



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on November 17, 2020.

You now have five (5) business days from November 17, 2020 to obtain your Lawyer's & Financing approvals.

Your Multi Media locations & all upgrades up to drywall stage must be completed by November 17, 2020 in order 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.

Rathwell Landing Sales Office
613-435-8141

Lot 292- Patapati & Rudraraju

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July 30, 2018

SUMMARY OF PRICING				DATE:	
PROJECT: Rathwell Landing		LOT NO:		290	
Reg'd Plan #: 4M-1589		MODEL:		1050 "A" McCaslin Standard	
Name(s): Sai Ramakrishna Praveen Varm Patapati					
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	
COMMENTS:					
*EXPECTED DATE OF CLOSING:			November 16, 2021		

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju

Printed: 7-Nov-20 12:33 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
290		2	1050 THE McCASLIN ELEV A	16-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
26135		Note: Has been applied in full. <i>to the purchase price</i>		
*2 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
26136		Note:		
*3 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
26137		Note:		
*4 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
26138		Note: Excluding Corner Cabinetry Where Applicable		
*5 35960	1	- <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 7,082.00	Each
26139		Note: As per Schedule H		
6 26140	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) Note: <i>AS per Schedule H & Sketch</i>	\$ 14,762.00	Each
7 26141	1	- DINING ROOM - DELETE 3 - 24"X24" WINDOWS AND PROVIDE FOR 2 - APPROX 30"X72" WINDOWS WITH ONE OPERATOR. Note: As per Schedule H and Sketch	\$ 1,128.00	Each
8 26148	1	- <i>POWDER ROOM</i> - POWDER ROOM - PROVIDE FOR APPROX 5FT X 3FT SHOWER C/W ACRYLIC BASE, STD SERIES WALL TILES AND KAMELEON SLIDIING SHOWER DOOR, ENLARGE VANITY & MIRROR. CLOSET TO BE DELETED AND DOOR INTO DEN TO BE RELOCATED. Note: As per Schedule H and Sketch	\$ 5,304.00	Each
9 26153	1	- <i>OFFICE</i> - DEN - ENLARGE EXISTING WINDOW FROM APPROX 24"X60" TO APPROX 48"X60" WITH 1 OPERATOR. Note: As per Schedule H and Sketch	\$ 655.00	Each
10 26154	1	- <i>FOYER</i> - FAMILY ROOM - ENLARGE EXISTING WINDOW FROM APPROX 72" X 72" TO APPROX 96" X 72" (48' PICTURE WINDOW IN BETWEEN 2-24" CASEMENT WINDOWS, 1 TO BE OPERATING) Note: As per Schedule H	\$ 1,072.00	Each
*11 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 <i>AS per Schedule H</i> 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.	*\$ 7,051.00	Each
12 26156	1	- <i>GREAT ROOM</i> - - RELOCATE FIREPLACE TO CENTER OF GREAT ROOM SIDE WALL, NOTE FIREPLACE TO BE FRAMED INTO ROOM BY APPROX 12" Note: As per attached Sketch	\$ 1,413.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,239-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju			Printed: 7-Nov-20 12:33 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
290	2	1050 THE McCASLIN ELEV A	16-Nov-21

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

Payment Summary

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

PURCHASER:		07-Nov-20	VENDOR:	
	Sai Ramakrishna Praveen Varm Patapati	DATE		PER: Valecraft Homes Limited
PURCHASER:		07-Nov-20	DATE:	
	Radhika Rudraraju	DATE		

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

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	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00	Each
23469	Note:	Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price		
2 35960	1	- ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 7,082.00	Each
23470	Note:	As per Schedule H		
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	Each
23471	Note:			Q1166-1 #3
4 23473	1	- DINING ROOM - DELETE 3 - 24"X24" WINDOWS AND PROVIDE FOR 2 - APPROX 30"X72" WINDOWS WITH ONE OPERATOR	\$ 1,128.00	Each
23473	Note:	AS per Schedule H B Sketch		Q1166-1 #5
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	Each
23475	Note:	AS per Sketch & Sch. H		Q1166-1 #7
6 23476	1	- DEN - ENLARGE EXISTING WINDOW FROM APPROX 24"X60" TO APPROX 48"X60" WITH 1 OPERATOR	\$ 655.00	Each
23476	Note:	AS per Schedule H & Sketch		Q1166-1 #8
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	Each
23478	Note:	AS per Schedule H		OK by Den
*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	Each
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.		Q1166-2 #15
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	Each
23546	Note:	***SEE ATTACHED SKETCH***		Q1166-4 #28
*10 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
24313	Note:			
*11 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
24314	Note:			
*12 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
24315	Note:	Excluding Corner Cabinetry Where Applicable		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,166-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Rathwell Landing - Phase 2			
PURCHASERS: Sai Ramakrishna Praveen Varm Patapati and Radhika Rudraraju			Printed: 22-Sep-20 3:15 pm
LOT NUMBER 289	PHASE 2	HOUSE TYPE 1050 THE McCASLIN ELEV A	CLOSING DATE 16-Nov-20

Sub Total	\$38,467.00
HST	\$0.00
Total	\$38,467.00

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

PURCHASER:	_____	22-Sep-20	VENDOR: _____
	Sai Ramakrishna Praveen Varm	DATE	PER: Valecraft Homes Limited
	Patapati		
PURCHASER:	_____	22-Sep-20	DATE: _____
	Radhika Rudraraju	DATE	

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
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 BAIREDDY		
CURRENT MAILING ADDRESS 107 HICKSTEAD WAY		
CITY STITHVILLE	PROVINCE ON	POSTAL CODE K2S 0Z7
COMMUNITY RATHWILLY	UNIT NUMBER 322	CLOSING DATE Oct 25-20
PHONE 514-825-9469	EMAIL ADDRESS NARSIMHA.BAIREDDY@BELL.COM	
SIGNATURE 	DATE SIGNED 09-22-2020	

PURCHASER (s)		
FIRST NAME, LAST NAME SAL BATAWALI		
FIRST NAME, LAST NAME RASHIKA ROSEBARI		
COMMUNITY RATHWILLY	UNIT NUMBER 290	CLOSING DATE Nov 16/21
NEW ADDRESS 177 HICKSTEAD WAY	POSTAL CODE K2S 0Z7	
PHONE 613-809-9563	EMAIL ADDRESS	
SIGNATURE 	DATE SIGNED Sept 23/20	

OFFICE USE ONLY	
DATE COMPLETED Sept 23/20	SALES CONSULTANT Victoria 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, and at any time, at their sole and absolute discretion.