



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Sai Ramakrishna Praveen Varm Patapati & Radhika Rudraraju,

RE: Rathwell Landing lot 289

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 8, 2020**.

You now have five (5) business days from **October 13, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 20, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **October 29, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 26, 2020** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-435-8141.

Sincerely,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju
STREET	39 Coppermine St.,
CITY, PROVINCE	Nepean, ON.
POSTAL CODE	K2J 6P7
HOME PHONE	613.809.9563
WORK PHONE	613.809.9563
Cell Phone Purchaser (1)	613.809.9563
Cell Phone Purchaser (2)	613.809.9015
CIVIC	177 Hickstead Way
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	289
MODEL #	1050
ELEVATION	"A"
MODEL NAME	McCaslin
ORIENTATION	Reverse
DWELLING (MODEL#, ELEV, OPT)	1050 "A" McCaslin Reverse
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER	\$708,867.00
Purchaser Offer INVESTMENT	
CLOSING DAY	16
CLOSING MONTH, YEAR	November, 2021
CLOSING DATE (MONTH DAY, YEAR)	November 16, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE I</u>	
PURCHASER 1	Sai Ramakrishna Praveen Varm Patapati
HOME ADDRESS (STREET, CITY, POSTAL CODE)	39 Coppermine St., Nepean, K2J 6P7
HOME PHONE	613.809.9563
WORK ADDRESS (STREET, CITY, POSTAL CODE)	349 Terry Fox Dr, Kanata, K2K 2V6
WORK PHONE	613.809.9563
OCCUPATION	Salesforce Developer
ID TYPE	Drivers Licence
ID NUMBER	P0788-68478-90324
BIRTH DATE	March 24, 1989
PURCHASER 2	Radhika Rudraraju
HOME ADDRESS (STREET, CITY, POSTAL CODE)	39 Coppermine St., Nepean, K2J 6P7
HOME PHONE	613.809.9015
WORK ADDRESS (STREET, CITY, POSTAL CODE)	349 Terry Fox Dr, Kanata, K2K 2V6
WORK PHONE	613.809.9015
OCCUPATION	Software Developer
ID TYPE	Drivers Licence
ID NUMBER	R9095-63809-36202
BIRTH DATE	December 2, 1993
PART OF LOT(S)(singles)	289
PLACE SIGNED	Ottawa
SIGNING DAY	23
SIGNING MONTH	September
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	September 23, 2020
EMAIL ADDRESS (1)	ppraveenverma@gmail.com
EMAIL ADDRESS (2)	radhikarudraraju1@gmail.com
DATE: September 16, 2020	

SUMMARY OF PRICING

DATE:

PROJECT:	Rathwell Landing	LOT NO:	289
Reg'd Plan #:	4M-1589		
Name(s):	Sai Ramakrishna Praveen Varm Patapati	MODEL:	1050 "A" McCaslin Reverse
Name(s):	Radhika Rudraraju		
		BASE PRICE:	\$671,900.00
		ELEVATION:	\$8,500.00
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$38,467.00
		CREDITS:	-\$10,000.00
		SUBTOTAL:	\$36,967.00
		TOTAL:	\$708,867.00
		PURCHASER OFFER :	\$708,867.00
		DIFFERENCE:	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$648,554.87
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COMMENTS:

*EXPECTED DATE OF CLOSING:	November 16, 2021
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Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju			Printed: 25-Sep-20 12:17 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
289	2	1050 THE McCASLIN ELEV A	16-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
23469	Note:	Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price	Each
2 35960	1	- ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 7,082.00
23470	Note:	As per Schedule H	Each
3 23471	1	- SECOND FLOOR - INCREASE TO 9FT CEILING HEIGHT - ENLARGE ALL WINDOWS APPROX 12" (NOTE FAMILY ROOM WINDOWS NOT INCLUDED AS THEY ARE ALREADY 6FT HIGH)	\$ 14,762.00
Note:			Each
4 23473	1	- DINING ROOM - DELETE 3 - 24"X24" WINDOWS AND PROVIDE FOR 2 - APPROX 30"X72" WINDOWS WITH ONE OPERATOR	\$ 1,128.00
Note:		As per Schedule H & Sketch	Each
5 23475	1	- POWDER ROOM - PROVIDE FOR APPROX 5FT X 3FT SHOWER C/W ACRYLIC BASE, STD SERIES WALL TILES AND KAMELEON SLIDING SHOWER DOOR, ENLARGED VANITY & MIRROR. CLOSET TO BE DELETED AND DOOR INTO DEN TO BE RELOCTAED (SEE ATTACHED SKETCH)	\$ 5,304.00
Note:		As per Sketch & Sch. H	Each
6 23476	1	- DEN - ENLARGE EXISTING WINDOW FROM APPROX 24"X60" TO APPROX 48"X60" WITH 1 OPERATOR	\$ 655.00
Note:		As per Schedule H & Sketch	Each
7 23478	1	- FAMILY ROOM - ENLARGE EXISTING WINDOW FROM APPROX 72"X60" TO APPROX 96"X72" (48" PICTURE WINDOW IN BETWEEN 2-24" CASEMENT WINDOWS, 1 TO BE OPERATING)	\$ 1,072.00
Note:		As per Schedule H	Each
*8 36056	1	- STAIRS - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS. INCLUDES FROM MUDROOM TO MAIN FLOOR, MAIN FLOOR TO FAMILY ROOM & FAMILY ROOM TO 2ND FLOOR	*\$ 7,051.00
23482	Note:	The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	Each
9 23546	1	- GREAT ROOM - RELOCATE FIREPLACE TO CENTER OF GREAT ROOM SIDE WALL, NOTE FIREPLACE TO BE FRAMED INTO ROOM BY APPROX 12"	\$ 1,413.00
Note:		***SEE ATTACHED SKETCH***	Each
*10 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00
24313	Note:		Each
*11 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
24314	Note:		Each
*12 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
24315	Note:	Excluding Corner Cabinetry Where Applicable	Each

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju

Printed: 22-Sep-20 3:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
289	2	1050 THE McCASLIN ELEV A	16-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$38,467.00
HST	\$0.00
Total	\$38,467.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Total Payment:	

PURCHASER:

Sai Ramakrishna Praveen Varm Patapati

22-Sep-20

DATE

PURCHASER:

Radhika Rudraraju

22-Sep-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:



Valecraft
Homes Ltd.



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- Register their intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME NARSIMHA REDDY SAIREDDY		
CURRENT MAILING ADDRESS 107 HICKSTEAD WAY		
CITY STITHVILLE	PROVINCE ON	POSTAL CODE K2S0Z7
COMMUNITY DATHWELER	UNIT NUMBER 322	CLOSING DATE Oct 25-20
PHONE 514-825-9469	EMAIL ADDRESS NARSIMHA.9472@GMAIL.COM	
SIGNATURE 	DATE SIGNED 09-22-2020	

PURCHASER (s)		
FIRST NAME, LAST NAME SAI IATAPATI		
FIRST NAME, LAST NAME RAJHIKA RUDERAI		
COMMUNITY RATHWELER	UNIT NUMBER 289	CLOSING DATE Nov 16/21
NEW ADDRESS 177 HICKSTEAD WAY		POSTAL CODE K2S0Z7
PHONE 613-809-9563	EMAIL ADDRESS	
SIGNATURE 	DATE SIGNED Sept 23/20	

OFFICE USE ONLY	
DATE COMPLETED Sept 23/20	SALES CONSULTANT Victoria S Hu
DATE COMPLETED October 8, 2020	HEAD OFFICE APPROVAL

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, at their sole and absolute discretion.