

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 9 DAY OF January , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1  
LOT: 1 BLOCK :  
50M-361 PLACE ST. THOMAS 7  
CIVIC ADDRESS: 878 Cologne Street

PURCHASERS: Paul Johny Macean & Gabrielle Macean Panayotti

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: January 9, 2024

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: August 29, 2024 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by January 31, 2024 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by February 10, 2024 in order to maintain the closing date.

Dated at Terrebonne, ON this 30 day of January , 2024

In the presence of:

WITNESS

DocuSigned by:  
Paul Johny Macean  
PURCHASER

WITNESS

DocuSigned by:  
Gabrielle Macean Panayotti  
PURCHASER

Dated at Ottawa, ON this 30 day of January , 2024

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by:  
F. Nieuwkoop  
K04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

ON THE 9 DAY OF January, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1  
LOT: 1 BLOCK :  
50M-361 Place St. Thomas 7  
CIVIC ADDRESS: 878 Cologne Street

PURCHASERS: Paul Johny Macean & Gabrielle Macean Panayotti

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 9, 2024

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: \$900,000.00  
BALANCE AT CLOSING: \$850,000.00  
LESS H.S.T. AMOUNT: \$817,669.12  
SCHEDULE "G" DATED: January 9, 2024  
TARION SCHEDULE "B" DATED: January 9, 2024

INSERT: 680 dated: January 30, 2024 in the amount of: \$0.00  
NEW PURCHASE PRICE: \$900,000.00  
NEW BALANCE AT CLOSING: \$850,000.00  
NEW LESS H.S.T. AMOUNT: \$817,699.12  
SCHEDULE "G" DATED: January 30, 2024  
TARION SCHEDULE "B" DATED: Janaury 30, 2024

Dated at Terrebonne, ON this 30 day of January, 2024

In the presence of:

WITNESS

DocuSigned by:  
Paul Johny Macean  
7F8D3BAC3012F4F4...  
PURCHASER

WITNESS

DocuSigned by:  
Gabrielle Macean Panayotti  
017339143B0343A...  
PURCHASER

Dated at Ottawa, ON this 30 day of January, 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by:  
A04F827301214EE...  
REV: September 3, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Paul Johny Macean and Gabrielle Macean Panayotti			Printed: 30-Jan-24 8:15 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	7	1086 THE STEEL ELEV B	29-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
7		1 - GARAGE - GARAGE - SUPPLY & INSTALL A SIDE DOOR TO GARAGE. INCLUDES EXTERIOR LIGHT & SINGLE SLAB WALKWAY.	\$3,264.00	Each
42547		Note: - As per Floorplan Sketch dated January 30, 2023 - Subject To Limiting Distance At Side Yard As Per O.B.C.		
8		1 - GARAGE - SUPPLY & INSTALL #8 WIRE FOR FUTURE EV CHARGING UNIT C/W 50AMP BREAKER & STOVE PLUG (200AMP SERVICE REQUIRED)	\$1,093.00	Each
42548		Note: -See Item 9 - 200 AMP service - Located inside garage - Location to be confirmed at electrical appointment		
9		1 - BASEMENT - PROVIDE FOR 200AMP SERVICE	\$2,556.00	Each
42550		Note:		
10		1 - - DECOR BONUS APPLIED TO UPGRADE ITEMS	-\$6,913.00	Each
42566		Note: - Decor bonus of \$6,913.00 applied to items #7, #8 & #9. Remaining decor bonus of \$13,087.00 to be used at electrical & design appointments.		

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:  
Paul Johny Macean  
7F9D5BA3612F4F4...  
Paul Johny Macean  
DocuSigned by:

30-Jan-24  
DATE

PURCHASER:

DocuSigned by:  
Gabrielle Macean Panayotti  
01733814356343A...  
Gabrielle Macean Panayotti

30-Jan-24  
DATE

VENDOR:

DocuSigned by:  
A04F827301214EE...  
PER: Valecraft Homes (2019) Limited

DATE: 30-Jan-24

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,058-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION 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 #26 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 #26 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.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 12. 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.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated January 30, 2024.

Signed at Terrebonne QC, this 30 day of January, 2024.

DocuSigned by:  
Paul Johnny Maccan  
7F9D5BA3012F4F4...  
**Purchaser**

Valecraft Homes (2019) Limited

DocuSigned by:  
Gabrielle Maccan Panayotti  
017539145B8343A...  
**Purchaser**

DocuSigned by:  
[Signature]  
A04F827301214EE...  
**Per:**

January 30, 2024  
**Date:**

**Lot #:** 1

**Project:**      Place St. Thomas 7

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 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




Purchaser

DS



Purchaser

DS



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           \$817,699.12          . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8.       The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Terrebonne, ON    this    30 day of January ,                    2024

DocuSigned by:

*Paul Johnny MacLean*

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**PURCHASER**

**VALECRAFT HOMES (2019) LIMITED**

DocuSigned by:

*Gabrielle MacLean Panayotti*

017439145B6343A...

**PURCHASER**

DocuSigned by:

*[Signature]*

A04F827301214EE...

**PER:**

January 30, 2024  
**DATE:**

**PROJECT:** PLACE ST. THOMAS 7    **LOT:** 1



THE STEEL

MODEL 1086  
3205 SQ. FT.

Site: Place St. Thomas 7

Plan No.: 50M-361

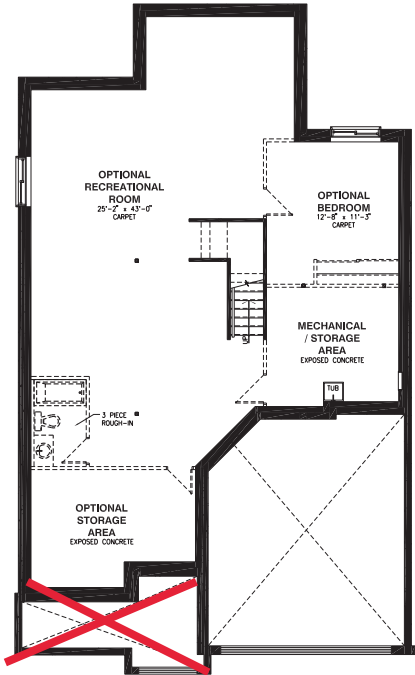
Lot: 1 - Phase 7

Date: January 30, 2024

Purchaser: Paul Johny Macean

Purchaser: Gabrielle Panayotti

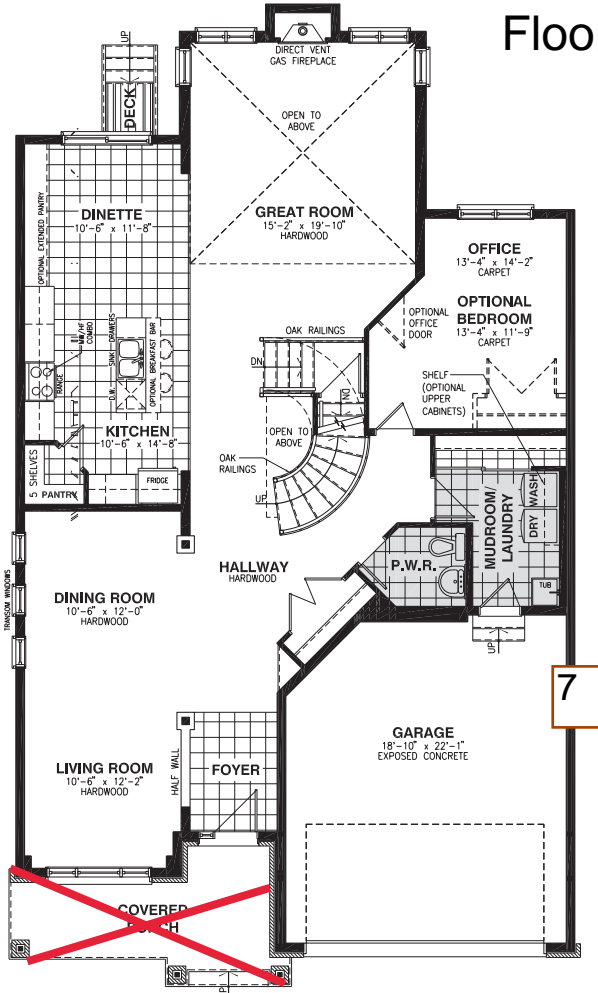
Floorplan Sketch



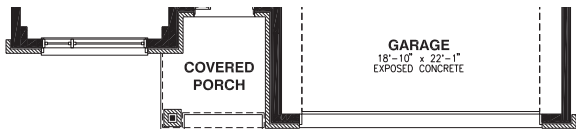
~~BASEMENT FLOOR - ELEVATION A~~



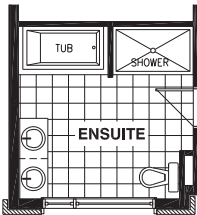
BASEMENT FLOOR - ELEVATION B



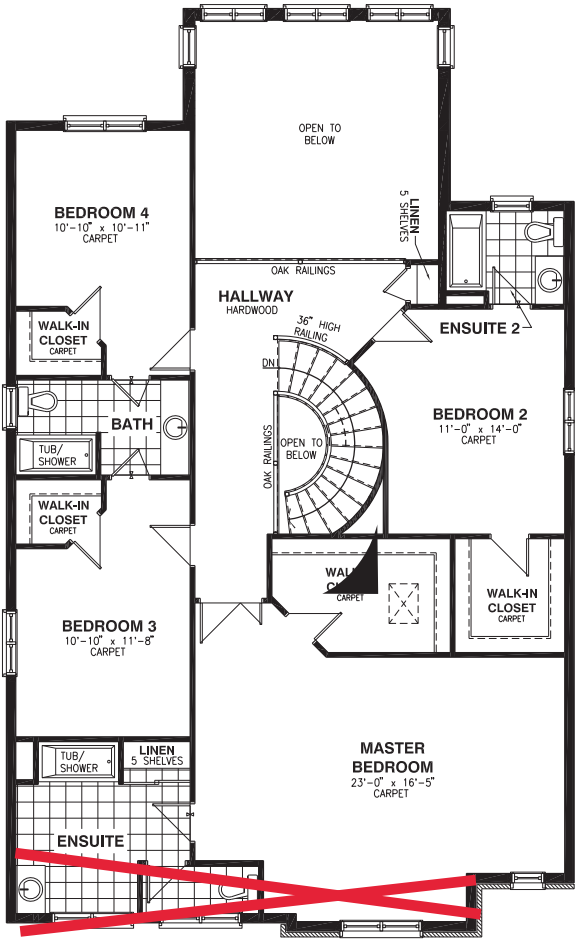
~~GROUND FLOOR - ELEVATION A~~



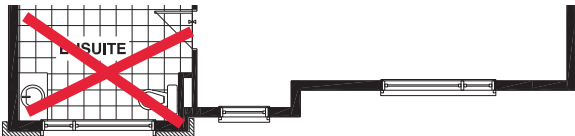
GROUND FLOOR - ELEVATION B



OPTIONAL 5PC ENSUITE  
ELEVATION B



~~SECOND FLOOR - ELEVATION A~~



SECOND FLOOR - ELEVATION B