

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 15 DAY O March, 2025 .**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : SV PH1 B06
LOT: SV PH1 B06 BLOCK :
PLAN: 4M-1740
CIVIC ADDRESS: 1136 Cope Drive, Stittsville, Ont.

PURCHASERS: Sagar Jadav Ramesh Rao & Yashaswini Nagasamudra Gangadharappa

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: March 15, 2025

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:	<u>\$686,232.00</u>
BALANCE AT CLOSING:	<u>\$651,232.00</u>
LESS H.S.T. AMOUNT:	<u>\$628,523.89</u>
SCHEDULE "G" DATED:	<u>March 15, 2025</u>
TARION SCHEDULE "B" DATED:	<u>March 15, 2025</u>

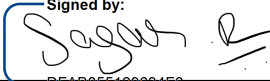
INSERT:

680 dated:	<u>March 26, 2025</u>	in the amount of:	<u>\$10,004.00</u>
NEW PURCHASE PRICE:	<u>\$696,236.00</u>		
EW BALANCE AT CLOSING:	<u>\$661,236.00</u>		
NEW LESS H.S.T. AMOUNT:	<u>\$637,376.99</u>		
SCHEDULE "G" DATED:	<u>March 26, 2025</u>		
TARION SCHEDULE "B" DATED:	<u>March 26, 2025</u>		

Dated at Ottawa **this** 26 **day of** March, 2025

In the presence of:

WITNESS

Signed by:


PURCHASER
DFAB855129034F0...


WITNESS

Signed by:
Yashaswini Nagasamudra Gangadharappa

PURCHASER
0F7C6A303D8E4D4...

Dated at Ottawa **this** 26 **day of** March, 2025

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
A04F827301214EE... **FRANK NIEUWKOOP OWNER**

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 Residential Rental 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.

Initial
S JRR

Purchaser

Initial
YNG

Purchaser

DS
FN

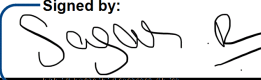
Vendor

- 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 the amount of \$637,376.99 . 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.

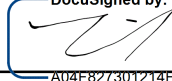
- 8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 26 day of March, 2025

Signed by:

 PURCHASER
DFAB895129634F6...

VALECRAFT HOMES (2019) LIMITED

Signed by:
Yashawini Nagasamudra Gangadharappa
 PURCHASER
0E7C6A303D8E4D4...

DocuSigned by:

 FRANK NIEUWKOOP OWNER
 PER:
A04F827301214EE...

March 26, 2025
DATE:

PROJECT: SHEA VILLAGE **LOT:** SV PH1 B06



**Freehold Form
(Firm Closing Date)**

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

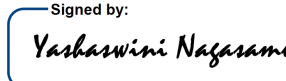
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 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.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated March 26, 2025.

Signed at Ottawa, this 26 day of March, 2025.

Signed by: 
 DFAB855129634F6...
Purchaser

Valecraft Homes (2019) Limited

Signed by: 
 0F7C6A303D9E4D4...
Purchaser

DocuSigned by: 
 Frank Nieuwkoop
 A04F627301214EE...
Per:

March 26, 2025
Date:

Lot #: SV PH1 B08

Project: Shea Village



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Printed: 26-Mar-25 4:11 pm

LOT NUMBER B06	PHASE 1	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 31-Jul-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*20 143963 45671	2	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES Note: - Located on each side of the stove, full length 750mm - As per Kitchen Sketch dated March 26, 2025 - See item #37 (level 4 cabinetry hardware)	*\$ 1,582.00	
*21 143935 45672	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE Note: - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - As per Kitchen Sketch dated March 26, 2025 - Opening to be approx. 37" wide x 73" high - See item #22 (2FT deep refrigerator uppers)	*\$ 125.00	Each
*22 143902 45673	1	KITCHEN - 2FT DEEP FRIDGE UPPER - STD SERIES Note: As per Kitchen Sketch dated March 26, 2025 - See item #21 (non-standard refrigerator opening)	*\$ 211.00	Each
*23 144184 45674	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 Note: - To be located between sinks in owners suite 4PC ensuite - BOD to be approx 15in wide - As per Floor plan sketch dated March 26, 2025 - See item #5 (4PC ensuite)	*\$ 790.00	Each
24 278 45675	1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN STD - BRONZE Note: - Front to back rectangular installation, as per floor tile installation sketch dated March 26, 2025. - As per floor plan sketch dated March 26, 2025	\$ 797.00	Each
25 263 45676	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - PLATINUM - KITCHEN - PLATINUM Note: - See item #26 (Horizontal 1/2 brick installation) - See item #36 (upgraded grout)	\$ 340.00	Each
26 266 45677	1	KITCHEN - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL Note: - Horizontal 1/2 brick installation, as per wall tile installation sketch dated March 26, 2025 - See item #25 (platinum level kitchen backsplash) - See item #36 (upgraded grout)	\$ 71.00	Each
*27 150301 45678	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR Note: - As per floor plan and kitchen sketch dated March 26, 2025 -Eased Edge as per Edge profile sketch dated March 26, 2025	*\$ 1,503.00	Each
*28 150385 45679	1	STD AREAS - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS Note: -As per floor plan sketch dated March 26, 2025	*\$ 2,432.00	Each
29 45688	1	UPPER STAIRCASE - SUPPLY AND INSTALL 6 1/4" WIDE WHITE OAK MOORLAND HARDWOOD FLOORING ON (LANDING ONLY) OF MAIN STAIRCASE TO SECOND LEVEL. Note: - As per floor plan sketch dated March 26, 2025 - As per interior colour chart dated March 26, 2025 - See item #8 (stained upper staircase)	\$ 235.00	Each

Vendor Initials: DS FN Purchaser Initials: Initial SJKR Initial YNG

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 2,163-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	_____
DATE: _____	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Printed: 26-Mar-25 4:11 pm

LOT NUMBER B06	PHASE 1	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 31-Jul-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
30 45689	1	<i>STD AREAS</i> - NOSING - SUPPLY A SECOND STAIN COLOR FOR FLOOR NOSING, SIMILAR TO THE DARKER STAIN OF THE HARDWOOD FLOORS. Note: - As per interior colour chart dated March 26, 2025	\$ 125.00	Each
31 45820	1	<i>MASTER BEDROOM</i> - SUPPLY AND INSTALL UPGRADED LEVEL 1 UNDERPAD IN OWNER'S SUITE AND WIC, OPTIONAL 4 PCE ENSUITE. Note: - As per floor plan sketch dated March 26, 2025	\$ 205.00	Each
32 272 45736	1	<i>BEDROOM 2</i> - UNDERPAD - UPGRADE - LEVEL 1 - - <i>BEDROOM 2</i> - LEVEL 1 Note: - As per Floor plan sketch dated March 26, 2025	\$ 128.00	Each
33 272 45737	1	<i>BEDROOM 3</i> - UNDERPAD - UPGRADE - LEVEL 1 - - <i>BEDROOM 3</i> - LEVEL 1 Note: - As per Floor plan sketch dated March 26, 2025	\$ 154.00	Each
34 272 45738	1	<i>LOWER STAIRCASE</i> - UNDERPAD - UPGRADE - LEVEL 1 - - <i>BASEMENT STAIRCASE</i> - LEVEL 1 Note: - As per Floor plan sketch dated March 26, 2025	\$ 77.00	Each
35 272 45739	1	<i>FAMILY ROOM</i> - UNDERPAD - UPGRADE - LEVEL 1 - - <i>FAMILY ROOM</i> - LEVEL 1 Note: - As per Floor plan sketch dated March 26, 2025	\$ 320.00	Each
36 45810	1	<i>KITCHEN</i> - UPGRADED GROUT ON KITCHEN BACKPLASH Note: - See item #25 (upgraded kitchen backsplash) - See item #26 (upgraded kitchen backsplash installation) - As per interior colour chart dated March 26, 2025	\$ 75.00	Each
37 45811	6	<i>KITCHEN</i> - LEVEL 4 CABINETS HARDWARE Note: - For pots/pans drawers only (6) - See item #20 (pots and pans) - See item #38 (level 3 cabinetry hardware)	\$ 258.00	
38 45812	18	<i>KITCHEN</i> - LEVEL 3 CABINETS HARDWARE Note: - To be installed in the remainder of the kitchen cabinetry and drawers EXCEPT on the pots and pans drawers. - See item #37 (level 4 cabinetry hardware)	\$ 576.00	

Sub Total	\$10,004.00
HST	\$0.00
Total	\$10,004.00

Vendor Initials: DS
FN Purchaser Initials: Initial
S JRR Initial
YNG

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 2,163-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

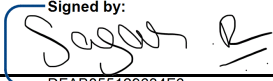
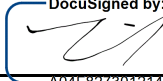
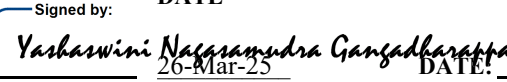
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LOT NUMBER B06	PHASE 1	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 31-Jul-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:	Signed by:  <small>DFAB855129634F6</small> Sagar Jadav Ramesh Rao	26-Mar-25 DATE	VENDOR:	DocuSigned by:  <small>A04F827301234EE</small> FRANK NIEUWKOOP OWNER PER: Valecraft Homes (2019) Limited
PURCHASER:	Signed by:  <small>0F7C6A303D8E4B4</small> Yashaswini Nagasamudra Gangadharappa	26-Mar-25 DATE		March 26-25

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,163-3
 InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

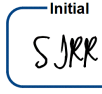


Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen countertops, kitchen island and flush breakfast bar.
Main Bathroom Countertop.
4 Pce Ensuite Countertop.



Project: Shea Village

Plan #: 4M-1740

Lot: SV PH1 B06

Model: The Lewis 130 End unit

Purchaser: Sagar Jadav Ramesh Rao and

Purchaser: Yashaswini Nagasamudra (next line)

Gangadharappa March 26, 2025

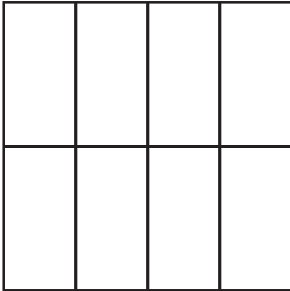
Upgrade #: 4, 5, 14, 23, 27



Tile Installation Options

WALL TILE

Vertical stacked



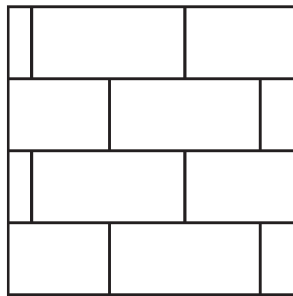
Main Bathroom
tub/shower surround.
4 pce Ensuite bathroom
walls in shower

Initial
SJRR

Initial
YNG

DS
FN

Horizontal brick



Kitchen Backsplash

Project: Shea Village

Purchaser: Sagar Jadav Ramesh Rao

Plan #: 4M-1740

Purchaser: Yashaswini Nagasamudra (next line)

Lot: SV PH1 B06

Gangadharappa Date: Mar. 26,2025

Model: 130 The Lewis End Unit

Upgrade #: 5, 25, 26



Tile Installation Options

FLOOR TILE

Standard square

Foyer & Powder Room
 Laundry Room, Main
 Bathroom, 4Pce
 Ensuite bathroom

Initial
SJR

Initial
YNG

DS
FN

Rectangular
front to back of the house

Kitchen c/w Flush
 Breakfast Bar

Project: Shea Village

Plan #: 4M-1740

Lot: SV PH1 B06

Model: 130 The Lewis End Unit

Purchaser: Sagar Jadav Ramesh Rao

Purchaser: Yashaswini Nagasamudra (next line)

Gangadharappa Date: Mar 26, 2025

Upgrade #: 5, 24

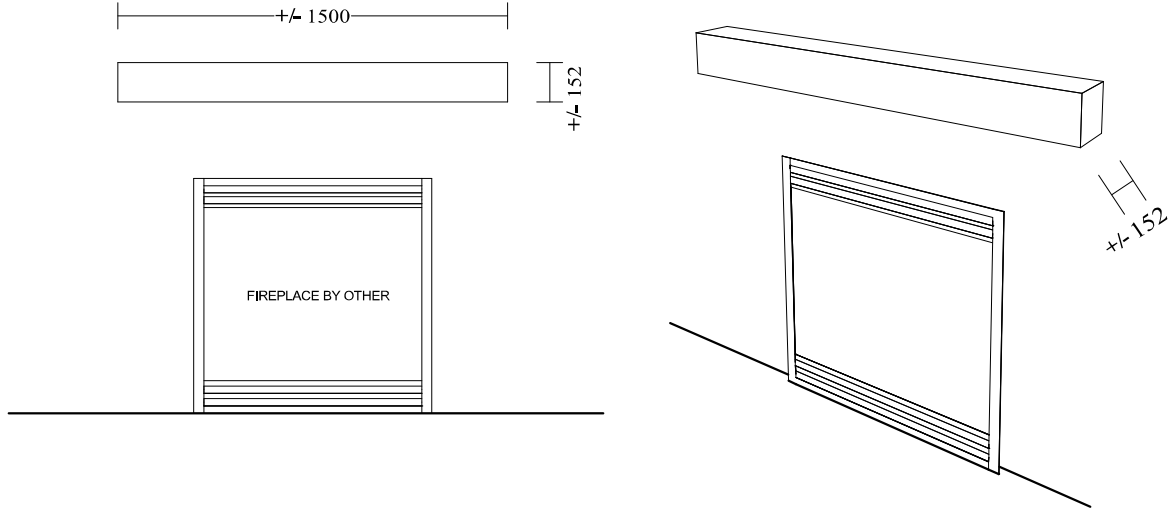


FIREPLACE MANTLES

FINAL MANTLE DIMENSIONS WILL VARY BASED ON FIREPLACE SPECIFICATIONS AND PRESCRIBED CLEARANCES

MODERN TYPE 1 Upgrade #: 3 & 9

(Beam Mantle)



Initial **S JRR** Initial **YNG** DS **FN**

Site: SHEA VILLAGE

Purchaser: Sagar Jadav Ramesh Rao

Plan No: 4M-1740

Lot: SV PH1 B06

Purchaser: Yashaswini Nagasamudra

Date: March 26, 2025

Gangadharappa



THE LEWIS

MODEL 130

2136 sq.ft
(417 sq.ft. finished basement)

Site: Shea Village

Plan No.: 4M-1740

Lot: PH1 B06

Date: March 26, 2025

Purchaser: Sagar Jadav Ramesh Rao

Purchaser: Yashaswini Nagasamudra Gangadharappa

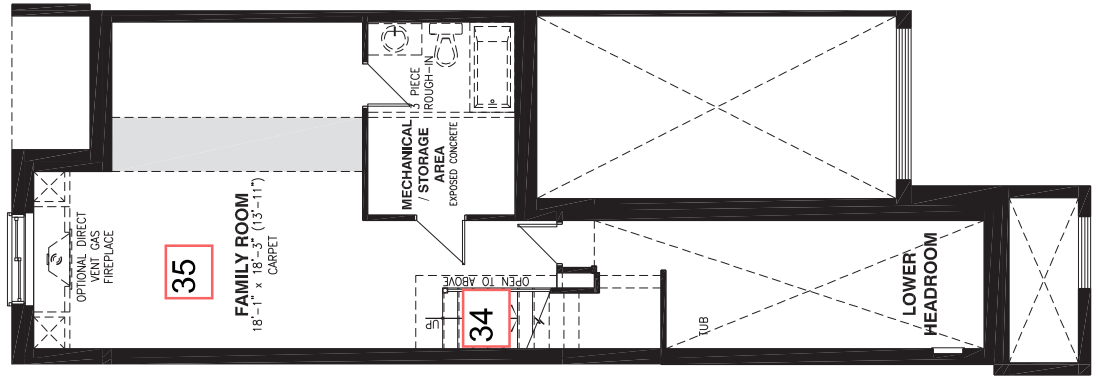
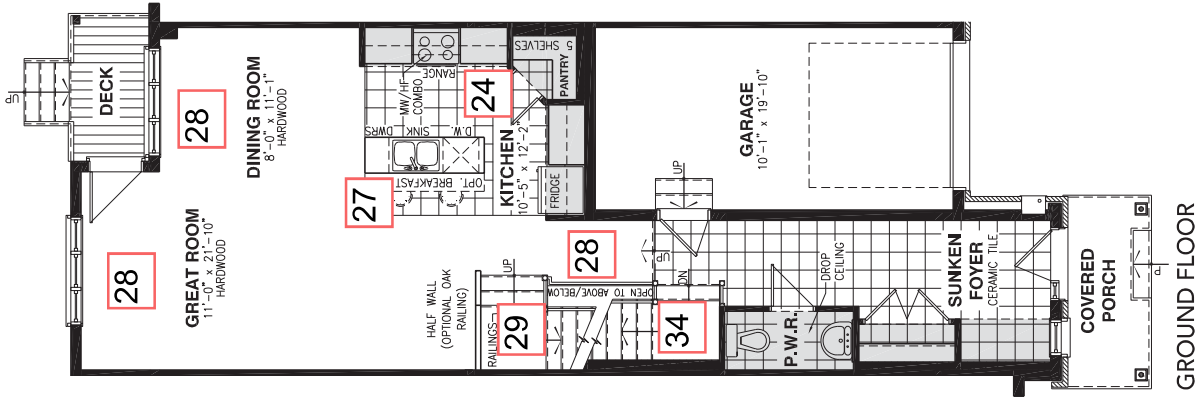
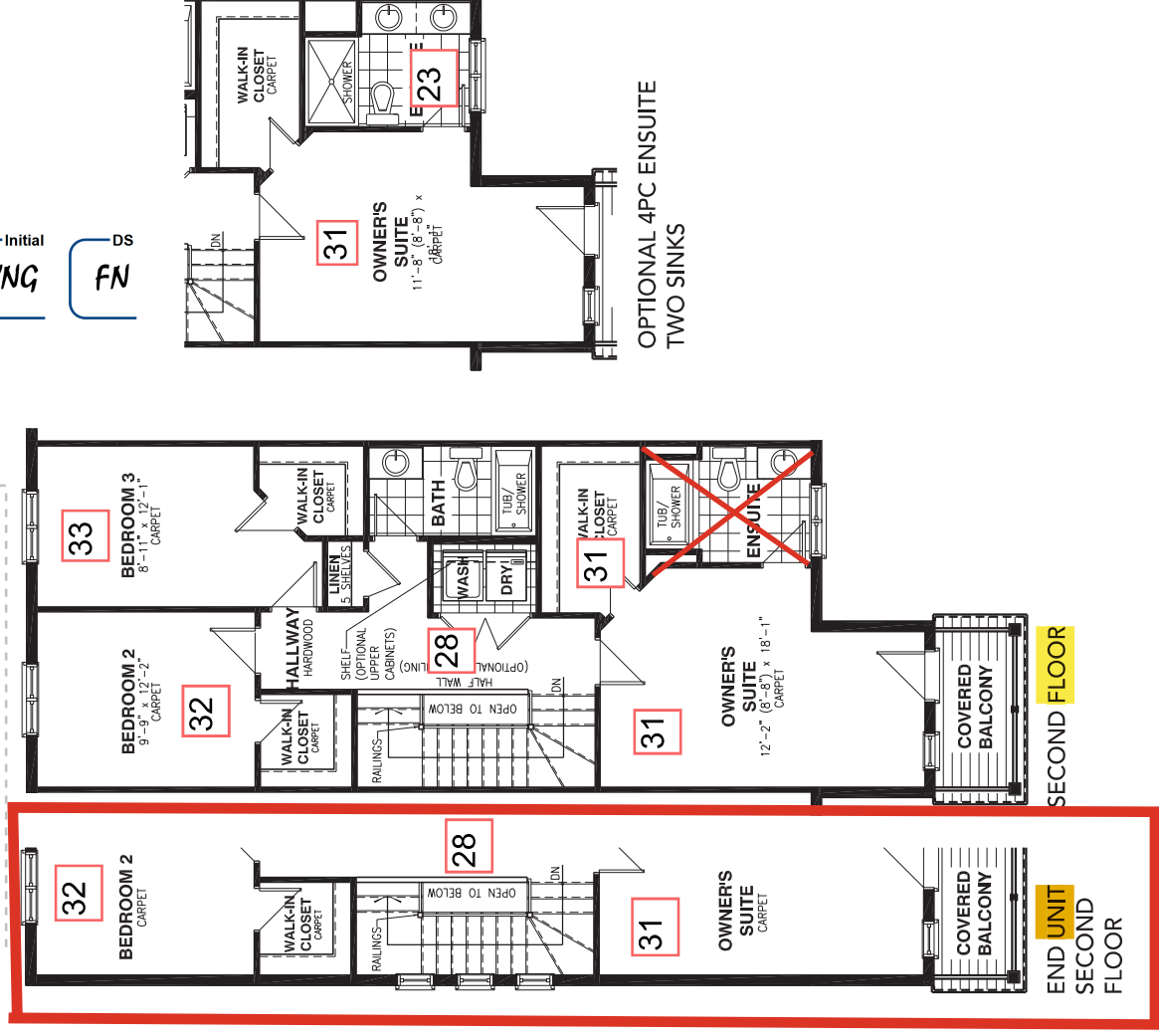
Initial
S JRR

Initial
YNG

DS
FN

OUTLINE OF

Floor Plan Sketch




GROUND FLOOR

BASEMENT FLOOR

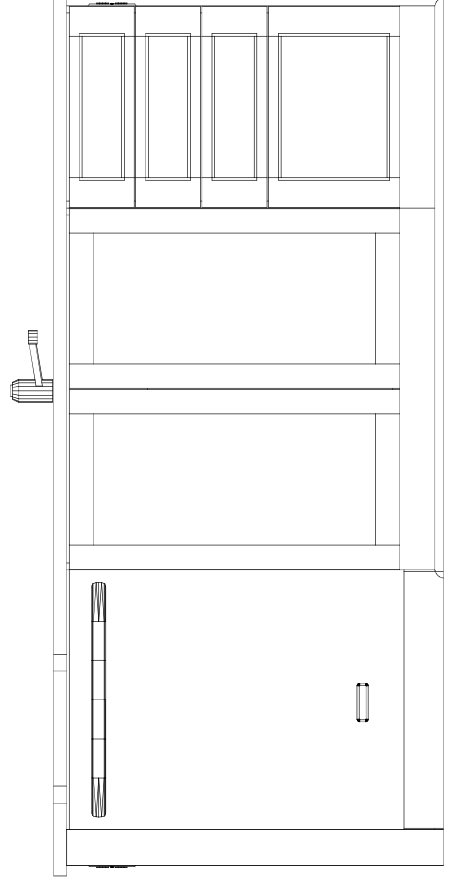
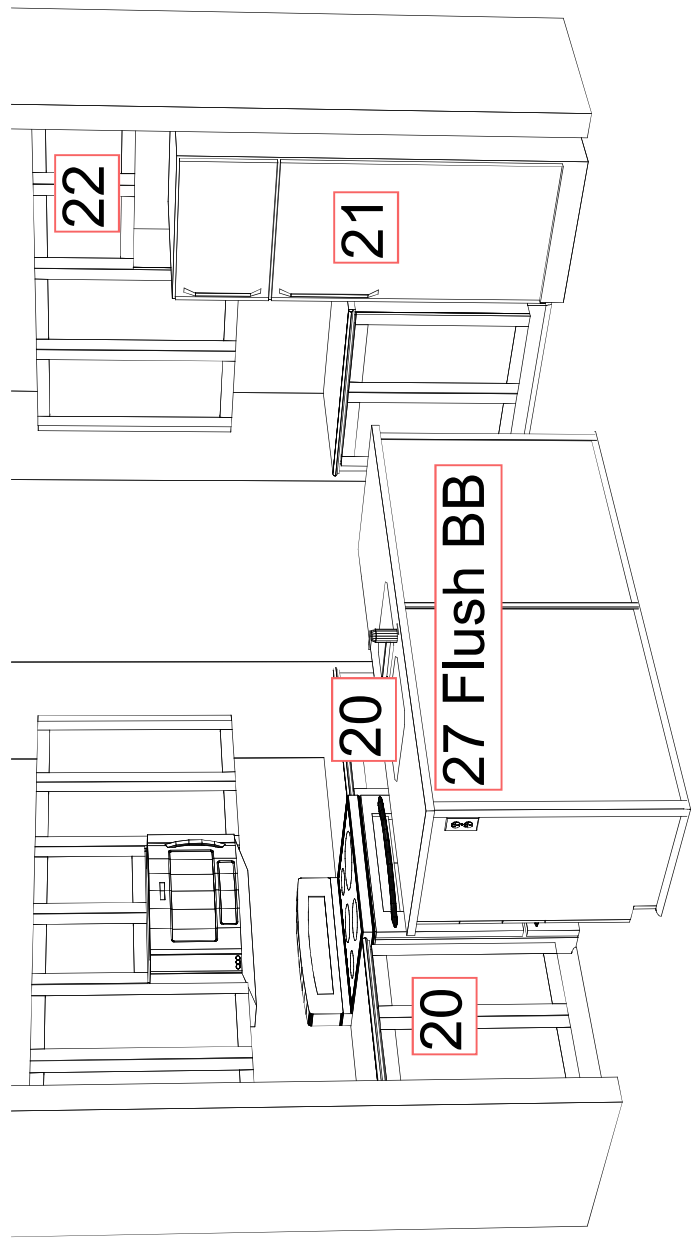
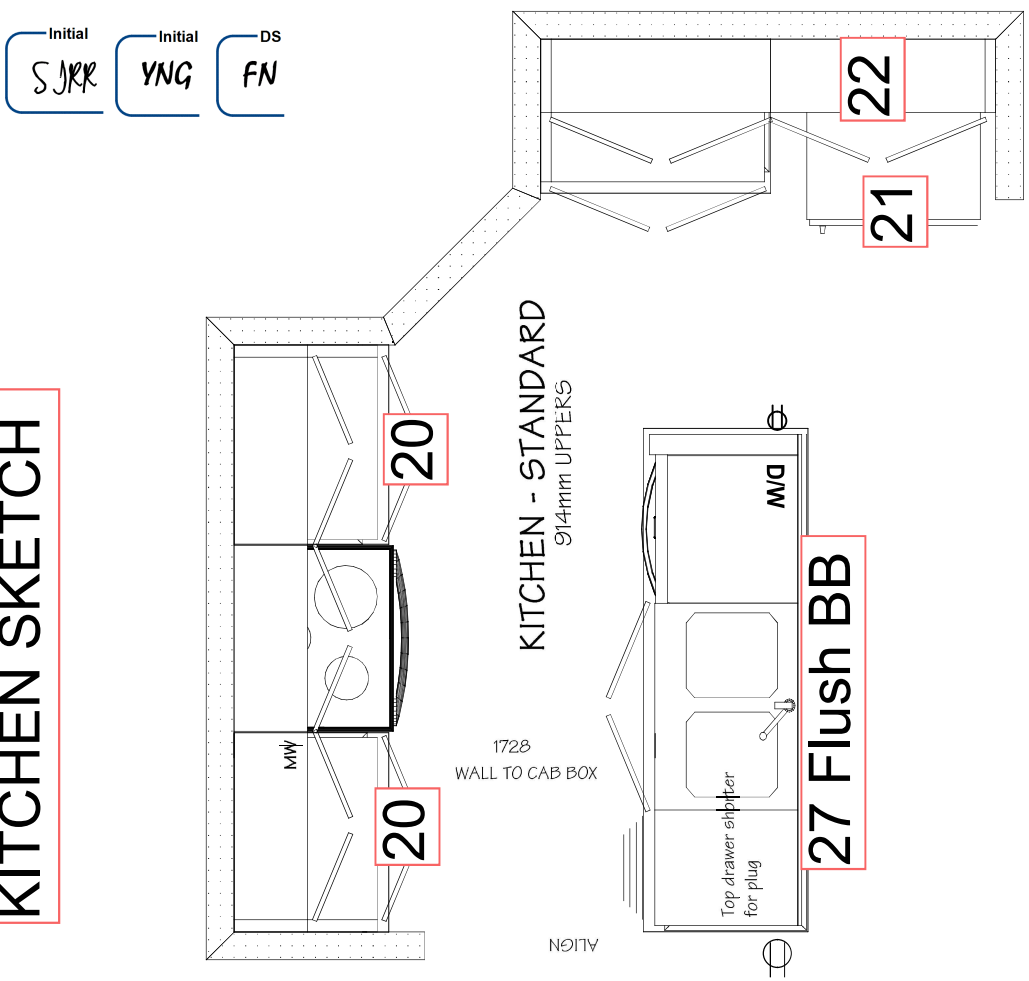
SECOND FLOOR

END UNIT
SECOND FLOOR


Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

	BUILDER: Valecraft Homes (2019) Limited	SITE: SHEA VILLAGE	LOT: SV PH1 B06
	PURCHASOR: Sagar Jadv Ramesh Rao	MODEL: 130 LEWIS STND	PLAN#: 4M-1740
	PURCHASOR: Yashaswini Nagasamudra Gangadharappa	DATE: March 26, 2025	

KITCHEN SKETCH



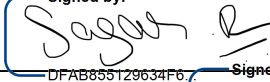
DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS

SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025


INTERIOR FINISHES B06		
	DESCRIPTION	STD/UPG #
TRIM STYLE	Standard Nivaga 5706A 4 1/8" Baseboards and Standard Nivaga 7706 Casing 2 3/4"	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Standard Soho Lighting Package + S&S & Orbital Upgrades	STD + UPG 10, 11
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Standard Painted White MDF Mantle	STD + UPG 3

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB #504	UPG 6, 7
BRACKET	Metal	N/A	Stainless Steel	UPG 6, 7
SPINDLES	Red Oak	Standard Modern Square	SB #504	UPG 6, 7
POSTS	Red Oak	Modern 3" wide Routed Top	SB #504	UPG 6, 7
NOSINGS	Red Oak	N/A	SB#504 on the 2 nosings located on the landing in the main stairs to second level, SB#401 everywhere else (main floor hallway and second floor hallway)	UPG 8, 30
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	Stain #504	UPG 8, 29

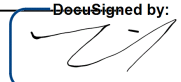
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge size opening to be approx 37" wide x 73" high	UPG 21	N/A	N/A
RANGE	Standard Opening	STD	Gas Line rough in for Range	UPG 17
DISHWASHER	Standard Opening	STD	N/A	N/A
HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	WHIRLPOOL 30" wide Range Hood Fan Stainless Steel 270 CFM Model NO. WVU17UC0JS (Delete Microwave)	UPG 18, 19
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A


Signed by:  DFAB8855129634F6... Date: March 26th, 2025

Purchaser's Signature(s) : _____ Date: March 26th, 2025

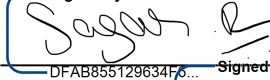

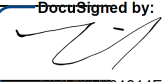
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Approved By : Frank Nieuwkoop - Owner - Vice President  A04F827301214EE... Date: March 26th, 2025

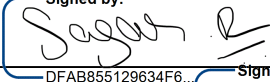

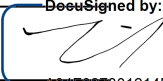
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025	


CABINETRY						
ROOM	SELECTION			LEVEL	STD/UPG #	
KITCHEN	STYLE AND COLOUR	Lastra Sable Island TA-L562 including kitchen island c/w flush breakfast bar + UPC9-2A			STD	UPG 4, 16, 20, 22
	HARDWARE CODE	POI-R7040-160-NM on all doors and std bank of drawers, POI-R7040-256-NM on pots/pans (6)	TYPE	Handles	Level 3 + Level 4	UPG 4, 16, 20, 22, 37, 38
	COUNTERTOP	Silestone Miami Vena polished 3cm	COUNTERTOP EDGE PROFILE	Eased edge	Level 1 quartz + Flush Breakfast Bar	UPG 4, 27
MAIN BATHROOM	STYLE AND COLOUR	Lastra in Driftwood UN-H70			STD	UPG 14, 15
	HARDWARE CODE	BP 1076-900	TYPE	Handles	STD	UPG 14, 15
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 14, 15
4 PCE ENSUITE BATHROOM	STYLE AND COLOUR	Lastra in Driftwood UN-H70			STD	UPG 5, 23
	HARDWARE CODE	BP 1076-900	TYPE	Handles	STD	UPG 5, 23
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 5, 23
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

Signed by:  Date: March 26th, 2025
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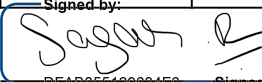
SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep: Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3	
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name: The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date: July 31st, 2025


PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white	STD	N/A	N/A
FOYER	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
POWDER ROOM	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
DINING ROOM	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
FLEX ROOM	N/A	N/A	N/A	N/A
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
BASEMENT FAMILY ROOM	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
DEN/STUDY/HOME OFFICE	N/A	N/A	N/A	N/A
KITCHEN	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
LAUNDRY	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
2nd FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
MAIN BATH	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
BEDROOM #4	N/A	N/A	N/A	N/A
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
OWNERS SUITE 4 PCE ENSUITE	Eggshell DLX1025-2 Silent Smoke	STD	N/A	N/A
FINISHED BASEMENT RECREATION ROOM	N/A	N/A	N/A	N/A
BASEMENT BATHROOM	N/A	N/A	N/A	N/A

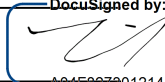
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 Approved By : Frank Nieuwkoop - Owner - Vice President A04F827301214EE...

SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025


CERAMIC & GROUT SELECTIONS (1)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Centura Linen series Matte Grey 13x13 K939563 (standard square installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD
POWDER ROOM	FLOOR	Centura Linen series Matte Grey 13x13 K939563 (standard square installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
MUDROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
LAUNDRY ROOM	FLOOR	Euro Pasha Malena pas mal ice 13x13 (standard square installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
KITCHEN	FLOOR	Ceratec Paros series White Matt 11.8x23.6 (Front to back rectangular installation)	Mapei 5093 Warm Grey	Bronze floor tile + STD grout	UPG 24
	BACKSPLASH	Centura Canadiana series gloss Carrara glossy metro CA23085 approx. 3" x 12" (horizontal 1/2 brick installation)	Mapei 5221 Moonbeam	Platinum wall tile + UPG grout	UPG 25, 26, 36
	INSERT OR BORDER	N/A			
DINETTE	FLOOR	N/A	N/A	N/A	N/A
FIREPLACE	HEARTH	No Hearth	N/A	N/A	UPG 3, 9
	SURROUND	No Surround			
ADDITIONAL FIREPLACE	HEARTH	N/A	N/A	N/A	N/A
	SURROUND	N/A			

Signed by:  DFAB855129034F0... Date: March 26th, 2025

Purchaser's Signature(s):  0F7C6A303D8E4D4... Date: March 26th, 2025

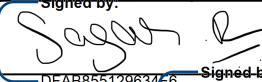
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Frank Nieuwkoop - Owner - Vice President

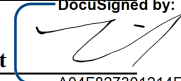
SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025


CERAMIC & GROUT SELECTIONS (2)

ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro Pasha Malena Ice pas mal ice 13x13 (standard square installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD
	WALL	Olympia Construct series glossy white TH.CT.WHT.0812.GL approx. 8" x 12" (vertical stacked installation)	Mapei 5093 Warm Grey	STD wall tile + STD grout	STD
	INSERT OR BORDER	N/A			
3PC ENSUITE BATHROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
4PC ENSUITE BATHROOM	FLOOR	Euro Pasha Malena Ice pas mal ice 13x13 (standard square installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD + UPG 5
	TUB DECK	N/A	N/A	N/A	N/A
	TUB BACKSPLASH	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
	WALLS IN SHOWER	Olympia Construct series glossy white TH.CT.WHT.0812.GL approx. 8" x 12" (vertical stacked installation)	Mapei 5093 Warm Grey	STD floor tile + STD grout	STD + UPG 5
BASEMENT/OTHER BATHROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			

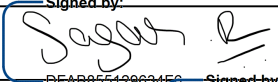

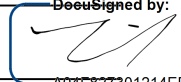
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SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025

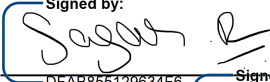
FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Essential collection engineered hardwood tradition smooth mat finish Red Oak Talpa 3 1/8" wide	UPG	UPG 28, 30
DINING ROOM	Lauzon Expert Essential collection engineered hardwood tradition smooth mat finish Red Oak Talpa 3 1/8" wide	UPG	UPG 28, 30
FLEX ROOM	N/A	N/A	N/A
STAIRS LANDING ONLY	Lauzon Designer collection Estate series Character grade ultra matte finish Pure Genius engineered hardwood White Oak Moorland 6 1/4" wide	UPG	UPG 29
GREAT ROOM	Lauzon Expert Essential collection engineered hardwood tradition smooth mat finish Red Oak Talpa 3 1/8" wide	UPG	UPG 28, 30
DEN/HOME OFFICE	N/A	N/A	N/A
LOWER HALLWAY	Lauzon Expert Essential collection engineered hardwood tradition smooth mat finish Red Oak Talpa 3 1/8" wide	UPG	UPG 28, 30
KITCHEN	See tile selection	N/A	N/A
N/A	N/A	N/A	N/A
MAIN STAIRS TO BEDROOMS	White Oak Stain on Red Oak SB#504	UPG	UPG 8, 29
UPPER HALLWAY	Lauzon Expert Essential collection engineered hardwood tradition smooth mat finish Red Oak Talpa 3 1/8" wide	UPG	UPG 28, 30
BEDROOM # 2	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 32
BEDROOM # 3	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 33
BEDROOM # 4	N/A	N/A	N/A
OWNERS SUITE	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 31
OWNERS SUITE WALK-IN CLOSET	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 31
STAIRS TO BASEMENT	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 34
FINISHED BASEMENT FAMILY ROOM	Beaulieu Spartacus A4531 Pampa Beige16320 + Level 1 underpad	STD carpet + level 1 underpad	UPG 35


Purchaser's Signature(s) :  Signed by: DFAB855129634F6... Date: March 26th, 2025
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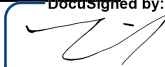
SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 B06	Civic Address:	1136 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Sagar Jadav Ramesh Rao			Model Name:	The Lewis 130
	Purchaser(s):	Yashaswini Nagasamudra Gangadharappa			Closing Date:	July 31st, 2025

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Reginox ND 1831 UA/9SS undermount double bowl stainless steel sink	Stainless Steel	STD
	FAUCET	Standard 1 hole faucet	Chrome	STD
MAIN BATHROOM	SINK	Standard undermount	White	STD
	VANITY FAUCET	Standard 1 hole faucet	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
4 PCE ENSUITE BATHROOM	SINK(S)	Standard undermount	White	UPG 5
	VANITY FAUCET(S)	Standard 1 hole faucet	Chrome	UPG 5
	WATER CLOSET	Standard	White	UPG 5
	SHOWER	4PC Ensuite acrylic shower base with standard sliding doors with matte black trims + Zitta Niche	White base, matte black trims and clear glass	UPG 5, 12, 13
	SHOWER FAUCET	Standard	Chrome	STD + UPG 5
	BATHTUB	N/A	N/A	N/A
	BATHTUB FAUCET	N/A	N/A	N/A
POWDER ROOM	PEDESTAL	Standard Pedestal sink	White	STD
	SINK FAUCET	Standard 1 hole faucet	Chrome	STD
	WATER CLOSET	Standard	White	STD
BASEMENT/OTHER BATHROOM	SINK	N/A	N/A	N/A
	VANITY FAUCET	N/A	N/A	N/A
	WATER CLOSET	N/A	N/A	N/A
	TUB/SHOWER	N/A	N/A	N/A
	TUB/SHOWER FAUCET	N/A	N/A	N/A

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :  Signed by: _____ Date: March 26th, 2025
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Approved By : Frank Nieuwkoop - Owner - Vice President  Signed by: _____ Date: March 26th, 2025
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Valecraft Homes Décor Disclaimers

Lot#: B06 Model:130 THE LEWIS in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Initial
S JRR

Initial
YNG

TEL: RES.: 819-318-3262

Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.

HOUSE EXTERIORS

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

ADDITIONAL WINDOWS

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

MULTI-MEDIA

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

PLANS

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

INVENTORY AND MODEL HOMES:

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

SELECTIONS AND APPOINTMENTS:

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.



Valecraft Homes Décor Disclaimers

Lot#: B06 Model:130 THE LEWIS in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Initial S JRR	Initial YNG
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TEL: RES.: 819-318-3262

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

GENERAL:

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.



Valecraft Homes Décor Disclaimers

Lot#: B06 Model:130 THE LEWIS in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Initial
SJR

Initial
YNG

TEL: RES.: 819-318-3262

RAILINGS

All railings, spindles, posts, nosing's and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder's stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser's dwelling, as a cost of \$150 to re-open The Purchaser's structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser's transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 33"W x 70.75" High Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser's selection will be available.



Valecraft Homes Décor Disclaimers

Lot#: B06 Model:130 THE LEWIS in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Initial S JRR Initial YNG

TEL: RES.: 819-318-3262

GENERAL:

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

	<p>Signed by: <i>Sagar</i></p> <p>DFAB855129634F6</p>		<p>Signed by: <i>Yashaswini Nagasamudra Gangadharappa</i></p> <p>0F7C6A303D8E4D4...</p>		<p>Date March 26, 2025</p> <p>Date March 26, 2025</p>
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CONFIRMATION OF FILE COMPLETION

PROJECT: Shea Village

PURCHASER #1: Sagar Jadav Ramesh Rao

LOT: PH1 B06

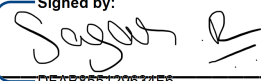
PURCHASER #2: Yashaswini Nagasamudra Gangadharappa

MODEL: 130 The Lewis End Unit

FIRM UP DATE: March 22, 2025

CLOSING DATE: July 31, 2025

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

Signed by:

DF7A5835129634F6...

PURCHASER'S SIGNATURE

March 26, 2025
DATE

Signed by:

0F7C6A303D8E4D4...

PURCHASER'S SIGNATURE

March 26, 2025
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

- | | | | |
|------------------------|----------------|--|----------------|
| APS: | March 15, 2025 | INTERIOR COLOURS: | March 26, 2025 |
| FIRM UP: | March 22, 2025 | EXTERIOR COLOURS (if applicable): | N/A |
| BANK LETTER: | March 22, 2025 | ORBITAL/S&S/KITCHENCRAFT (if applicable): | March 15, 2025 |
| SOLICITOR INFO: | March 15, 2025 | 680 & AMENDMENT: | March 26, 2025 |

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: _____

Nicole Trudel
Sales Consultant's Signature

March 26, 2025
Date

Approved by: Frank Nieuwkoop Owner/ Vice President

DocuSigned by:

A04F827301214EE...

March 26, 2025
Date

Certificate Of Completion

Envelope Id: BDA205E4-DB63-4B20-952A-C3053D63A5A3

Status: Completed

Subject: Complete with Docusign: SV PH1 B06 Price amend Mar 26-25.pdf, SV PH1 B06 SchG Mar 26-25.pdf, SV...

Source Envelope:

Document Pages: 25

Signatures: 38

Envelope Originator:

Certificate Pages: 5

Initials: 35

Nicole Trudel

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sheavillage@valecraft.com

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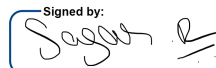
Signer Events

Sagar Jadav Ramesh Rao

sagj06@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

DFAB855129634F6...

Signature Adoption: Drawn on Device
Using IP Address: 174.112.130.94
Signed using mobile

Timestamp

Sent: 3/26/2025 5:45:30 PM

Viewed: 3/26/2025 5:51:40 PM

Signed: 3/27/2025 11:30:09 PM

Electronic Record and Signature Disclosure:

Accepted: 3/16/2025 6:48:12 PM

ID: 1cf3429b-d55f-4332-b079-9583b7e21e85

Yashaswini Nagasamudra Gangadharappa

yashaswini13695@gmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

0F7C6A303D8E4D4...

Signature Adoption: Pre-selected Style
Using IP Address: 52.229.68.133
Signed using mobile

Sent: 3/27/2025 11:30:17 PM

Viewed: 3/27/2025 11:30:57 PM

Signed: 3/27/2025 11:32:16 PM

Electronic Record and Signature Disclosure:

Accepted: 3/27/2025 11:30:57 PM

ID: d0906375-c1be-46f8-9a53-1323d323e01d


Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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Signature Adoption: Drawn on Device
Using IP Address: 174.114.50.161
Signed using mobile

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Signed: 3/28/2025 6:29:58 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
<p>Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	<p>Sent: 3/28/2025 6:30:06 AM Viewed: 3/28/2025 7:17:51 AM</p>
<p>Nicole Trudel sheavillage@valecraft.com Sales Consultant Valecraft Homes (2019) Ltd. Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	<p>Sent: 3/28/2025 6:30:06 AM Resent: 3/28/2025 6:30:15 AM</p>
<p>Yograj Singh yograj@yograjsingh.ca Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	<p>Sent: 3/28/2025 6:30:07 AM</p>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/26/2025 5:45:30 PM
Certified Delivered	Security Checked	3/28/2025 6:29:15 AM
Signing Complete	Security Checked	3/28/2025 6:29:58 AM
Completed	Security Checked	3/28/2025 6:30:07 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: frank@valecraft.com

To advise Valecraft Homes of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at frank@valecraft.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to frank@valecraft.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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