lot 3

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **February 9, 2022**

You now have five (5) business days from **February 9, 2022** to obtain your Lawyer's & Financing approvals.

On or before **February 17, 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 3, 2022** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **March 17, 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

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 3			
Reg'd Plan #: 50M-352		MODEL: 815 "B" Hartin Std			
Name(s): Gaurav Sharma					
Name(s): Garima Sharma					
		BASE PRICE:		\$747,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$11,004.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$1,004.00	
		TOTAL:		\$748,904.00	
		PURCHASER OFFER:		\$748,904.00	
		DIFFERENCE:			
D�cor 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	\$683,985.84
COMMENTS:					
*EXPECTED DATE OF CLOSING:				February 7, 2023	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					



Royal Bank of Canada
Banque Royale du Canada
300 PITT ST
CORNWALL, ON

68136559 9-516

DATE 20220125
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE VALECRRAFT HOMES (2019) LTD.

55,000.00

55,000.00

CANADIAN DOLLARS CANADIENS

RE/OBJET RANANDEEP KAUR

PURCHASER NAME NOM DE L'ACHETEUR

PURCHASER ADDRESS ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

Handwritten signature of Ranandeep Kaur

COUNTERSIGNED / CONTRESIGNE

68136559 01082003 0990135

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 3 - Phase 6
Model: #815 "B" Std
Date: February 9, 2022

Purchaser: Gaurav Sharma
Purchaser: Garima Sharma

Lisa Ballard

From: Place St Thomas
Sent: Tuesday, February 8, 2022 12:29 PM
To: Lisa Ballard; Tricia Oliver
Cc: Frank Nieuwkoop
Subject: PST PH6 Lot 3 - APS (DocuSign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be reviewed & sent to the purchasers of PST PH6 Lot 3. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 3 - APS (Feb 9-22)"

The deposit cheque will be at head office tomorrow morning.

Purchasers:

Gaurav Sharma: gksh07@gmail.com

Garima Sharma: luckygarima@gmail.com

Let me know once everything has been reviewed & I'll sent it out for signatures on Wednesday afternoon.

Thanks
Adam

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

605 Bruxelles St., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

Tricia Oliver

From: Place St Thomas
Sent: Tuesday, February 8, 2022 12:29 PM
To: Lisa Ballard; Tricia Oliver
Cc: Frank Nieuwkoop
Subject: PST PH6 Lot 3 - APS (DocuSign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be reviewed & sent to the purchasers of PST PH6 Lot 3. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 3 - APS (Feb 9-22)"

The deposit cheque will be at head office tomorrow morning.

Purchasers:

Gaurav Sharma: gksh07@gmail.com
Garima Sharma: luckyygarima@gmail.com

Let me know once everything has been reviewed & I'll sent it out for signatures on Wednesday afternoon.

Thanks
Adam

Adam Bowman
New Home Sales Consultant



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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Gaurav Sharma & Garima Sharma ✓
STREET	47 Cordgrass Crescent ✓
CITY, PROVINCE	Brampton, Ontario ✓
POSTAL CODE	L6R 2A3 ✓
HOME PHONE	647-717-5711
WORK PHONE	905-794-4470
Cell Phone Purchaser (1)	647-717-5711
Cell Phone Purchaser (2)	647-773-1928
CIVIC	708 Namur Street ✓
AGREEMENT BLOCK#	
PLAN	50M-352 ✓
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	3 ✓
MODEL #	815 ✓
ELEVATION	"B" ✓
MODEL NAME	Hartin ✓
ORIENTATION	Std ✓
DWELLING (MODEL#, ELEV, OPT)	815 "B" Hartin Std ✓
PHASE	6 ✓
PROJECT	PLACE ST THOMAS 6 ✓
SCHEDULES	B1-A, C-1, H, O ✓
PURCHASER OFFER	\$748,904.00 ✓
CLOSING DAY	7 ✓
CLOSING MONTH, YEAR	February, 2023 ✓
CLOSING DATE (MONTH DAY, YEAR)	February 7, 2023 ✓
DEPOSIT 1)	5,000 ✓
DEPOSIT 2)	20,000 ✓
DEPOSIT 3)	25,000 ✓
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Gaurav Sharma ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	47 Cordgrass Cres., Brampton ON L6R 2A3 ✓
HOME PHONE	647-717-5711
WORK ADDRESS (STREET, CITY, POSTAL CODE)	22 Lowell Crescent, Brampton, L6X 5S1
WORK PHONE	647-717-5711
OCCUPATION	Chip Design Engineer
ID TYPE	Driver's Licence ✓
ID NUMBER	S3229-27607-51005 ✓
BIRTH DATE	October 5, 1975 ✓
PURCHASER 2	Garima Sharma ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	47 Cordgrass Cres., Brampton ON L6R 2A3 ✓
HOME PHONE	647-773-1928
WORK ADDRESS (STREET, CITY, POSTAL CODE)	8917 Gore Rd, Brampton, ON L6P 2L1
WORK PHONE	905-794-4470
OCCUPATION	Registered Pharmacist
ID TYPE	Driver's Licence ✓
ID NUMBER	S3229-27307-95722 ✓
BIRTH DATE	July 22, 1979 ✓
PART OF LOT(S)(singles)	3
PLACE SIGNED	Brampton, ON
SIGNING DAY	9
SIGNING MONTH	February
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	February 9, 2022
EMAIL ADDRESS (1)	gksh07@gmail.com
EMAIL ADDRESS (2)	luckygarima@gmail.com
DATE: September 17, 2020	

VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMAS LOT: Lot #3 - Namur Street

CIVIC ADDRESS: 708 Namur Street, Embrun ON K0A 1W0

RULES & REGULATIONS
CO - OPERATIVE BROKER AGREEMENT

WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES (2019) LIMITED site does not constitute registration on all sites.
- c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES (2019) LIMITED Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES (2019) LIMITED Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles & Bungalows at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

24 January 2022
DATE OF REGISTRATION

Amy Verma
AGENT'S NAME
ZOLO REALTY
343 PRESTON STREET, 11TH FLOOR
OTTAWA, Ontario K1S1N4
AGENT'S OFFICE

Garima Sharma and Gaurav Sharma
CLIENT'S NAME

6477175711
CLIENT'S TELEPHONE NO:

613-297-9031
AGENT'S TELEPHONE NO:

Adam Bowman
VALECRAFT SALES REPRESENTATIVE:


AGENT'S SIGNATURE

HEAD OFFICE USE ONLY			
Base	Less	Commission to	
Price \$747,900	HST \$64,802.65	be based on this	\$683,097.35
		amount.	

Approved by Vendor (signing authority):

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)						Business number (if applicable)			
Sharma, Gaurav						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				
Sharma, Garima									
Address of the house you purchased (Unit No. – Street No. Street name, RR)									
708 Namur Street									
City						Province or territory		Postal code	
Embrun						Ontario		K 0 A 1 W 0	
Home telephone number		Daytime telephone number		Extension		Language preference			
647-717-5711		647-773-1928				<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		
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence?						Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						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:						Date possession of the house was transferred to you:			
Year Month Day						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:			Plan No:			Other:			
3			50M-352			Embrun, ON			
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)

7 | 2 | 1 | 0 | 1 | 0 | 7 | 1 | 8 | R | T | 0 | 0 | 0 | 1

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

Name (print)

Year

Month

Day

Gaurav Sharma & Garima Sharma

2 | 0 | 2 | 2 | 0 | 2 | 0 | 9

Page 2

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Gaurav Sharma and Garima Sharma			Printed: 8-Feb-22 11:43 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	6	815 THE HARTIN ELEV B	Feb 7/22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
38551	Note: Decor bonus of \$10,000.00 applied in full to the purchase price.		Each
*2 120313	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00
38552	Note: - Location to be determined by Head Office		Each
*3 87533	1	- APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	* \$ 5,764.00
38490	Note: All appliances except OTR are delivered after closing		Each
*4 12410	1	- KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	* \$ 5,240.00
38497	Note: - Standard kitchen layout as per Schedule H & Kitchen Sketch dated February 9, 2022. - Does not include undermount sink or upgraded faucet.		Each
Sub Total			\$11,004.00
HST			\$0.00
Total			\$11,004.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:	Gaurav Sharma	9-Feb-22	VENDOR:	PER: Valecraft Homes (2019) Limited
		DATE		
PURCHASER:	Garima Sharma	9-Feb-22	DATE:	
		DATE		

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

QUOTE

Place St. Thomas - Phase 6

PURCHASERS: Gaurav Sharma and Garima Sharma

Printed: 4-Feb-22 2:25 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	6	815 THE HARTIN ELEV B	

ITEM	QTY	EXTRA CHARGE	PRICE	INTERNAL USE
------	-----	--------------	-------	--------------

Quote Line

*1 87533	1 - - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	*\$ 5,764.00	Each
38490	Note: All appliances except OTR are delivered after closing		

Quote Line

*2 12375	1 - - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 7,378.00	Each
38491	Note:		

Quote Line

*3 12373	1 - - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 17,334.00	Each
38492	Note: Includes Smooth Ceilings.		

Quote Line

*4 12370	1 - - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 13,458.00	Each
38493	Note:		

Quote Line

*5 120328	1 - - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	*\$ 4,175.00	Each
38494	Note: Includes a Standard White Hoodfan.		

Quote Line

*6 120331	1 - - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	*\$ 3,627.00	Each
38495	Note: Includes a Standard White Hoodfan. Wall Oven and Cooktop to be selected at time of up-to-drywall.		

Quote Line


*7 871	1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	*\$ 95.00	Each
38496	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		

Quote Line

*8 12410	1 - - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,240.00	Each
38497	Note: Does not include undermount sink or upgraded faucet		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,830-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	FEB 4/22

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 7, 2023



Freehold Tentative - Critical Dates

First Tentative Date

February 7, 2023

Second Tentative Date

June 7, 2023

Firm Closing Date

October 5, 2023

Outside Closing Date

June 6, 2024

Notice Period for a Closing Delay

Notice Period for a Closing Delay

Notice to set Second Tentative Closing Date

November 9, 2022

Notice to set Firm Closing Date


March 9, 2023

Purchaser's Termination Period

End of Purchaser's Termination Period

July 8, 2024

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

 What is a POTL?