


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.


Purchaser


Purchaser


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, \$454,337.71. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

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 8th day of August, 20 20

X Jaha
PURCHASER

VALECRAFT HOMES LIMITED

[Signature]
PURCHASER

[Signature]
PER:

August 12, 2020
DATE:

PROJECT: Deerfield Village 2 LOT: O82

**VALECRAFT HOMES LIMITED
DEERFIELD VILLAGE 2
SCHEDULE "K"**

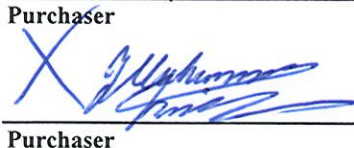
Common Elements Condominium (Purchase of An Interest in)

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit O82. Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts _____ on Plan 4R-_____ on Schedule "D-1", Subdivision Deerfield Village 2

Municipal Address 622 Tranquil Stream Private, City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
 - (a) **"Agreement"** shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
 - (b) **"Condominium Documents"** shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
 - (c) **"Condominium Corporation"** shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
 - (d) **"Creating Documents"** means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.


Purchaser


Purchaser

August 8, 2020
Date

VALECRAFT HOMES LIMITED


Per:

August 12, 2020
Date

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 Mohammad Imad Ismail & Taha Ismail Purchaser (s).

Dated at Ottawa this 8th day of August, 20 20

Nicholas Ismail
Witness

X Taha
Purchaser

Nicholas Ismail
Witness

X Mohammad
Purchaser

PROJECT: Deerfield Village 2

LOT: 082

VALECRAFT HOMES LIMITED

[Signature]
PER

August 12, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Mohammad Imad Ismail

Business Address: 427 Laurier Avenue West, Ottawa, Ont., K1G 4A8

Business Telephone Number: 343-543-4539

Home Address: 138 Castlegreen Pvt., Ottawa, Ont., K1T 3N2

Home Telephone Number: N/A

Occupation: Officer - Business Systems

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: Passport

Number: HB837484



Purchaser



Purchaser

(2) Full Name: Taha Ismail

Business Address: 805 Belfast Rd., Ottawa, Ont., K1G 0Z4

Business Telephone Number: 343-543-6762

Home Address: 138 Castlegreen Pvt., Ottawa, K1T 3N2

Home Telephone Number: N/A

Occupation: Engineer/Systems Tester

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: Passport

Number: HN342096



Purchaser



Purchaser

Purchaser: Muhammad Tima

MI
T.7.



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FN 3 A 209 6

MT
T.I.

HN342096

OTTAWA



HN342096<6CAN9402191M2612144<<<<<<<<<<<<<<<04

Schedule "W4" Granite & Variegated Quartz Colour Variation

Purchaser's name: Mohammad Imad Ismail Lot no: O82 Plan #: 4M-1290
Purchaser's name: Taha Ismail Project: Deerfield Village 2
Home Phone: N/A Model: 160-2 Stanley 2 Std.
Work Phone: N/A Closing Date: July 22, 2021
E-Mail (1): moe.ii@hotmail.com E-Mail (2): taha.i.i@hotmail.com

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, Mohammad Imad Ismail & Taha Ismail

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: Deerfield Village 2

LOT NO: O82

X Taha

Purchaser

August 8, 2020

Date:

X Mohammad Ismail

Purchaser

August 8, 2020

Date:

[Signature]

Valecraft Homes Limited

August 12, 2020

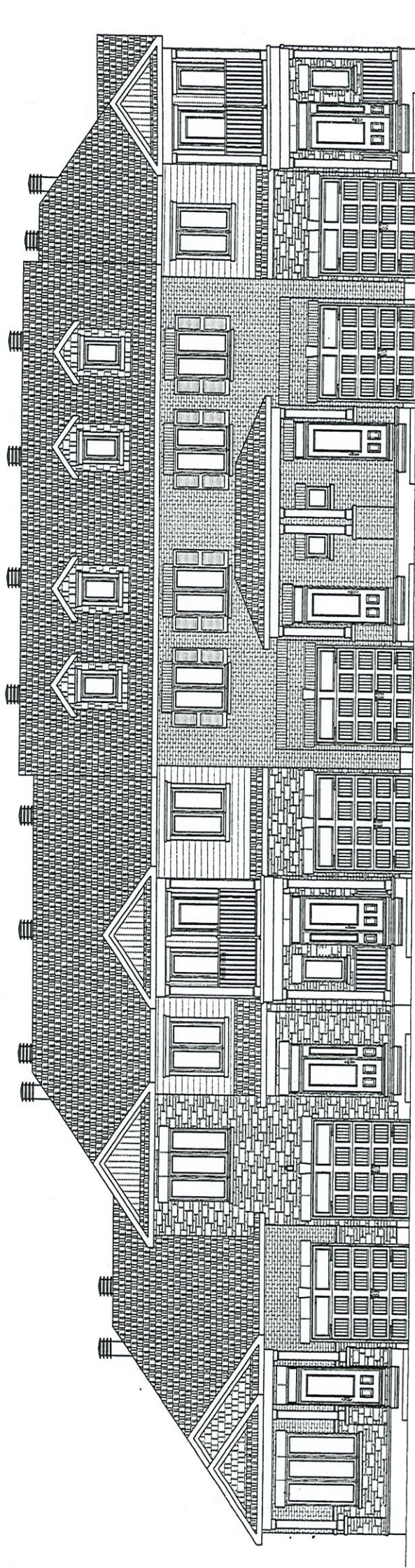
Date:

Appointment date given: _____

Spoke with/left message: _____

Time scheduled: _____

Date & Time: _____



DEERFIELD VILLAGE 2
MODEL: 105 THE MANN
BLOCK: O
LOT: 86
ADDRESS: 614 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS (REV)
BLOCK: O
LOT: 85
ADDRESS: 616 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS
BLOCK: O
LOT: 84
ADDRESS: 618 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: O
LOT: 83
ADDRESS: 620 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2
BLOCK: O
LOT: 82
ADDRESS: 622 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS (REV)
BLOCK: O
LOT: 81
ADDRESS: 624 TRANQUIL STREAM PRIV.

Block O Deerfield Village 2

Deerfield Village 2

Lot: 082

Model: 160-2 The Stanley 2 Std.

Purchasers: Mohamamad Ihsan Ismail j Taha Ismail

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
E & OE June 26th 2020

August 8, 2020
T.I. M.I.

T.I. M.I.





THE STANLEY 2

MODEL 160-2

2177 sq.ft.
(412 sq.ft. Basement)

Site: DV2

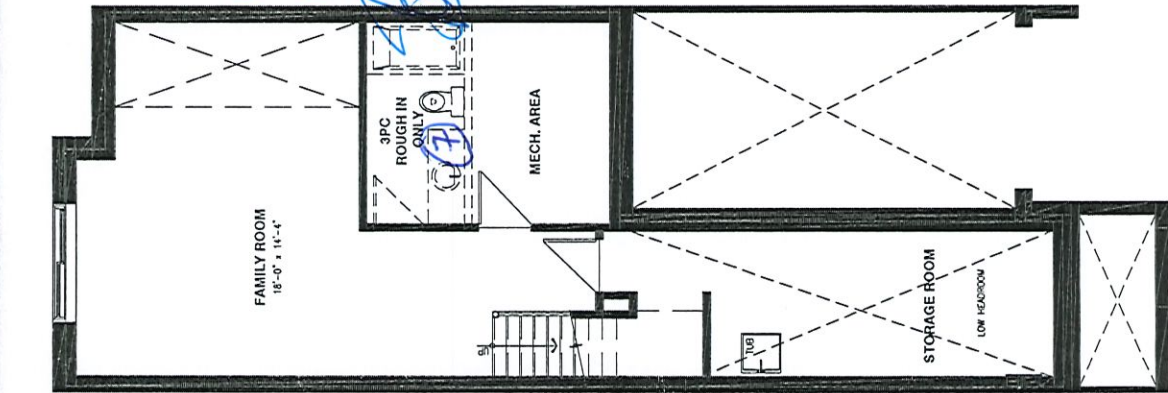
Plan No.: 4M-1290

Lot: O82

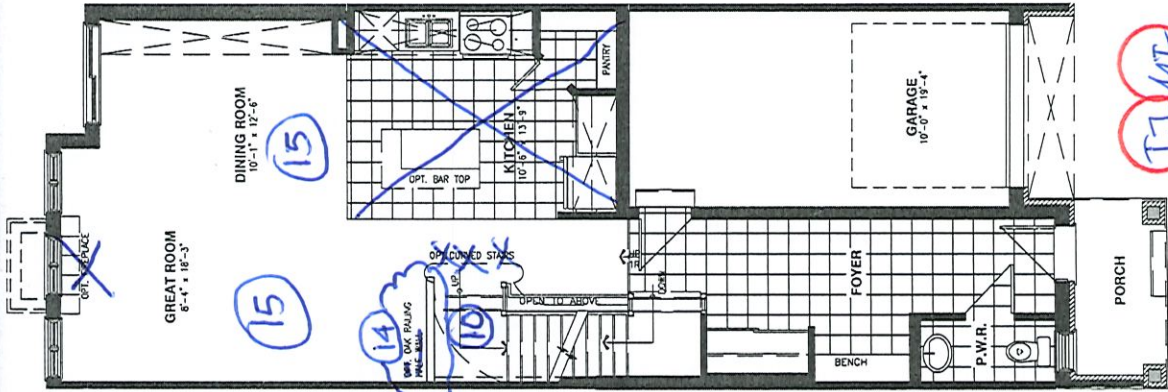
Date: August 8, 2020

Purchaser: Mohammad Imad Ismail

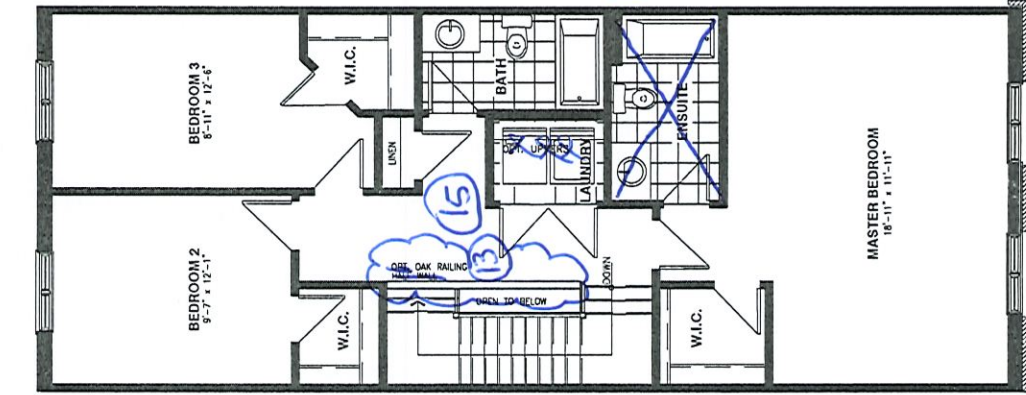
Purchaser: Taha Ismail



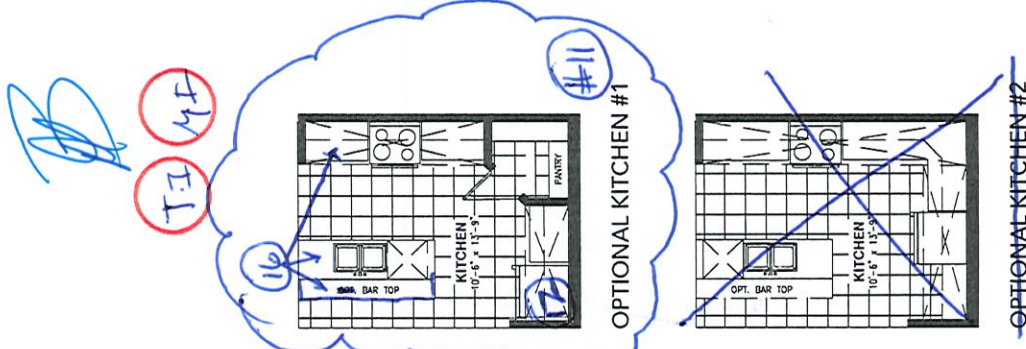
BASEMENT FLOOR



GROUND FLOOR

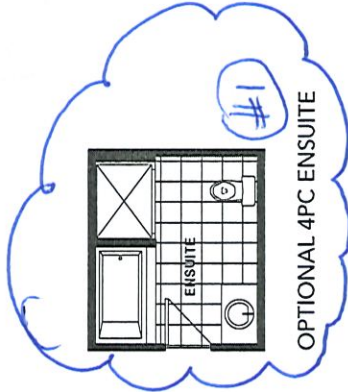


SECOND FLOOR

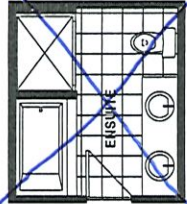


OPTIONAL KITCHEN #1

OPTIONAL KITCHEN #2



OPTIONAL 4PC ENSUITE



OPTIONAL 5PC ENSUITE

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
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.



Valecraft
Homes Ltd.

Roma Collection Standard Silver Package



SAN-A3016P-11
Brushed Nickel Finish
Marbled Glass
Bulb: 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-WH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



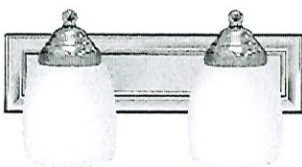
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



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

T-I
MI

* All dimensions are approximate.

Project: DV2

Plan #: 4M-1290

Lot: O82

Model: 160-2 The Stanley 2 Std.

Purchaser: Mohammad Imad Ismail

Purchaser: Taha Ismail

Date: August 8, 2020

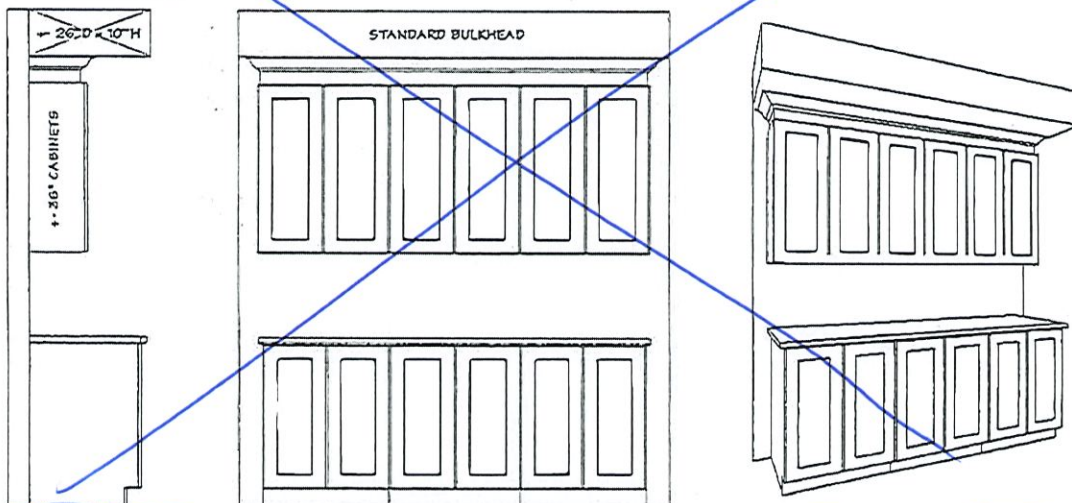
Upgrade #: Standard

T-I
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OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

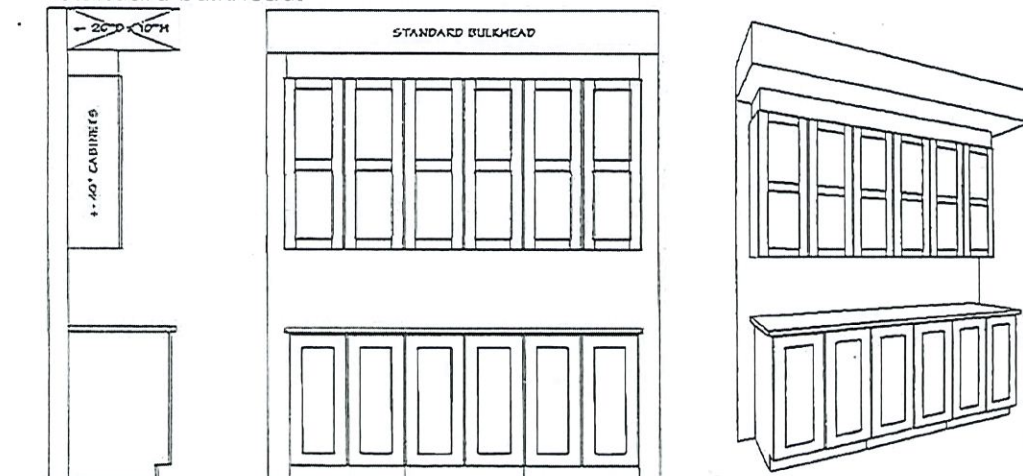
UPC9-1A

- Includes crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



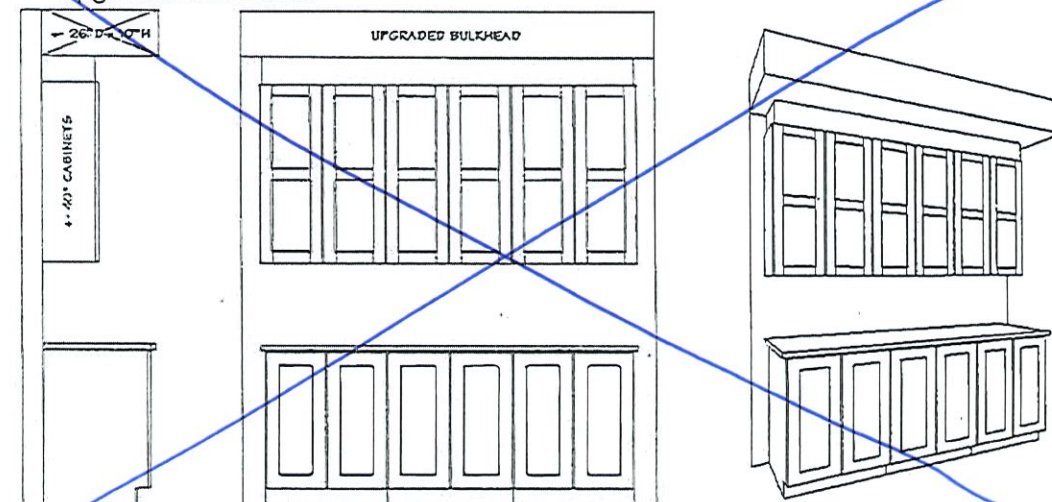
UPC9-2A

- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



UPC9-2B

- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: DV2
Plan No: 4M-1290
Lot: O82
Date: August 8, 2020

Purchaser: Mohammad Imad Ismail
Purchaser: Taha Ismail

T.I.
MI



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: SS3429 Rev.02

Customer Copy

Customer:

Mohammad Imad Ismail & Taha Ismail
Home: 613-784-0826
Cell: 613-793-6057
Email: moe.ii@hotmail.com taha.i.i@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: O-82
Closing Date: 07/22/2021
Salesperson: Jason Thompson
Date: 08/05/2020

T.I.
M.I.
JB

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	Add 15 Amp separate circuit plug for central vacuum	D	218.00 \$	218.00 \$
Kitchen	1.00	Relocate standard fixtures and leave as keyless fixtures on for future pendant lighting	F	\$	0.00 \$
Kitchen	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	738.00 \$	738.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added dimmer switch	H	1,184.00 \$	1,184.00 \$
Ensuite Bath	1.00	Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	I	258.00 \$	258.00 \$
Main Bath	1.00	Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	J	258.00 \$	258.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 2,656.00 \$

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

+13% HST

+ 345.28
= 3001.28

X G. G. G.
Customer Signature

August 8, 2020
Date

X Taha

August 8, 2020
date

[Signature]

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

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Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: OR4110 Rev.01

Customer Copy

Customer:

Mohammad Imad Ismail & Taha Ismail
Home: 613-784-0826
Cell: 613-793-6057
Email: moe.ii@hotmail.com taha.i.i@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: O-82
Closing Date: 07/22/2021
Salesperson: Jason Thompson (OR)
Date: 07/31/2020

T.I.
MT
JB

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Rec Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		191.00 \$	191.00 \$
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		150.00 \$	150.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 341.00 \$
44.33
\$ 385.33

T.I.
MT

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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JB

Orbital sketch

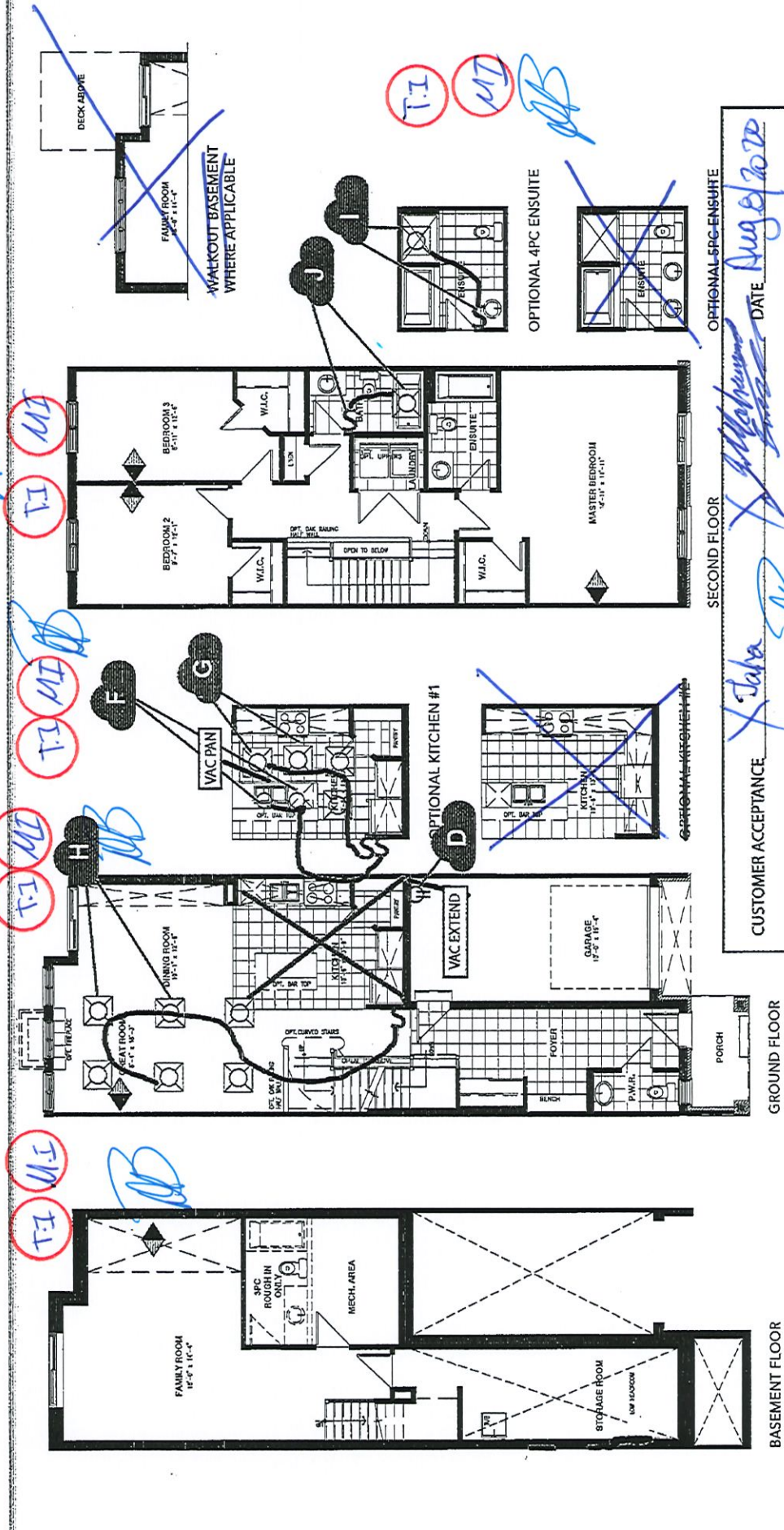


THE STANLEY 2

MODEL 160-2

2177 sq.ft.
(412 sq.ft. Basement)

Site: Deerfield Village
Plan No.:
Lot: O-82
Date: July 29, 2020
Purchaser: Mohammad Imad Ismail
Purchaser: Taha Ismail



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
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.