

SUMMARY OF PRICING - VH2019		DATE:	
PROJECT:	Place St. Thomas	LOT NO:	C10 - PH7
Reg'd Plan #:	50M-361	MODEL:	160-2, Stanley 2, Rev
Name(s):	Gisele Esther Mbenoun Ngalle		
Name(s):	David Ngalle		
		BASE PRICE:	\$615,900.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	\$15,500.00
		NET TOTAL COST OF UPGRADES:	\$34,683.23
		CREDITS:	
		SUBTOTAL:	\$50,183.23
		TOTAL:	\$666,083.23
		PURCHASER OFFER:	\$560,000.00
		DIFFERENCE:	-\$106,083.23
Items #1 to #7 (Inv 1883 locked 25-May-22)		\$19,161.00	
Items #8 to #10 (Inv 1906 locked 21-Jun-22)		-\$993.00	
Items #11 to #13 (Inv 1921 locked 5-Aug-22)		\$10,064.23	
Items #14 to #23 (Inv 1923 locked 26-Aug-22)		\$6,451.00	
Items #24 to #25 (Inv 1996 locked 23-May-23)			
Purchase Offer as per F. Nieuwkoop & D. Brunet			
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$516,814.16
COMMENTS:			
*EXPECTED DATE OF CLOSING:		August 1, 2024	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901			



Welcome to Place St. Thomas

Dear Gisele Esther Mbenoun Ngalle & David Ngalle,

RE: Place St. Thomas Phase 7 lot C10

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **July 9, 2024**.

You now have five (5) business days from **July 9, 2024** to obtain your Lawyer's & Financing approvals.

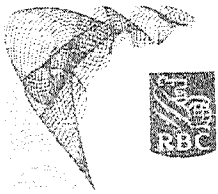
On or before **July 17, 2024** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Lisa Ballard

Valecraft 2019 Homes Sales Department



Royal Bank of Canada
Banque Royale du Canada
585 MONTREAL RD-UNIT 15
OTTAWA, ON

74476490 3-516

DATE 20240709
YR MM DD

PAY TO THE ORDER OF /
PAYEZ À L'ORDRE DE Valcraft Homes (2019) Ltd.

\$5,000.00

~~EXACTLY~~ \$5,000.00

CANADIAN DOLLARS CANADIENS

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

RE/OBJET Chèque Dépot pour la maison

PURCHASER NAME GISELE ESTHER MBENOUN

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

⑈ 74476490⑈ ⑆00666⑆003⑆ 099⑈013⑈5⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: C10 - Phase 7

Model: #160-2, Stanley 2, Rev

Date: July 14, 2024

Purchaser: Gisele Esther Mbenoun Ngalle

Purchaser: David Ngalle

Freehold Tentative

Interim Closing Date August 1, 2024

Freehold Tentative - Critical Dates

First Tentative Date August 1, 2024

Second Tentative Date November 1, 2024

Firm Closing Date March 31, 2025

Outside Closing Date December 31, 2025

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date May 1, 2024

Notice to set Firm Closing Date August 31, 2024

Purchaser's Termination Period

End of Purchaser's Termination Period December 31, 2025

To generate and download a PDF, click a statement of Critical Dates above one of the following:

[Download PDF](#)

Conditional Offer



<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Gisele Esther Mbenoun Ngalle & David Ngalle
STREET	5-309 Blake Blvd.
CITY, PROVINCE	Vanier, Onatrio
POSTAL CODE	K1L 6L6
HOME PHONE	613-298-4197
WORK PHONE	613-240-8286
Cell Phone Purchaser (1)	613-298-4197
Cell Phone Purchaser (2)	613-240-8286
CIVIC	959 Cologne Street
AGREEMENT BLOCK#	49
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	C10 - PH7
MODEL #	160-2
ELEVATION	
MODEL NAME	Stanley 2
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	160-2, Stanley 2, Rev
PHASE	7
PROJECT	Place St. Thomas
SCHEDULES	C-1, O, M-2
PURCHASER OFFER	\$560,000.00
CLOSING DAY	1
CLOSING MONTH, YEAR	August, 2024
CLOSING DATE (MONTH DAY, YEAR)	August 1, 2024
DEPOSIT 1)	5,000
DEPOSIT 2)	N/A
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Gisele Esther Mbenoun Ngalle
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5-309 Blake Blvd., Vanier, ON K1L 6L6
HOME PHONE	613-298-4197
WORK ADDRESS (STREET, CITY, POSTAL CODE)	510 McConnell Ave., Cornwall ON K6H 4M1
WORK PHONE	613-298-4197
OCCUPATION	Teacher
ID TYPE	Driver's Licence
ID NUMBER	M1024-29108-26007
BIRTH DATE	October 7, 1982
PURCHASER 2	David Ngalle
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5-309 Blake Blvd., Vanier, ON K1L 6L6
HOME PHONE	613-240-8286
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2160 Thurston Dr., Ottawa ON K1G 6E1
WORK PHONE	613-240-8286
OCCUPATION	HVAC Technician
ID TYPE	Driver's Licence
ID NUMBER	N3062-15608-01120
BIRTH DATE	November 20, 1980
PART OF LOT(S)(singles)	C10
PLACE SIGNED	Ottawa, ON
SIGNING DAY	9
SIGNING MONTH	July
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	July 9, 2024
EMAIL ADDRESS (1)	estherngalle47@gmail.com
EMAIL ADDRESS (2)	olivierngalle20@gmail.com
DATE: May 2, 2023	

Lisa Ballard

From: Lisa Ballard
Sent: June 25, 2024 5:14 PM
To: Place St Thomas; Diane Brunet; Frank Nieuwkoop
Cc: Alain Payer
Subject: Re: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street

Great news all!

Let me know if you need help getting the APS out for signatures on Thursday or Friday.

Here to help!

Lisa

Get Outlook for iOS

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, June 25, 2024 4:43:53 PM
To: Diane Brunet <dbrunet@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>; Lisa Ballard <lballard@valecraft.com>
Subject: RE: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street

Merci beaucoup!!! I tried to get a little more, but 560K is their absolute max. I'll write up the APS as soon as they send me all their info.

Thanks again!
Adam

Adam Bowman
New Home Sales Consultant



944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 fax (613) 370-0311
valecraft.com



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From: Diane Brunet <dbrunet@valecraft.com>
Sent: Tuesday, June 25, 2024 2:20 PM
To: Place St Thomas <place-st-thomas@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: Re: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street

DEAL

Diane Brunet
Owner, President



210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 216 fax (613) 837-5901
[email](#) | [website](#)

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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, June 25, 2024 12:37 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street

Hey Frank & Diane,

I just spoke with them again. They're offering **\$560,000.00**, which is their maximum budget.

Let me know what you'd like to do.

Thanks
Adam

Adam Bowman
New Home Sales Consultant



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tel (613) 370-0288 fax (613) 370-0311
valecraft.com



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From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, June 24, 2024 9:33 AM
To: Place St Thomas <place-st-thomas@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street

We will do \$575,000

Frank Nieuwkoop
Owner, Vice President



210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 210 cell (613) 290-3343 fax (613) 837-5901
email | website

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Sunday, June 23, 2024 3:38 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PST7 Lot C10 (Stanley Inventory) - 959 Cologne Street
Importance: High

Hi Frank & Diane,

We received a new offer for PST PH7 Lot C10 – The Stanley inventory home. The clients *Esther & David Olivier Ngalle* - are offering **\$550,000.00**.

OFFER:

\$550,000.00 – PST7 C10 (The Stanley2 – 959 Cologne St)
Closing Date of August 1st, 2024
No Realtor

The Stanley (C10) is listed for \$609,900.00

Difference is \$59,900.00

Adam Bowman
New Home Sales Consultant



944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 fax (613) 370-0311
valecraft.com



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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) Mbenoun Ngalle, Gisele Esther				Business number (if applicable)	
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 Ngalle, David				Last name, first name, and initial(s) of other purchaser	
Address of the house you purchased (Unit No. – Street No. Street name, RR) 959 Cologne Street					
City Embrun				Province or territory Ontario	Postal code K 0 A 1 W 0
Home telephone number		Daytime telephone number Extension		Language preference <input type="checkbox"/> English <input checked="" 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):	
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:	
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: C10		Plan No: 50M-361		Other: Embrun, ON	
If a mobile home, state: Manufacturer: Model: Serial number:					

FOR INTERNAL USE ONLY

IC						NC		.				
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Protected B when completed

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

Signe par:

Gisele Esther Mbenoun Ngalle

Name (print)

Gisele Esther Mbenoun Ngalle & David Ngalle

Year

Month

Day

20240709

Page 2

Protected B when completed

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 (do not include 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 (do not include 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
<div></div>	<div></div>	<div></div>

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, 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">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: 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">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder 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.)	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, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:22 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 113071 39627		1 - <i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES Note: As per Schedule H dated May 12, 2022.	*\$ 993.00	Each
*2 113101 39628		1 - <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE WITH DOUBLE VANITY, SOAKER TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H dated May 25, 2022.	*\$ 7,235.00	Each
*3 113231 39629		1 - <i>GREAT ROOM</i> - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE ON MAIN FLOOR WITH SURROUND FROM BUILDERS STANDARDS. AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE. CENTER WINDOW IN GREAT ROOM IS DELETED Note: As per Schedule H dated May 25, 2022. -See Item #5 (Fireplace Bump in approx 12 inches - floor to ceiling) - See Item #4 (Fireplace Fan kit)	*\$ 5,678.00	Each
*4 384 39630		*1 - <i>GREAT ROOM</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE Note: -See Item #3 (Great Room fireplace) -See Item #5 (Fireplace Bump in approx 12 inches - floor to ceiling)	\$ 405.00	Each
5 120913 39631		1 - <i>GREAT ROOM</i> - FIREPLACE - BUMP OPTIONAL FIREPLACE IN GREAT ROOM BY APPROX 12IN (FLOOR TO CEILING) Note: -As per Schedule H dated May 25, 2022. -See Item #3 (Great Room Fireplace) -See Item #4 (Fireplace Fan kit)	\$ 852.00	Each
*6 113376 39632		1 - <i>UPPER HALL</i> - RAILING - OAK COLONIAL POSTS. COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: - As per Schedule H dated May 25, 2022. -See Item #7	*\$ 2,362.00	Each
*7 113381 39633		1 - <i>GREAT ROOM</i> - RAILING - OAK COLONIAL POSTS. COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: - As per Schedule H dated May 25, 2022. -See Item #6	*\$ 1,636.00	Each

Sub Total	\$19,161.00
HST	\$0.00
Total	\$19,161.00

Payment Summary

Paid By

Amount

Total Payment:

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1.883-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:22 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Gisele Esther Mbenoun Ngalle

16-Jul-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

David Ngalle

16-Jul-24

DATE

DATE:

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:22 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
8		1 - KITCHEN - DELETE ITEM #1 (RE: OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES)	-\$993.00	Each
39925	Note:			
9		1 - KITCHEN - STANDARD KITCHEN LAYOUT - BUILDERS STANDARD FINISHES	\$ 0.00	Each
39926	Note:	- As per Schedule H dated May 25, 2022. - As per Kitchen Sketch dated July 21, 2022		
*10		1 - - BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
87532				
39927	Note:	Decor bonus applied in full to the purchase price.		

Sub Total	\$-993.00
HST	\$0.00
Total	\$-993.00

Payment Summary

Paid By

Amount

Total Payment:

PURCHASER:

Gisele Esther Mbenoun Ngalle

9-Jul-24

DATE

PURCHASER:

David Ngalle

9-Jul-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,906-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:22 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*11 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 723.20	Each
39981	Note:	Orbital Estimate No#: OR7850 Rev.01 dated 07/29/2022		
*12 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,973.03	Each
39982	Note:	S&S Electric Estimate No#: SS6272 Rev.02 dated 07/29/2022		
*13 113096	1	- STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 6,368.00	Each
39983	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. - Stain to be confirmed at time of design appointment		

Sub Total	\$10,064.23
HST	\$0.00
Total	\$10,064.23

Payment Summary

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

PURCHASER: _____
Gisele Esther Mbenoun Ngalle

16-Jul-24
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: _____
David Ngalle

16-Jul-24
DATE

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:22 am

LOT NUMBER C10	PHASE 7	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 1-Aug-24
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
14		1 - <i>KITCHEN</i> - DELETE STD OTR AND SUPPLY & INSTALL WHIRLPOOL HOODFAN 270CFM - 30IN - STAINLESS STEEL	\$ 125.00	Each
39986		Note: - As per Kitchen and Floorplan sketches dated August 27, 2022 - See item #9 (standard kitchen layout) - No microwave shelf required for future microwave as per client		
*15 114601		1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	*\$ 2,217.00	Each
39987		Note: - As per Floorplan sketch dated August 27, 2022 - Standard areas include great room, dining room, main floor hallway & upper hallway.		
*16 114612		1 - <i>KITCHEN</i> - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	*\$ 150.00	Each
39988		Note: - As per Floorplan sketch dated August 27, 2022		
*17 114864		1 - <i>KITCHEN</i> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 614.00	Each
39989		Note: - As per UPC and Kitchen sketches dated August 27, 2022 -Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.		
*18 642		*1 - <i>KITCHEN</i> - KITCHEN SOAP DISPENSER - DELTA RP - 50781 (CHROME)	\$ 135.00	Each
39990		Note: - To be located on the oposite side of the veggy spray, evenly spaced		
19 165		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 165.00	Each
39991		Note: - As per Wall Tile installation sketch dated August 27, 2022 - See item #20 (staggered tile installation) - See item #9 (standard kitchen layout)		
20 164		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLATION - STAGGERED - - KITCHEN - .	\$ 94.00	Each
39993		Note: - As per Wall Tile installation sketch dated August 27, 2022 - See item #19 (bronze level tile) - See item #9 (standard kitchen layout)		
21		1 - <i>KITCHEN</i> - PROVIDE FLUSH BREAKFAST BAR ON STANDARD ISLAND (L-SHAPE) C/W STANDARD 2CM QUARTZ COUNTERTOP - BREAKFAST BAR WILL BE SUPPORTED BY BRACKETS	\$ 1,438.00	Each
39994		Note: - As per Kitchen and Floorplan sketches dated August 27, 2022 - See item #9 (standard kitchen layout)		
*22 118344		*1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	*\$ 1,513.00	Each
40026		Note: Only available with Solid Surface Countertops		
23		1 - - Purchasers acknowledge and accept that Eggshell finish may be painted on all walls throughout the home.	\$ 0.00	Each
40034		Note:		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,923-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle			Printed: 16-Jul-24 8:22 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
			Sub Total	\$6,451.00
			HST	\$0.00
			Total	\$6,451.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$6,451.00
<u>Total Payment:</u>	<u>\$6,451.00</u>

PURCHASER:

Gisele Esther Mbenoun Ngalle

16-Jul-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

David Ngalle

16-Jul-24

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gisele Esther Mbenoun Ngalle and David Ngalle

Printed: 16-Jul-24 8:25 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C10	7	160 THE STANLEY 2	1-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
24	1	KITCHEN - DELETE ITEM #18 (RE: KITCHEN SOAP DISPENSER - DELTA RP 50781 CHROME)	-\$135.00	Each
41340	Note:	Installation instructions were incorrect on Item #18 -See Item #24 for new installation instructions for upgraded soap dispenser		
*25	*1	- KITCHEN SOAP DISPENSER - DELTA RP - 50781 (CHROME)	\$ 135.00	Each
642				
41341	Note:	-Soap dispenser to be installed on the left-hand side on the kitchen faucet		

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

Payment Summary

Paid By

Amount

Total Payment:

PURCHASER:

Gisele Esther Mbenoun Ngalle

16-Jul-24

DATE

PURCHASER:

David Ngalle

16-Jul-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE: