

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 16th DAY OF August, 20 .**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : P91
LOT: P91 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 602 Tranquil Stream Private

PURCHASERS: Arzaan Firdosh Irani

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 25th, 2020

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: \$503,780.32
BALANCE AT CLOSING: \$488,780.32
LESS H.S.T. AMOUNT: \$467,062.23
SCHEDULE "G" DATED: August 16th, 2020
TARION SCHEDULE "B" DATED: August 16th, 2020

INSERT: 680 dated: September 28th, 2020 in the amount of: \$10,941.00
NEW PURCHASE PRICE: \$514,721.32
NEW BALANCE AT CLOSING: \$499,721.32
NEW LESS H.S.T. AMOUNT: \$476,744.53
SCHEDULE "G" DATED: September 28th, 2020
TARION SCHEDULE "B" DATED: September 28th, 2020

Dated at Ottawa this 28 day of SEPTEMBER, 2020

In the presence of:

Nicole Rudel
WITNESS

X Arzaan
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 6th day of October, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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, namely the amount of \$476,744.53 . 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 28 day of SEPTEMBER, 2020

PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

PER:

DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: P91

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 28-Sep-20 2:23 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
P91		2	140 THE GREEN	12-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
38		1 - <i>KITCHEN</i> - UPGRADE KITCHEN CABINETRY HARDWARE TO POI-V53-192-ZM2 IN OPTIONAL KITCHEN #1 AND IN LINEAR PANTRY (LOWER CABINETRY ONLY)	\$ 539.00	Each
24243	Note:	For Pantry Only AI AI		
39		1 - - UPGRADE TO STAINED MAPLE 3 1/2" WIDE MODERN ROUTED POSTS. STAINED MAPLE COLONIAL HANDRAIL. METAL ROUND STAINLESS STEEL SPINDLES AND METAL STAINLESS STEEL BRACKETS. IN ALL STANDARD AREAS IN LIEU OF BUILDER'S STANDARD.	\$ 1,668.00	Each
24244	Note:			
40		1 - <i>KITCHEN</i> - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	\$ 260.00	Each
90925	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first. LEVEL 2 SERIES CABINETRY.		
24246				
*41		1 - <i>ENSUITE BATH</i> - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM	*\$ 769.00	Each
89540	Note:	INCLUDING APPROXIMATELY 12" EXTENSION OF QUARTZ LEVEL 1 RE: ADDITIONAL DRAWERS. IN STANDARD ENSUITE. EASED EDGE PROFILE DETAIL. AS PER SKETCH.		
24247				
42		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00	Each
88288	Note:			
24248				
43		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - SILVER -- FOYER / POWDER ROOM - SILVER	\$ 955.00	Each
111	Note:	RECTANGULAR FRONT TO BACK INSTALLATION, AS PER SKETCH.		
24249				
44		1 - <i>KITCHEN/DINETTE</i> - TILE - FLOOR - UPGRADE - SILVER -- KITCHEN / DINETTE OPT #1 - SILVER	\$ 1,194.00	Each
111	Note:	RECTANGULAR FRONT TO BACK INSTALLATION, AS PER SKETCH.		
24250				
45		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL QUOTE LEVEL FLOOR TILES. OLYMPIA ONTARIO HEXAGONAL SERIES BLACK MATTE OD.ON.BLK.02.HEX.MT (QUOTE INSTALL) IN STANDARD ENSUITE FLOOR. AS PER SKETCH.	\$ 1,348.00	Each
24251	Note:			
46		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL WALL TILES. OLYMPIA COLOUR & DIMENSION SERIES C.D. 8" x 20" MATTE BLACK QT.CD.BLK.0820.MT, IN 5' x 3' ENSUITE SHOWER. AS PER SKETCH.	\$ 509.00	Each
24252	Note:	VERTICAL STACKED INSTALLATION, AS PER SKETCH.		
47		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL AN INSERT OF EURO BLISS ELEMENT 3" x 12" GLASS TILE 38-000 (1x HORIZONTAL STACKED STRIP APPROX. CENTERED ON LONGEST SHOWER WALL FROM FLOOR TO CEILING- SEE ATTACHED SKETCH.	\$ 994.00	Each
24254	Note:			
48		1 - <i>KITCHEN</i> - CLARIFICATION RE: ITEM # 22 IN B1A'S, KITCHEN BACKSPLASH TO BE INSTALLED HORIZONTAL STACKED INSTALLATION, AS PER SKETCH.		Each
24255	Note:			
49		1 - - DELETE ITEM #18 IN B1A'S RE: 1 UPGRADED GROUT COLOUR	-\$75.00	Each
24256	Note:			

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,183-1

InvoiceSQL.rpt 16May20

Vendor Initials: AI

Purchaser Initials: AI

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani

Printed: 28-Sep-20 2:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P91	2	140 THE GREEN	12-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
50 88508 24257		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 150.00	
*51 107 24258		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 -- BASEMENT STAIRCASE - LEVEL 1 Note:	*\$ 90.00	Each
52 88272 24259		1 - ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253 Note: TO BE INSTALLED IN STANDARD ENSUITE SHOWER, AS PER SKETCH.  	\$ 450.00	Each
53 88571 24260		1 - ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: Only available with Solid Surface Countertops. TO BE INSTALLED IN STANDARD ENSUITE. AS PER SKETCH	\$ 255.00	Each
54 88217 24261		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST Note: TO BE INSTALLED IN STANDARD ENSUITE. AS PER SKETCH.	\$ 255.00	Each
55 24262		1 - FOYER - DELETE ITEM #19 IN B1A'S RE: FOYER-TILE-FLOOR-UPGRADE-BRONZE-FOYER POWDER ROOM-BRONZE. Note:	-\$562.00	Each
56 24263		1 - MAIN BATHROOM - DELETE ITEM #20 IN B1A'S RE: MAIN BATHROOM-TILE-FLOOR-UPGRADE-BRONZE-MAIN BATH-BRONZE Note:	-\$143.00	Each
57 24264		1 - ENSUITE BATH - DELETE ITEM #21 IN B1A'S RE: ENSUITE BATH-TILE -FLOOR-UPGRADE- BRONZE ENSUITE BATHROOM-BRONZE. Note:	-\$143.00	Each
58 24265		1 - KITCHEN - DELETE ITEM #35 IN B1A'S RE: KITCHEN-TILE-FLOOR-UPGRADE-BRONZE-KITCHEN/DINETTE OPT #1-BRONZE Note:	-\$704.00	Each
59 24266		1 - KITCHEN - CLARIFICATION RE: ITEM # 14 IN B1A'S. QUARTZ COUNTERTOPS IN KITCHEN LAYOUT #1 TO BE EASED EDGE PROFILE DETAIL. AS PER SKETCH. Note:		Each
*60 100675 24489		1 - - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: AS PER SKETCH.	*\$ 2,246.00	Each
61 24490		1 - - DELETE ITEM # 24 IN B1A's RE: HARDWOOD -MAPLE- LAUZON- 3 1/8" WIDE NATURAL- STANDARD AREAS Note:	-\$75.00	Each

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1.183-2

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PER: _____
DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Arzaan Firdosh Irani


Printed: 28-Sep-20 2:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P91	2	140 THE GREEN	12-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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62. CLARIFICATION to ITEM #8: Maple Staircase
to be stained SB100. Includes 3-1/8"
Stained Engineered Hardwood on
landings.

N/C

AI 

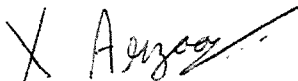
Sub Total	\$10,941.00
HST	\$0.00
Total	\$10,941.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:


Arzaan Firdosh Irani

28-Sep-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE:

October 6, 2020

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,183-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

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. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

Part II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated SEPTEMBER 28th, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 28th day of September, 2020.

X Arzoo
Purchaser

Valecraft Homes Limited

Purchaser

[Signature]
Per:

October 6, 2020
Date:

Lot #: P91

Project: **Deerfield Village II**