

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

REV: September 3, 2020

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 \$671,091.15 . 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 15 day of September , 2020

DocuSigned by:
Japdeep Singh Dhillon
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DocuSigned by:
Vicinia Oliver
PER: B66AFC94F0B9401...

September 15, 2020
DATE:

PROJECT: Rathwell Landing LOT: 293

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1)

Full Name:

Japdeep Singh Dhillon

Business Address:

210 Clonrush Way, Kanata, K2T 0L3

Business Telephone Number:

613.883.7620

Home Address:

210 Clonrush Way, Kanata, K2T 0L3

Home Telephone Number:

613.883.7620

Occupation:

Solution Architech


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: Drivers Licence

Number: D3463-38688-90911

DS



Purchaser

Purchaser

(2)

Full Name:

Business Address:

Business Telephone Number:

Home Address:

Home Telephone Number:

Occupation:

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:

Number:

Purchaser

Purchaser



Rathwell Landing
Plan: 4M-1589
Lot: 293
Purchaser: Japdeep Singh Dhillon



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 Japdeep Singh Dhillon
Purchaser (s).

Dated at Ottawa this 15 day of September, 2020

Witness

DocuSigned by:
Japdeep Singh Dhillon
Purchaser
B654D02AABB143D...

Witness

Purchaser

PROJECT: Rathwell Landing

LOT: 293

VALECRAFT HOMES LIMITED

DocuSigned by:
Vicinia Oliver
PER
B65AFC94F0B9401...

September 15, 2020
DATE:

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	Japdeep Singh Dhillon	Lot no:	293	Plan #:	4M-1589
Purchaser's name:		Project:	Rathwell Landing		
Home Phone:	613.883.7620	Model:	1086 "B" STD		
Work Phone:	613.883.7620	Closing Date:	September 21, 2021		
E-Mail (1):	dhillon2285@gmail.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, Japdeep Singh Dhillon

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.

<input checked="" type="checkbox"/>	We <u>accept</u> this opportunity
<input type="checkbox"/>	We <u>decline</u> this opportunity

Project: Rathwell Landing LOT NO: 293

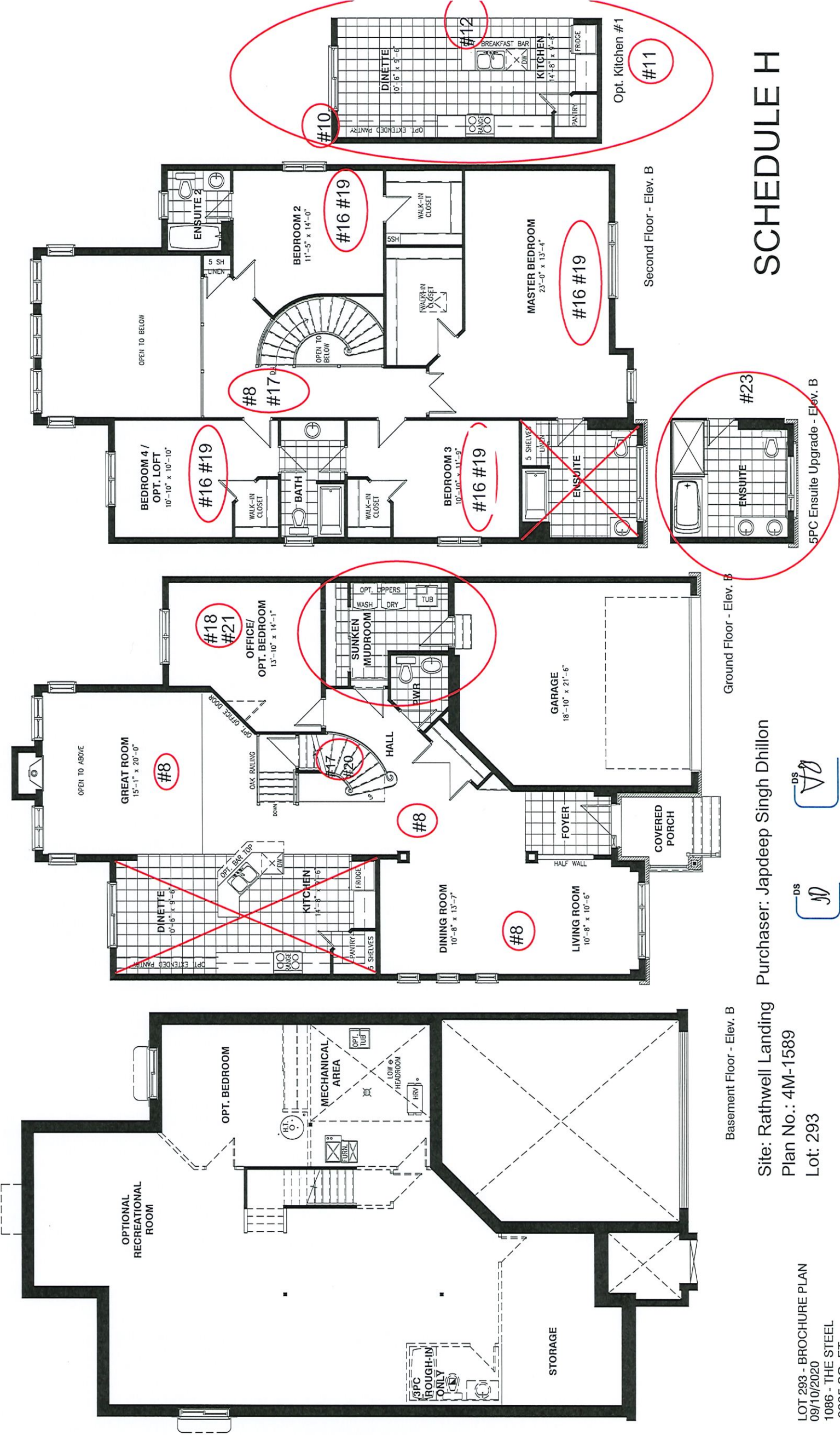
DocuSigned by: Japdeep Singh Dhillon
Purchaser: September 15, 2020
Date:

Purchaser: September 15, 2020
Date:

DocuSigned by: Victoria Oliver
Valecraft Homes Limited: September 15, 2020
Date:

Appointment date given: Spoke with/left message:

Time scheduled: Date & Time:



SCHEDULE H

Site: Rathwell Landing
Plan No.: 4M-1589
Lot: 293

LOT 293 - BROCHURE PLAN
09/10/2020
1086 - THE STEEL
2205 SQ. FT.

DS
M

DS
V



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



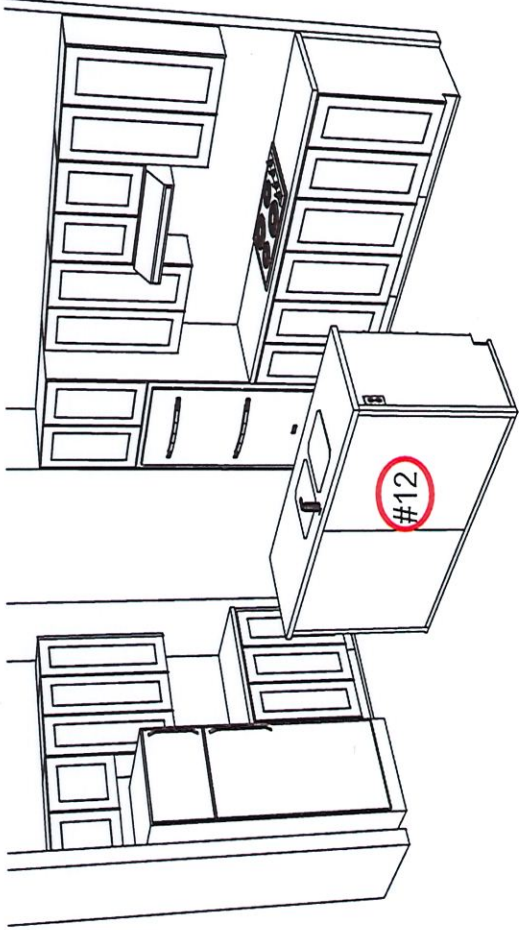
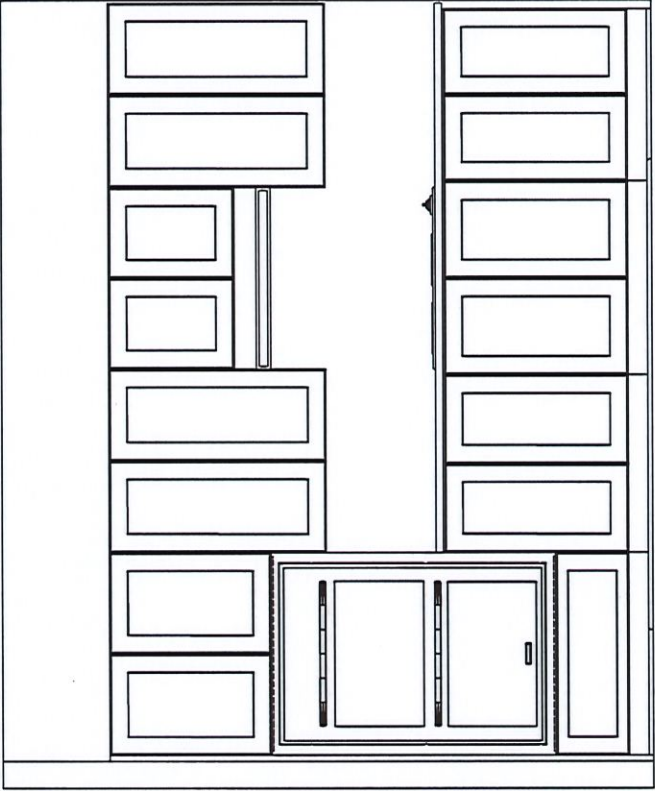
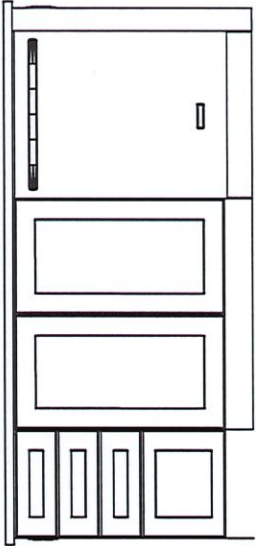
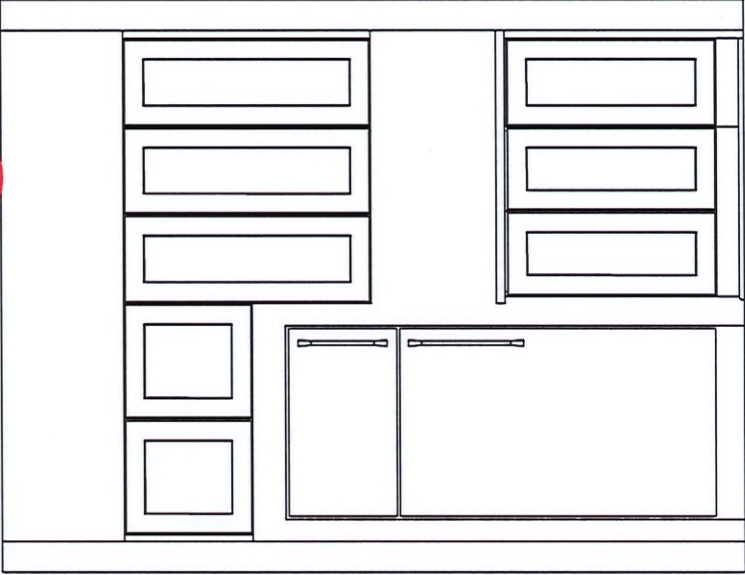
* All dimensions are approximate.

Project: Rathwell Landing
Plan #: 4M-1589
Lot: 293
Model: 1086 Steel

Purchaser: Japdeep Singh Dhillon
Purchaser: _____
Date: _____
Upgrade #: Standard

	BUILDER: VALECRAFT	PROJECT: Rathwell Landing	Sketch - Item 11 LOT: 293 - 4M-1589 Japdeep Singh Dhillon
	REDESIGN NUMBER:	MODEL: 1086 STEEL STND	
	DONE BY:	DATE: 25/05/20	

PLEASE APPROVE
KITCHEN OPT. 1 #11



DS
M

DS
VA