



Welcome to Place St. Thomas

Dear Guriqbal Singh and Kamandeep Kaur,

RE: Place St. Thomas Phase 6 Lot 4

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **February 10, 2022**

You now have five (5) business days from **February 10, 2022** to obtain your Lawyer's & Financing approvals.

On or before **February 18, 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 4, 2022** to maintain the closing date.

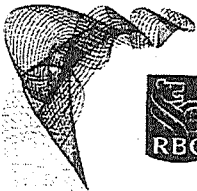
Your interior colour selections & all remaining upgrades must be completed by **March 18, 2022** as stated in clause 11 of the Agreement of Purchase and Sale.

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



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

68136558 1-516

DATE 20 22 01 29
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

VALECRAFT HOMES (2019) LTD.

\$5,000.00

~~Five~~ \$5,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT \$5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

RAMANDEEP KAUR

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

FORM 152 (6-05-2019)

⑈68136558⑈ ⑆01082⑈003⑆ 099⑈013⑈5⑈

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 4 - Phase 6
Model: #826 "B" Rev Bradley 3Bed
Date: February 10, 2022

Purchaser: Guriqbal Singh
Purchaser: Ramandeep Kaur

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Guriqbal Singh & Ramandeep Kaur
STREET	559 Jo-Anne Crescent
CITY, PROVINCE	Cornwall, Ontario
POSTAL CODE	K6H 6Z6
HOME PHONE	613-870-1161
WORK PHONE	613-870-1161
Cell Phone Purchaser (1)	613-870-1161
Cell Phone Purchaser (2)	613-870-1161
CIVIC	712 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	4
MODEL #	826
ELEVATION	"B"
MODEL NAME	Bradley 3Bed
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	826 "B" Bradley 3Bed Rev
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O, W4
PURCHASER OFFER	\$766,258.00
CLOSING DAY	9
CLOSING MONTH, YEAR	February, 2023
CLOSING DATE (MONTH DAY, YEAR)	February 9, 2023
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Navdeep Singh
STREET	185 Somerset St W Suite 202,
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K2P 0J2
PHONE	(613) 890-3183
<u>SCHEDULE T</u>	
PURCHASER 1	Guriqbal Singh
HOME ADDRESS (STREET, CITY, POSTAL CODE)	559 Jo-Anne Cres., Cornwall ON K6H 6Z6
HOME PHONE	613-870-1161
WORK ADDRESS (STREET, CITY, POSTAL CODE)	559 Jo-Anne Cres., Cornwall ON K6H 6Z6
WORK PHONE	613-870-1161
OCCUPATION	Industrial Pharmacist
ID TYPE	Driver's Licence
ID NUMBER	G9367-00007-90227
BIRTH DATE	February 27, 1979
PURCHASER 2	Ramandeep Kaur
HOME ADDRESS (STREET, CITY, POSTAL CODE)	559 Jo-Anne Cres., Cornwall ON K6H 6Z6
HOME PHONE	613-870-1161
WORK ADDRESS (STREET, CITY, POSTAL CODE)	559 Jo-Anne Cres., Cornwall ON K6H 6Z6
WORK PHONE	613-870-1161
OCCUPATION	Associate Director - Syneos Health
ID TYPE	Driver's Licence
ID NUMBER	R0336-00008-05831
BIRTH DATE	August 31, 1980
PART OF LOT(S)(singles)	4
PLACE SIGNED	Cornwall, ON
SIGNING DAY	10
SIGNING MONTH	February
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	February 10, 2022
EMAIL ADDRESS (1)	guringuilab@gmail.com
EMAIL ADDRESS (2)	ramandeep.re@gmail.com
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019

DATE:

PROJECT:

PLACE ST THOMAS 6

Reg'd Plan #:

50M-352

Name(s):

Guriqbal Singh

Name(s):

Ramandeep Kaur

LOT NO:

4

MODEL:

826 "B" Bradley 3Bed Rev

BASE PRICE:

\$762,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES:

\$13,358.00

CREDITS:

-\$10,000.00

SUBTOTAL:

\$3,358.00

TOTAL:

\$766,258.00

PURCHASER OFFER:

\$766,258.00

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	\$699,343.36
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COMMENTS:

*EXPECTED DATE OF CLOSING: February 9, 2023

Internal B1A Place St. Thomas - Phase 6			
PURCHASERS: Guriqbal Singh and Ramandeep Kaur			Printed: 8-Feb-22 1:38 pm
LOT NUMBER 4	PHASE 6	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B	CLOSING DATE Feb 9, 23
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
38568	Note: Decor bonus of \$10,000.00 has been 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
38569	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
38449	Note: - All appliances except OTR are delivered after closing.		Each
*4 120906	1	- MAIN BATHROOM - MAIN BATHROOM - JACK & JILL BATHROOM - BUILDERS STANDARD FINISHES	*\$ 1,918.00
38457	Note: - As per Schedule H dated February 10, 2022		Each
*5 12711	1	- COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,676.00
38459	Note: - Standard kitchen layout as per Schedule H & Kitchen Sketch dated February 10, 2022 - Does not include undermount sink or upgraded faucet		Each

Sub Total	\$13,358.00
HST	\$0.00
Total	\$13,358.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: _____ 10-Feb-22
Guriqbal Singh DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: _____ 10-Feb-22
Ramandeep Kaur DATE

DATE: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,829-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: Guriqbal Singh and Ramandeep Kaur			Printed: 4-Feb-22 11:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	6	826 THE BRADLEY 3 BED ELEV B	
QUOTE IS AN ESTIMATE ONLY. NOT A CONTRACT. FOR 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
38449	Note: All appliances except OTR are delivered after closing		

Quote Line			
*2 120906	1 - - MAIN BATHROOM - JACK & JILL BATHROOM - BUILDERS STANDARD FINISHES	*\$ 1,918.00	Each
38457	Note: As per Schedule H dated		

Quote Line			
*3 12711	1 - - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,676.00	Each
38459	Note: Does not include undermount sink or upgraded faucet		

Sub Total	\$13,358.00
HST	\$0.00
Total	\$13,358.00

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

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

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>FEB 4/22</u>

VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMASLOT: 1use 6

CIVIC ADDRESS: 712 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

Guriqbal Singh & Ramandeep Kaur

CLIENT'S NAME

(613) 870-1161

CLIENT'S TELEPHONE NO:

Adam Bowman

VALECRAFT SALES REPRESENTATIVE:

Amy Verma

AGENT'S NAME

ZOLO REALTY


343 PRESTON STREET, 11TH FLOOR

OTTAWA, Ontario K1S1N4

AGENT'S OFFICE

613-297-9031

AGENT'S TELEPHONE NO:



AGENT'S SIGNATURE

Base Price

\$762,900.00

HEAD OFFICE USE ONLY

Less HST

\$66,528.32

Commission to be based on this amount.

\$696,671.68

Approved by Vendor (signing authority):

DocuSigned by:

Frank Nieuwkoop

A04F82730424EE...

[https://valecraft-my.sharepoint.com/personal/placesthomas_valecraft_onmicrosoft_com/Documents/Desktop/APS PHASE 6 - SINGLES/Co-broke form VH19 PST Sep 18-20.xlsx](https://valecraft-my.sharepoint.com/personal/placesthomas_valecraft_onmicrosoft_com/Documents/Desktop/APS%20PHASE%206%20-%20SINGLES/Co-broke%20form%20VH19%20PST%20Sep%2018-20.xlsx)

Last Revision: September 18, 2020

Lisa Ballard

From: Place St Thomas
Sent: Wednesday, February 9, 2022 1:31 PM
To: Lisa Ballard; Tricia Oliver
Cc: Frank Nieuwkoop
Subject: RE: PST PH6 Lot 4 - APS (DocuSign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be reviewed & sent to the purchasers of PST PH6 Lot 4. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 4 - APS (Feb 10-22)"

The deposit cheque is at head office.

Purchasers:

Guriqbal Singh: gurinquilab@gmail.com

Ramandeep Kaur: ramandeep.re@gmail.com

I can send it out this evening or on Saturday morning.

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.



Place St. Thomas Price List

THE 800 & 1000 SERIES

Single family homes on Approx. 45' lots

\$10,000*
Decor Centre Bonus
Limited Time Offer
Certain Restrictions Apply
See Sales Consultant
for Details

Model	Model No.	Sq. Ft.	# of Bedrooms	Priced From
The Sharpley (Bungalow)	801	1304	2	\$695,900
The Delahunt (Bungalow)	805	1307	2	\$705,900
The Manning (Bungalow)	804	1748	3	\$725,900
The Kemp	810	1900	3	\$743,900
			4	\$753,900
The Hartin	815	2130	4	\$747,900
The Bradley	826	2183	3	\$762,900
		2376	4	\$797,900
The Murry (Bungalow)	1015	1517	3	\$699,900
The McCabe (Bungalow) W/ Optional Loft & bed #3	1016	1510	2	\$699,900
		1964	3	\$762,900
The Morrow	1035	2000	3	\$767,900

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.) Price does not include End Lot Premium.

(See Sales Consultant for Details to Qualify)

Lot Premiums on Selected Lots

Adam Bowman

SALES CONSULTANT

(613) 370-0288

place-st-thomas@valecraft.com

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

Thursday & Friday Closed

Saturday & Sunday 12:00 - 5:00 p.m.

Prices Subject to Change Without Notice

E. & O.E.

November 24, 2021

Invitation to Walkthrough

Purchaser's name:

Guriqbal Singh

Lot no:

4

Plan #:

50M-352

Purchaser's name:

Ramandeep Kaur

Project:

PLACE ST THOMAS 6

Home Phone:

613-870-1161

Model:

826 B Bradley 3Bed Rev

Work Phone:

613-870-1161

Closing Date:

February 9, 2023

E-Mail (1):

gurinquilab@gmail.com

E-Mail (2):

ramandeep.re@gmail.com

Valecraft Homes (2019) Limited. continues to provide the best in class sales and service. We recognize the importance of your home to you our valued customer.

In our ongoing effort to improve our customer's home buying experience, Valecraft Homes (2019) Limited would like to extend to you an opportunity to attend a walk-through of your home after the framing process is completed. This is referred to as "the walk through".

The walk through is not an obligation nor is it a mandatory component of the agreement between Valecraft Homes (2019) Limited and the Purchaser. The purpose of the walk through is to provide an opportunity to verify and correct any changes made from the standard plan as noted in the Agreement of Purchase and Sale. It also allows the homeowner to view the details and layout of the home prior to drywall installation.

☒

We accept this opportunity

☐

We decline this opportunity

Signature

DocuSigned by:

Guriqbal Singh

50AAB6DFB78C46E...

Date:

February 10, 2022

Signature

DocuSigned by:

Ramandeep Kaur

17159ADCF3B448A...

Date:

February 10, 2022

Conditions and Acceptance

1.

An appointment must be scheduled between the homeowner and a authorized representative of Valecraft Homes (2019) Limited between regular business hours (Monday to Friday 8:00 AM to 4:00
2.

Homeowner agrees that only those individuals who have signed the Agreement of Purchase and Sale are permitted to attend the walk through.
3.

Within 48 hours notification only, an appointment date and time will be given by way of phone call to preschedule a One Hour appointment with an authorized representative of Valecraft Homes (2019) Limited This appointment is firm and will not be re-scheduled.
4.

The walk through shall occur typically on the given date and the duration of the walkthrough shall be limited to a maximum of one hour.
5.

The Purchasers agree to wear CSA approved hard hats & safety footwear while on the Vendor's premises (hats supplied by Valecraft Homes (2019) Limited).
6.

The intent of the walk through is not to make changes to plans. Purchasers acknowledge that no changes shall be considered nor permitted.

I / we accept and agree to the above conditions.

Signature

DocuSigned by:

Guriqbal Singh

50AAB6DFB78C46E...

Date:

February 10, 2022

Signature

DocuSigned by:

Ramandeep Kaur

17159ADCF3B448A...

Date:

February 10, 2022

Walk through appointment date given

Spoke with/left message:

Time scheduled:

Date & Time: