

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: Shea Village		LOT NO: PH1 B08			
Reg'd Plan #: 4M-1740		MODEL: 160-2 Standard			
Name(s): Sridhar Kumar Ettkepalli					
Name(s): Mounika Kotam					
		BASE PRICE:		\$674,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:			
		CREDITS:			
		SUBTOTAL:			
		TOTAL:		\$674,900.00	
		PURCHASER OFFER:		\$672,000.00	
		DIFFERENCE:		-\$2,900.00	
Initial asking Promo Price \$674,900.00 including Structural upgrades (\$34,490.49)					
From B1A's #1- #15.					
Frank accepts \$672,000.00 and clients are to receive a 7K cheque at closing.					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$615,929.20	
COMMENTS:					
*EXPECTED DATE OF CLOSING:			August 5, 2025		
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Sridhar Kumar Ettkepalli and Mounika Kotam
<b>STREET</b>	278 Ormiston Crescent
<b>CITY, PROVINCE</b>	Nepean, Ontario
<b>POSTAL CODE</b>	K2J 7E4
<b>HOME PHONE</b>	N/A
<b>WORK PHONE</b>	416-840-1240
<b>Cell Phone Purchaser (1)</b>	514-970-1026
<b>Cell Phone Purchaser (2)</b>	613-263-0634
<b>CIVIC</b>	1140 Cope Dr. Stittsville, ON.
<b>AGREEMENT BLOCK#</b>	B
<b>PLAN</b>	4M-1740
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	PH1 B08
<b>MODEL #</b>	160-2
<b>ELEVATION</b>	Standard
<b>MODEL NAME</b>	The Stanley 2
<b>ORIENTATION</b>	Standard
<b>DWELLING (MODEL#, ELEV, OPT)</b>	160-2 Standard
<b>PHASE</b>	
<b>PROJECT</b>	Shea Village
<b>SCHEDULES</b>	B1-A, C-1, H, O, M-1
<b>PURCHASER OFFER</b>	\$672,000.00
<b>CLOSING DAY</b>	5
<b>CLOSING MONTH, YEAR</b>	August, 2025
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	August 5, 2025
<b>DEPOSIT 1)</b>	10,000
<b>DEPOSIT 2)</b>	20,000
<b>DEPOSIT 3)</b>	20,000
<b>SALES REPRESENTATIVE</b>	Nicole Trudel
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Preeti Siwach
<b>STREET</b>	1000 Innovation Dr. Suite 528
<b>CITY, PROVINCE</b>	Ottawa, Ontario
<b>POSTAL CODE</b>	K2K 3E7
<b>PHONE</b>	647-354-3425
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Sridhar Kumar Ettkepalli
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	278 Ormiston Cres., Nepean, ON. K2J 7E4
<b>HOME PHONE</b>	N/A
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	224 Wallace Ave. Unit 200, Toronto, ON M6H 1V7
<b>WORK PHONE</b>	416-840-1240
<b>OCCUPATION</b>	UbiSoft Toronto IT
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	E8395-72009-20819
<b>BIRTH DATE</b>	August 19, 1992
<b>PURCHASER 2</b>	Mounika Kotam
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	278 Ormiston Cres., Nepean, ON. K2J 7E4
<b>HOME PHONE</b>	Cell: 613-263-0634
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	N/A
<b>WORK PHONE</b>	N/A
<b>OCCUPATION</b>	Stay at home parent
<b>ID TYPE</b>	Republic of India Passport
<b>ID NUMBER</b>	X7161801
<b>BIRTH DATE</b>	September 1, 1997
<b>PART OF LOT(S)(singles)</b>	
<b>PLACE SIGNED</b>	Ottawa
<b>SIGNING DAY</b>	24
<b>SIGNING MONTH</b>	February
<b>SIGNING YEAR</b>	2025
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	February 24, 2025
<b>EMAIL ADDRESS (1)</b>	sridharkumarettkepalli@gmail.com
<b>EMAIL ADDRESS (2)</b>	mounikareddykotam@gmail.com
DATE: August 26, 2024	

Internal B1A Shea Village - Phase 1			
PURCHASERS: Sridhar Kumar Ettkepalli and Mounika Kotam			Printed: 26-Feb-25 3:14 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B08	1	160 THE STANLEY 2	5-Aug-25
ITEM	QTY	EXTRA / CHANGE	PRICE
1		1 - <i>GREAT ROOM</i> - OPTIONAL GAS FIREPLACE - AS PER SKETCH	
43360	Note:	-As per sketch dated June 24, 2024. -See Item 4, 5 (Railings in lieu of halfwalls)	\$ 6,118.00
2		1 - <i>KITCHEN</i> - OPTIONAL KITCHEN LAOUT #1 C/W FLUSH BREAKFAST BAR - STANDARD LEVEL SELECTIONS	
43361	Note:	-As per sketch dated June 24, 2024.	\$ 2,963.00
3		1 - <i>ENSUITE BATH</i> - UPGRADE TUB/ SHOWER COMBINATION TO A WALK-IN SHOWER INCLUDES APPROX. 5FT X 3FT SHOWER BASE, SLIDING GLASS DOORS & BUILDERS STANDARD CERAMIC WALL TILES	
43362	Note:	-As per sketch dated June 24, 2024.	\$ 4,578.00
4		1 - <i>GREAT ROOM</i> - OAK RAILING - IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO THE GREAT ROOM	
43363	Note:	-As per sketch dated June 24, 2024.	\$ 1,847.00
5		1 - <i>UPPER HALL</i> - OAK RAILING - IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	
43364	Note:	-As per sketch dated June 24, 2024.	\$ 2,301.00
6		1 - <i>UPPER STAIRCASE</i> - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	
43366	Note:	As per the Scheule H dated June 24, 2024	\$ 8,765.00

Sub Total	\$26,572.00
HST	\$0.00
Total	\$26,572.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: \_\_\_\_\_  
Sridhar Kumar Ettkepalli  
26-Feb-25  
DATE

PURCHASER: \_\_\_\_\_  
Mounika Kotam  
26-Feb-25  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

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

PREPARED BY: Lisa Ballard  
LOCKED BY: Lisa Ballard  
PE 2,094-1  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A Shea Village - Phase 1			
PURCHASERS: Sridhar Kumar Ettkepalli and Mounika Kotam		Printed: 26-Feb-25 3:15 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B08	1	160 THE STANLEY 2	5-Aug-25
ITEM	QTY	EXTRA / CHANGE	PRICE
*7 121357	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 214.70
43582		Note: As per Orbital Quote # OR8383 and sketch Sketch dated July 9, 2024.	Each
*8 121356	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,161.79
43583		Note: -As per S&S Quote # SS6681 and sketch dated July 9, 2024	Each
*9 144105	1	- ENSUITE BATH - BATH - ZITTA NICHE 24X12X3.75 ANR24120414 BRUSHED	*\$ 906.00
43987		Note: Cannot be installed on an exterior wall. As per Schedule H dated August 9, 2024. -To be installed on the small wall facing the shower faucet, in wall wall adjacent to bedroom. To be approx. centered in the wall (length wise), top of niche to be approx 5"-6" from shower floor.	Each
10 43989	1	- ENSUITE BATH - EXTEND ENSUITE BATHROOM VANITY APPROX. 6 INCHES IN STANDARD CABINETRY AND STANDARD COUNTERTOP. EXTEND MIRROR WITH EXTENSION. RECENTER VANITY LIGHT FIXTURE.	\$ 284.00
		Note: -See Item #3 (Upgraded from tub/ shower combination to Walk-In shower).	Each
*11 144184	1	- ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	*\$ 790.00
43990		Note: -As per Schedule H dated August 9, 2024. -See Item #10 (Extended vanity by 12") -See Item #3 (Upgraded to Walk-In shower) - BOD to be approx. 12IN wide - To be located between Sink and toilet.	Each
12 43991	1	- MAIN BATHROOM - EXTEND MAIN BATHROOM VANITY BY 12" IN STANDARD CABINETRY AND STANDARD COUNTERTOP.	\$ 567.00
		Note: -See Item #13 (bank of drawers) - Includes Mirror Extension - Light Fixture to be centered over vanity	Each
*13 144184	1	- MAIN BATHROOM - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	*\$ 790.00
43992		Note: As per Schedule H dated August 9, 2024. - BOD to be approx. 12IN wide -To be located between the sink and toilet.	Each
14 43993	1	- MAIN BATHROOM - ITEM DELETED	
		Note:	Each
*15 150757	1	- CABINETRY - UPC9-2A - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 205.00
43997		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -As per UPC dated August 9, 2024.	Each
		Sub Total	\$7,918.49
		HST	\$0.00
		Total	\$7,918.49

Internal B1A

Shea Village - Phase 1

PURCHASERS: Sridhar Kumar Ettkepalli and Mounika Kotam

Printed: 26-Feb-25 3:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B08	1	160 THE STANLEY 2	5-Aug-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:

Sridhar Kumar Ettkepalli

26-Feb-25

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Mounika Kotam

26-Feb-25

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

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

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

NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Sridhar Kumar Ettkepalli and Mounika Kotam

Printed: 26-Feb-25 3:17 pm

LOT NUMBER B08	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 5-Aug-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
16		1 - - UPON THE SUCCESSFUL CLOSING OF THE B08 TRANSACTION, PURCHASERS SHALL BE ENTITLED TO 7K BONUS CHEQUE TO BE PAID BY VENDOR AT CLOSING DATE ON AUGUST 5TH, 2025, PROVIDED ALL TERMS AND CONDITIONS OF THIS AGREEMENT ARE MET.	\$ 0.00	Each
45525		Note:		

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

Payment Summary

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

PURCHASER: \_\_\_\_\_  
Sridhar Kumar Ettkepalli  
26-Feb-25  
DATE

PURCHASER: \_\_\_\_\_  
Mounika Kotam  
26-Feb-25  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

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

CONSTRUCTION SCHEDULING APPROVAL

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

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

**Lisa Ballard**

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**From:** Frank Nieuwkoop  
**Sent:** Saturday, February 15, 2025 5:54 PM  
**To:** Shea Village  
**Cc:** Diane Brunet; Alain Payer; Lisa Ballard; Shea Village  
**Subject:** Re: SV PH1 B08 Please send Confirmation

Yes  
Sent from my iPhone

On Feb 15, 2025, at 5:41 PM, Shea Village <sheavillage@valecraft.com> wrote:

Hi Frank and Diane,

I am sending this email for your written approval so I may include in the deal. The purchaser for B08 has accepted your counteroffer of 672k with 7k at closing with a July 15<sup>th</sup>, 2025 closing. In addition, you agreed to let them benefit from our appliance discount at Corbeil’s through Sean Howard. And finally, due to lack of large amount of cash flow, they requested some flexibility with deposit structure. You agreed to \$10,000.00 initial reservation cheque, first firm up cheque after 5 business days \$10,000.00, after march 31<sup>st</sup> \$10,000.00, one month later \$10,000.00 and finally one month later \$10,000.00.

Agent commission 2% of base price less HST.

Thanks,

**Nicole Trudel**  
New Home Sales Consultant  
Consultante de Ventes

<image001.gif>  
1126 Cope Drive,Stittsville, ON K2S 1B6  
Tel (613) 435-8141 |  
sheavillage@valecraft.com

**Open Saturdays and Sundays 12 – 5:00pm**  
**Open Mondays – Tuesdays & Wednesdays 12 -7:00pm**  
**Open Thursdays 10:00am to 5:00pm**  
**Closed Fridays**

<image002.png>

<image003.png>

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)  
Ettkepalli, Sridhar, K

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  
Kotam, Mounika

Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)  
1140 Cope Drive

City  
Stittsville

Province or territory  
Ontario

Postal code  
K 2 S 3 C 3

Home telephone number

Daytime telephone number  
514-970-1026

Extension

Language preference  
☒ English ☐ French

Mailing address of claimant  
☒ As above or

Unit No – Street No Street name, PO Box, RR

City

Province/Territory/State  
SK

Initial  
FN

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?  
☒ Yes ☐ No

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, GST/HST New Residential Rental Property Rebate Application.

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):  

Year  
2 0 2 5

Month  
0 2

Day  
2 4

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:  
SV PH1 B08

Plan No:  
4M-1740

Other:  
Stittsville, Ontario

If a mobile home, state:  
Manufacturer:

Model:

Serial number:

FOR INTERNAL USE ONLY

IC

NC

GST190 E (17) (Ce formulaire est disponible en français.) Canada



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)

721010718R T0001

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

DS

FN

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

28C78E2ACE354BC

47A003FF6543469...

Name (print)

Sridhar Kumar Ettkepalli and Mounika Kotam

Year

Month

Day

2

0

2

5

0

2

2

4

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

following apply to you:

- 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.

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.

<p>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.)</p>	<div style="border: 1px solid black; height: 30px; width: 100%;"></div> <b>A</b>
--	--

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.)

GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		C
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[illegible]

Total rebate amount including any provincial rebate (line C plus line D).		E
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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).			F
---	--	--	---

Fair market value of the house (including the land and the building) when possession was transferred to you.

GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	S & M	FN	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.

Total rebate amount including any provincial rebate (line H plus line I).	J
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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.)		K
--	--	---

GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		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.

Total rebate amount including any provincial rebate (line L plus line M).			<b>N</b>
---	--	--	----------

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.

[illegible][illegible]

Page 3

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

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Scotiabank.

BARRHAVEN CENTRE  
3701 STRANDHERD DRIVE,  
NEPEAN ONTARIO K2J 4G8

CANADIAN DOLLAR DRAFT

290400

DATE 2025 02 24

PAY TO ORDER OF VALECRAFT HOMES (2019) LTD. \$ 10,000.00

SUM OF EXACTLY 10,000 DOLLARS \*\*\*\*\* 00/100 CANADIAN FUNDS

TO:  
ANY BRANCH OF  
THE BANK OF NOVA SCOTIA

THE BANK OF NOVA SCOTIA  
AUTHORIZED OFFICER  
AUTHORIZED OFFICER

Purchaser's Name: MR SRIDHAR-KUMAR ETTKEPALLI

⑈290400⑈ ⑆38562⑈002⑆ 00000⑈43 51326⑈

Project: Shea Village  
Plan No: 4M-1740  
Lot No: PH1 B08  
Model: The Stanley 2 Standard 160-2  
Date: February 24, 2025

Purchaser: Sridhar Kumar Ettkepalli  
Purchaser: Mounika Kotam

Initial Initial DS  
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