



SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the GST/HST "**New Property Rebate**"). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


 Purchaser


 Purchaser
 owner base over max


 Vendor

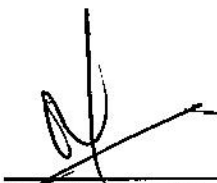
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$503,778.76 ~~\$499,026.55~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8. ~~Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of _____ representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.~~

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

Signed at Ottawa this 12 day of January, 20 20


PURCHASER

Manju Raheja
PURCHASER

VALECRAFT HOMES LIMITED


PER:

January 13, 2020
DATE:

PROJECT: Rathwell Landing LOT: 300

SCHEDULE "O"

Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".

All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,

Vendor and Murli C Raheja and Manju Raheja

Purchaser (s).

Dated at Ottawa this 12 day of January, 20 20

Victor S. Hu
Witness

[Signature]
Purchaser

Victor S. Hu
Witness

Manju Raheja
Purchaser

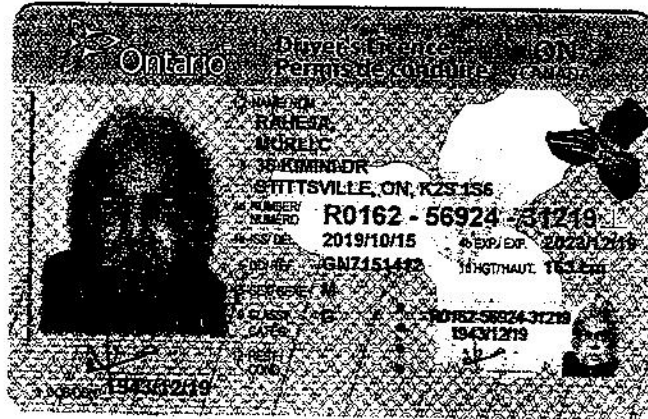
PROJECT: Rathwell Landing

LOT: 300

VALECRAFT HOMES LIMITED

[Signature]
PER

January 13, 2020
DATE:



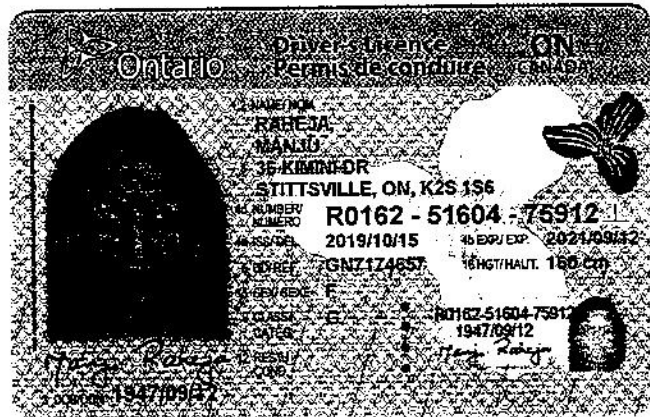
RL.

lot 300

44-1589

dated January 2, 2020





RL.

LOT 300

4M-1589

dated: January 12, 2020

U

MR

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Murli C Raheja

Business Address: _____

Business Telephone Number: _____

Home Address: 36 Kimini Dr, Stittsville On K2S 1S6

Home Telephone Number: 613 592-6598

Occupation: Retired

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: R0162-56924-31219



Purchaser

MR

Purchaser

(2) Full Name: Manju Raheja

Business Address: _____

Business Telephone Number: _____

Home Address: 36 Kimini Dr, Stittsville On K2S 1S6

Home Telephone Number: 613 592-6598

Occupation: Retired

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: R0162-51604-75912



Purchaser

MR

Purchaser

Schedule "W4"

Granite & Variegated Quartz Colour Variation

Purchaser's name: Murli C Raheja Lot no: 300 Plan #: 4M-1589
Purchaser's name: Manju Raheja Project: Rathwell Landing
Home Phone: 613 592-6598 Model: 1020 C Std LO Morgan
Work Phone: _____ Closing Date: November 10, 2020
E-Mail (1): murliraheja@hotmail.com E-Mail (2): _____

Valecraft Homes Ltd. continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.


I/we, Murli C Raheja and Manju Raheja
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: Rathwell Landing


LOT NO: 300


Purchaser

January 12/20
Date:

Manju Raheja
Purchaser

January 12/20
Date:


Valecraft Homes Limited

January 13, 2020
Date:

Appointment date given: _____

Spoke with/left message: _____

Time scheduled: _____

Date & Time: _____



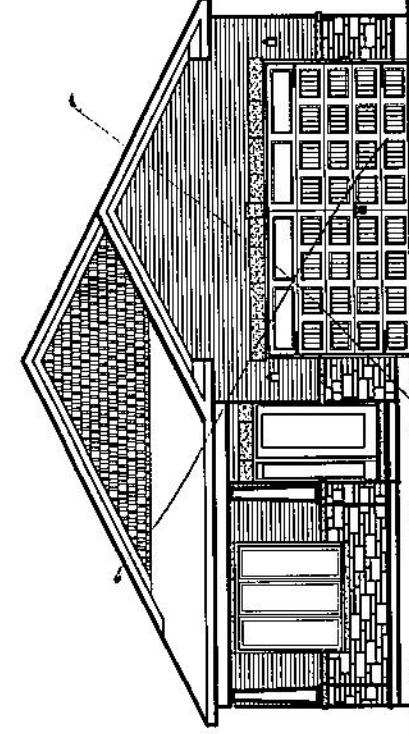
THE MORGAN

MODEL 1020

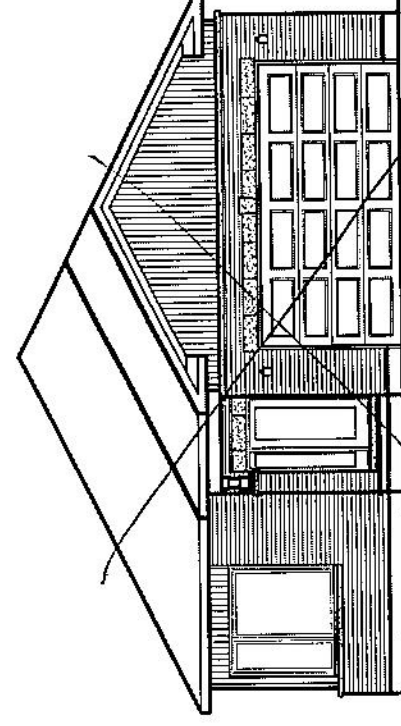
1567 SQ. FT.

Site: Rathwell Lanidng Purchaser: Murli C. Raheja
 Plan No.: 4M-1589
 Lot: 300 Purchaser: Manju Raheja
 Date: January 12 , 2020

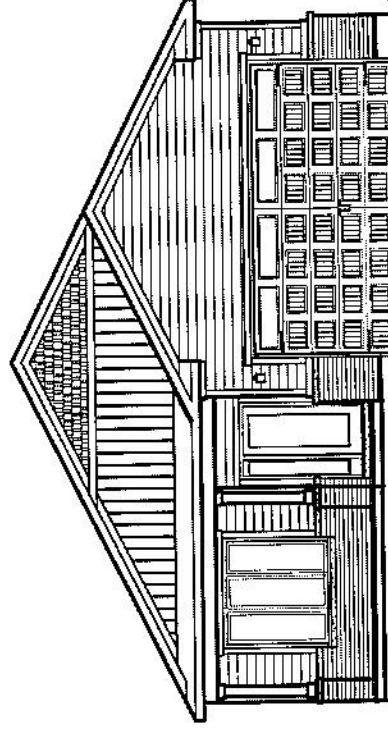
Schedule H



ELEVATION A



ELEVATION B



ELEVATION C



Valecraft.com

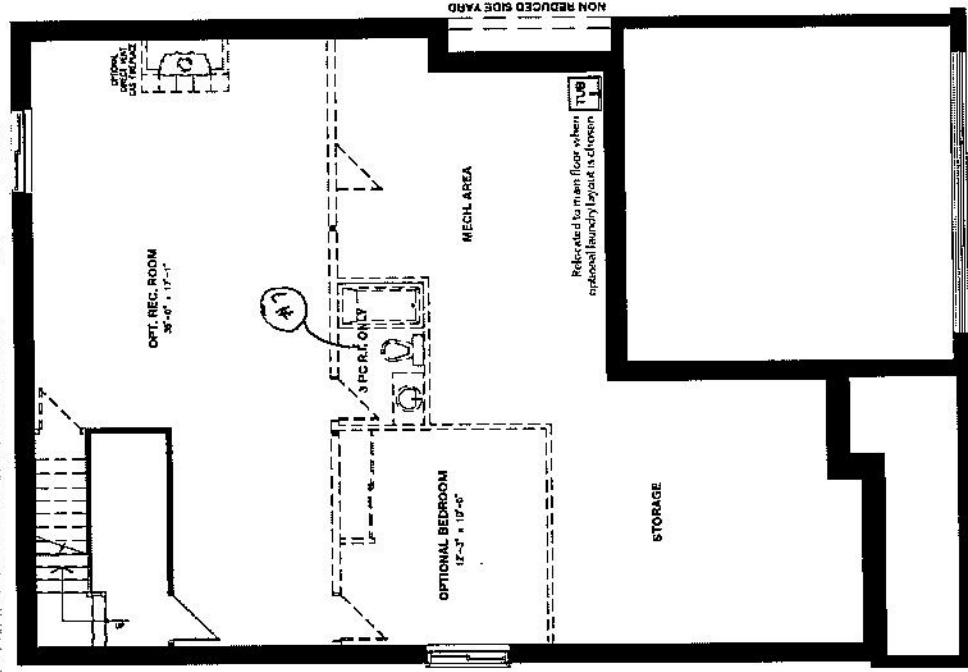


THE MORGAN

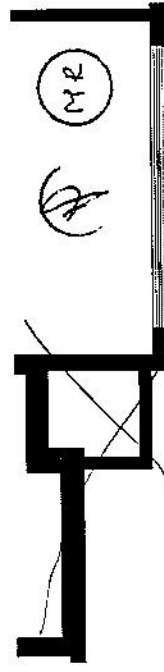
MODEL 1020

1567 SQ. FT.

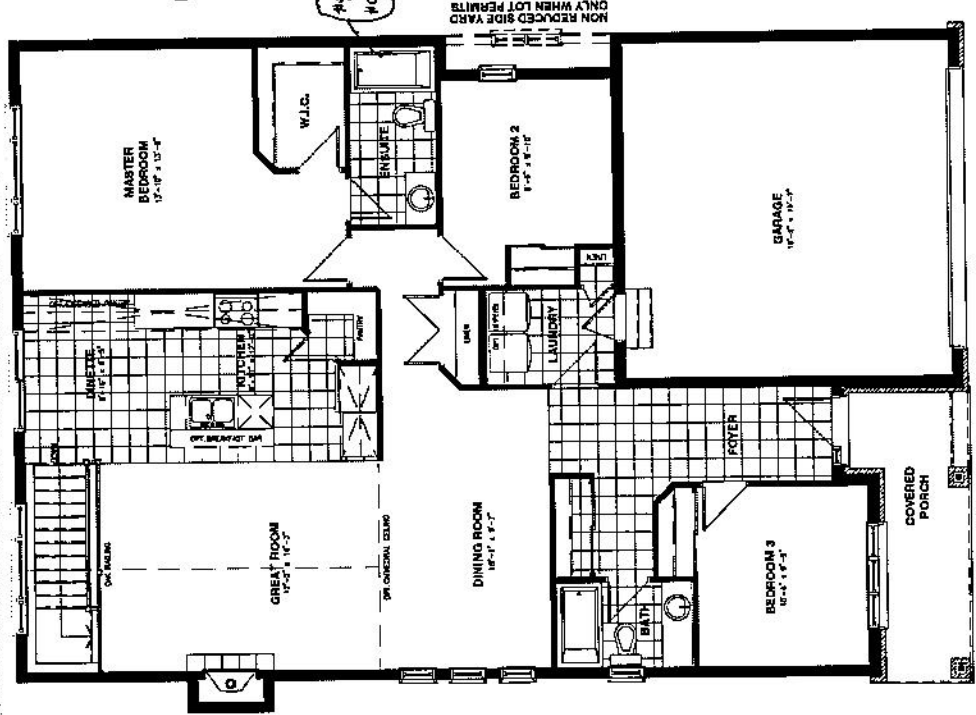
Site: Rathwell Lanidng Purchaser: Muri C. Raheja
Plan No.: 4M-1589
Lot: 300
Date: January 12, 2020



BASEMENT FLOOR - ELEVATION A & C



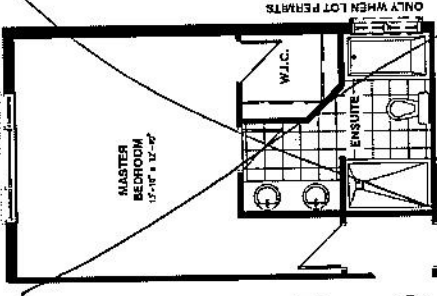
BASEMENT FLOOR - ELEVATION B



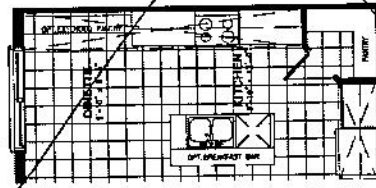
GROUND FLOOR - ELEVATION A & C



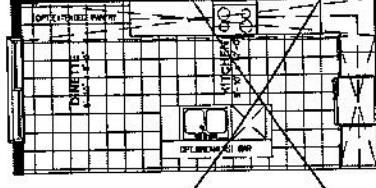
GROUND FLOOR - ELEVATION B



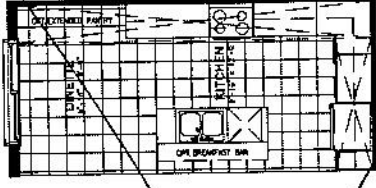
OPTIONAL 5PC ENSUITE



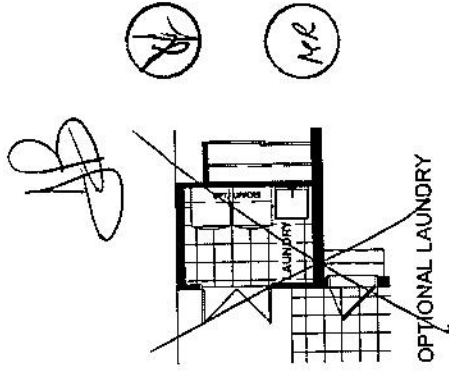
OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3



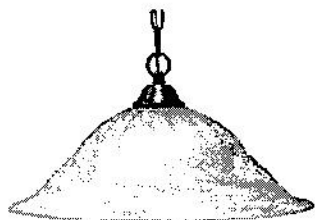
OPTIONAL LAUNDRY

Schedule H

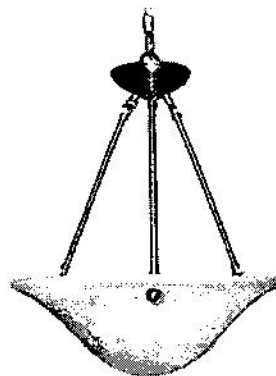


Valecraft
Homes Ltd.

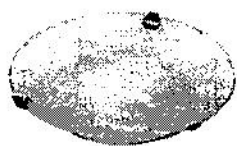
Roma Collection Standard Silver Package



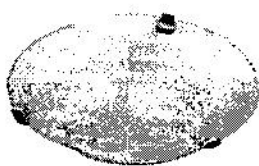
SAN-A3016P-11
Brushed Nickel Finish
Marbled Glass
Bulbs: 1 x LED
• Breakfast / Dinette



SAN-A3016ch-11
Brushed Nickel Finish
Marbled Glass
Bulbs: 3 x LED
• Dining Room
• Stairwell
• 2 storey foyer (Plan Permitting)



SAN-A3012-11
Brushed Nickel
Marbled Glass
12"W
Bulbs: 2 x LED
• Entry
• Hallway
• Bedrooms
• Den / Study / Office / Flex Room
• Finished Basement
• Laundry Room



SAN-A3016-11
Brushed Nickel
Marbled Glass
16"W
Bulbs: 3 x LED
• Kitchen Ceiling
• Bedroom with cathedral ceiling (Plan Permitting)



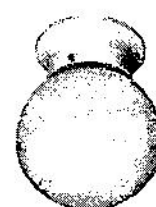
AFR4-0930-VH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



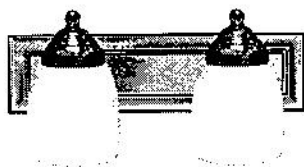
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



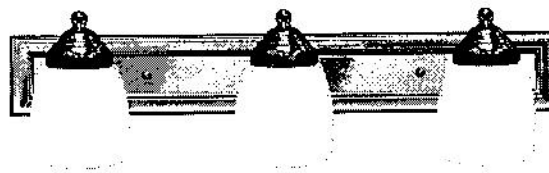
SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



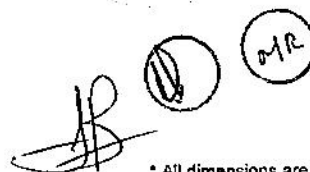
SAN-A121-11
Bulb: 1 x LED
• Closet / Pantry



SAN-A16012-7
14"W
Bulbs: 2 x LED
• Powder Room Vanity



SAN-A16013-7
24"W
Bulbs: 3 x LED
• Bathroom Vanity



* All dimensions are approximate.

Project: Rathwell Landing

Plan #: 4M-1589

Lot: 300

Model: 1020 Morgan C Std. LO

Purchaser: Murli C. Raheja

Purchaser: Manju Raheja

Date: January 12, 2020

Upgrade #: _____