

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on January 13, 2020.

You now have five (5) business days from January 14, 2020 to obtain your Lawyer's & Financing approvals.

On or before, January 21, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multi Media locations & all upgrades up to drywall stage must be completed by January 30, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 13, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 300- Raheja

| <u>PURCHASERS ADDRESS:</u> | |
|--|--|
| PURCHASERS NAME(S) | Murli C Raheja and Manju Raheja |
| STREET | 36 Kimini Dr ✓ |
| CITY, PROVINCE | Stittsville On ✓ |
| POSTAL CODE | K2S 1S6 ✓ |
| HOME PHONE | 613 592-6598 |
| WORK PHONE | |
| Cell Phone Purchaser (1) | 613 899-0608 |
| Cell Phone Purchaser (2) | |
| CIVIC | 153 Hickstead Way ✓ |
| AGREEMENT BLOCK# | |
| PLAN | 4M-1589 ✓ |
| LOT (BUILDER'S LOT/UNIT) | 300 ✓ |
| MODEL # | 1020 ✓ |
| MODEL NAME | Morgan ✓ |
| DWELLING (MODEL#, ELEV, OPT) | 1020 C Std LO Morgan ✓ |
| ELEVATION | C ✓ |
| ORIENTATION | Standard ✓ |
| PHASE | |
| PROJECT | Rathwell Landing |
| SCHEDULES | |
| PURCHASER OFFER Formula 123 | |
| PURCHASER OFFER base+up=Formula 4 | |
| PURCHASER OFFER base=Formula 4 | |
| Purchaser Offer INVESTMENT Form 123 | |
| Purchaser Offer INVESTMENT Base+up =Form 4 | |
| Purchaser Offer INVESTMENT Base =Form 4 | |
| CLOSING DAY | 10 |
| CLOSING MONTH, YEAR | November, 2020 |
| CLOSING DATE (MONTH DAY, YEAR) | November 10, 2020 ✓ |
| DEPOSIT 1) | 1,000 |
| DEPOSIT 2) | 24,000 |
| DEPOSIT 3) | 25,000 |
| SALES REPRESENTATIVE | Victoria Hum |
| <u>SOLICITORS INFO</u> | |
| SOLICITOR NAME | MARC Nadon |
| STREET | 3009 St. Joseph Blvd |
| CITY, PROVINCE | Orleans ON K1E 1E1 |
| POSTAL CODE | K1E 1E1 |
| PHONE | 613 - 837 - 4437 |
| <u>SCHEDULE T</u> | |
| PURCHASER 1 | Murli C Raheja ✓ |
| HOME ADDRESS (STREET, CITY, POSTAL CODE) | 36 Kimini Dr, Stittsville On K2S 1S6 ✓ |
| HOME PHONE | 613 592-6598 |
| WORK ADDRESS (STREET, CITY, POSTAL CODE) | |
| WORK PHONE | |
| OCCUPATION | Retired |
| ID TYPE | Driver Licence ✓ |
| ID NUMBER | R0162-56924-31219 ✓ |
| PURCHASER 2 | Manju Raheja ✓ |
| HOME ADDRESS (STREET, CITY, POSTAL CODE) | 36 Kimini Dr, Stittsville On K2S 1S6 ✓ |
| HOME PHONE | 613 592-6598 |
| WORK ADDRESS (STREET, CITY, POSTAL CODE) | |
| WORK PHONE | |
| OCCUPATION | Retired |
| ID TYPE | Driver Licence ✓ |
| ID NUMBER | R0162-51604-75912 ✓ |
| PART OF LOT(S)(singles) | 300 ✓ |
| PLACE SIGNED | Ottawa |
| EMAIL ADDRESS (1) | murliraheja@hotmail.com |
| EMAIL ADDRESS (2) | |
| DATE: October 4, 2019 | |

SUMMARY OF PRICING

Owner if base over max

DATE: Jan 12/20

PROJECT: Rathwell Landing
 Reg'd Plan #: 4M-1589
 Name(s): Murli C Raheja
 Name(s): Manju Raheja

LOT NO: 300
 MODEL: 1020 C Std LO Morgan

BASE PRICE: \$539,900.00

ELEVATION:

LOT PREMIUM: 5000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$2,090.00

CREDITS: -\$2,090.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: 5000.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: 5370.72

BASE PRICE ABOVE MAX+ SUBTOTAL 2: 545,270.72 \$539,900.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$539,900.00

PURCHASER OFFER: 545,270.00 \$539,900.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

| | | | | |
|---|--|---------------|------------|--------------|
| OFFER PRICE EXCLUDING HST: | | HST Formula 4 | 503,78.46 | \$499,026.55 |
| OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES: | | | 545,270.00 | \$539,900.00 |
| ADDITIONAL HST DUE ON CLOSING: | | | | |

COMMENTS:

*EXPECTED DATE OF CLOSING:

November 10, 2020

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Owner if base over max

REV: October 4, 2019

K:\LOTUS\DATA\SALES\ALL SITES\ALL SITES APS&SCHEDULES\AP&S ALL SITES.XLS

Rathwell Landing

From: Frank Nieuwkoop
Sent: January-08-20 4:24 PM
To: Rathwell Landing
Subject: Re:RL 300 Morgan -easement lot

Yes

Sent from my Huawei phone

----- Original Message -----

Subject: RE: RL 300 Morgan -easement lot
From: Rathwell Landing
To: Frank Nieuwkoop
CC:



As per our conversation this morning , you will approve adding quartz level 1 ,undermount double sink and single lever faucet instead of the pot light .

Please confirm
Thanks
Victoria

From: Rathwell Landing
Sent: January-02-20 3:37 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: RL 300 Morgan -easement lot

HI Frank

Happy New Year!

The client has ask to have level 1 quartz in the kitchen with the bathroom single vanity and no pot lights . They will except the electric fireplace instead of the gas with it coming into the 6"+/- .

The retail cost we charge approx. 5300 including undermount sink and tap the pots lights are about \$ 1200 = \$ 4100

As per our conversation prior to closing for xmas you had approved the bonus to be given for both this lot and 301 due to the issue of the easement and the house not fitting.

Please review and advise if you approve . we will try to write by Sunday .

Thanks

Victoria Hum

Sales Consultant

Valecraft Homes –Rathwell Landing
670 Parade Drive,
Stittsville, Ontario
K2S 0Z2
Email : rathwelllanding@valecraft.com
613-435-8141 (P)

| | | | |
|---|-------|------------------------|----------------------------|
| Internal B1A | | | |
| Rathwell Landing - Phase 2 | | | |
| PURCHASERS: Murli C Raheja and Manju Raheja | | | Printed: 11-Jan-20 5:15 pm |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 300 | 2 | 1020 THE MORGAN ELEV C | |

| | | | |
|---------------------|--|----------------------|---------------------------|
| 1 87523 | 1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 | | Each |
| 17206 | Note: Bonus of \$ 10,000 - \$2090.00 has been applied to the purchase price and the remainder 7910.00 to be used in the decor appointment | | |
| 2 17207 | 1 - - bonus -- in the std kitchen layout c/w breakfast bar -level 1 quartz double mount undermount sink reginox 1831ua/9 and Delta Marley 986LF-AR artic stainless tap | \$ 0.00 | Each frank's detail |
| 3 17208 | 1 - - 1-Bonus -Quartz countertops -level 1 in standard main and 3 pc ensuite with enrtly level undermount sink and single hole faucet from the builder's selection . note based on standard layout . Does not includeadditional sink of extensions | \$ 0.00 ✓ | Each |
| 4 90190 17225 | 1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING | ✓ | Each |
| 5 90189 17226 | 1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE | ✓ | Each |
| 6 90188 17227 | 1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE | ✓ | Each |
| 7 90186 17228 | 1 - - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H | ✓ | Each |
| 8 28705 17229 | 1 - - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS | \$ 1,009.00 ✓ | Each |
| 9 28685 17230 | 1 - - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES | \$ 1,081.00 ✓ | Each |
| | | Sub Total \$2,090.00 | |
| | | HST \$0.00 | |
| | | Total \$2,090.00 | |

Vendor Initials: _____

Purchaser Initials: _____

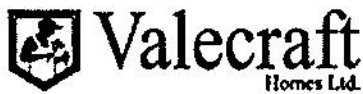
PREPARED BY: Victoria Hum

LOCKED BY:

PE 879-1

InvoiceSQL.rpt 10Sept19

| | |
|----------------------------------|-------|
| CONSTRUCTION SCHEDULING APPROVAL | |
| PER: | _____ |
| DATE: | _____ |

**NON STANDARD EXTRAS (680)**


Rathwell Landing - Phase 2

PURCHASERS: Murli C Raheja and Manju Raheja

Printed: 14-Jan-20 11:07 am

| | | | |
|-------------------|------------|--------------------------------------|---------------------------|
| LOT NUMBER 300 | PHASE 2 | HOUSE TYPE 1020 THE MORGAN ELEV C | CLOSING DATE 10-Nov-20 |
|-------------------|------------|--------------------------------------|---------------------------|

[illegible]

| | | | |
|-------|--|---|------|
| 10 | 1 - <i>GREAT ROOM</i> - Delete builder's standard natural gas fireplace & install an Electric fireplace bumped into great room approx. 6" with standard MDF Modern type 1 painted mantle & polished porcelain or ceramic tiled w/ self sealing grout fireplace surround. |  | Each |
| 17289 | Note: | | |

| | |
|-----------|--|
| Sub Total | |
| HST | |
| Total | |

Due to lot line
issued.

| Payment Summary | |
|-----------------------|---------------|
| <u>Paid By</u> | <u>Amount</u> |
| <u>Total Payment:</u> | |

PURCHASER: Murli C Raheja 14-Jan-20
DATE

VENDOR: _____
PER: Valecraft Homes Limited

PURCHASER: _____ 14-Jan-20
Manju Raheja **DATE**

DATE: _____

PREPARED BY: Jenn Blackmore

LOCKED BY: Jenn Blackmore

PE 887-1

TE 007-1
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____