

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 21 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 12
LOT: 12 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 744 Namur Street

PURCHASERS: Kartik Singh Kaler & Robin Singh Kaler

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: March 22, 2022

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: TARION SCHEDULE "B" DATED APRIL 24, 2022

INSERT: 680 DATED MAY 3, 2022
TARION SCHEDULE "B" DATED MAY 3, 2022

Dated at Brampton, ON this 3 day of May , 2022

In the presence of:

WITNESS

DocuSigned by:
kartik Singh kaler
858A526D086448F...
PURCHASER

WITNESS

DocuSigned by:
F. Nieuwkoop
D33E88856630401...
PURCHASER

Dated at Ottawa, ON this 3 day of May , 2022

VALECRAFT HOMES (2019) LIMITED

Per:

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler			Printed: 3-May-22 2:54 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12	6	826 THE BRADLEY 3 BED ELEV B	14-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*19 999 39370	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - Orbital Estimate No#: OR7442 Rev.01 dated 04/20/2022	* \$0.00	Each
*20 998 39371	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: S&S Electric Estimate No#: SS5892 Rev.01 dated 04/20/2022	* \$0.00	Each

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

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

PURCHASER:

DocuSigned by:

858A536D086448F...

Kartik Singh Kaler

DocuSigned by:

D33E88856639491...

Robin Singh Kaler

03-May-22

DATE

PURCHASER:

DocuSigned by:

D33E88856639491...

Robin Singh Kaler

03-May-22

DATE

VENDOR:

DocuSigned by:

A04F8273012045E...

Frank Nieuwkoop

03-May-22

DATE

May 3, 2022

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,868-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Freehold Form
(Tentative Closing 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 #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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 #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated May 3, 2022.

Signed at Brampton, ON, this 3 day of May, 2022.

DocuSigned by:
kartik Singh kaler
858A526D986448F...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:
[Signature]
D33E88855639491...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
Per:

May 3, 2022
Date:

Lot #: 12

Project: **Place St. Thomas 6**



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS5892 Rev.01

Customer Copy

Customer:

Kartik Singh Kaler & Robin Singh Kaler

Home: 313-423-2525
Cell: 647-936-4095
Email: k3kaler1@gmail.com;
robinkaler25@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PST Phase 6 Lot 12
03/14/2023

Salesperson: Kyle Takman
Date: 04/20/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

*** Total price includes all applicable taxes

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."

DocuSigned by:

 858A526D986448F...
 Customer Signature

DocuSigned by:

 D33E88855639491...
 Date

May 3, 2022

Date



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

Estimate No#: OR7442 Rev.01

Customer Copy

Customer:

Kartik Singh Kaler & Robin Singh Kaler

Home: 313-423-2525
Cell: 647-936-4095
Email: k3kaler1@gmail.com;
robinkaler25@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
PST Phase 6 Lot 12
03/14/2023

Salesperson: Kyle Takman (OR)
Date: 04/20/2022

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
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
Den	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	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
*** Total price includes all applicable taxes					
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

DocuSigned by:

858A526D986448E

DocuSigned by:

D33E88955630401...

Customer Signature

May 3, 2022

Date



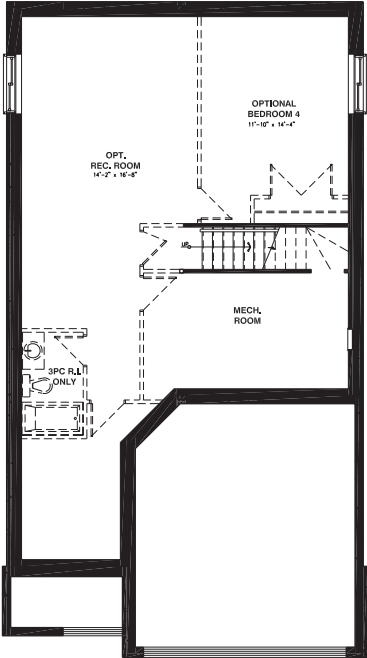
THE BRADLEY

MODEL 826
2183 sq. ft. or 2376 sq.ft.

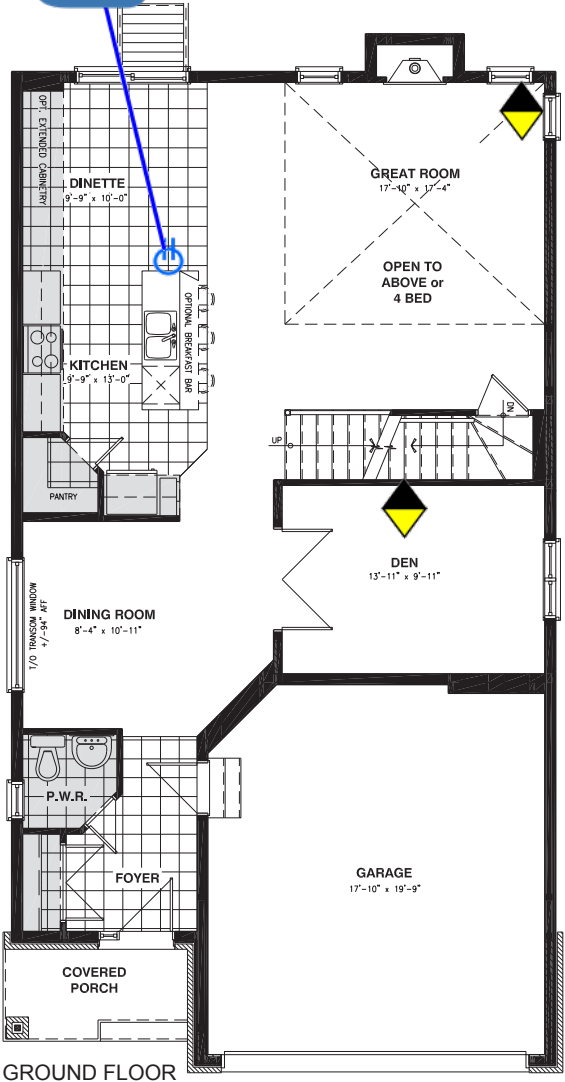
Site: Place St. Thomas 6 Purchaser: Kartik Singh Kaler
Plan No.: 50M-352
Lot: 12 - Phase 6 Purchaser: Robin Singh Kaler
Date: April 20, 2022

DS
KSK

DS
RSK

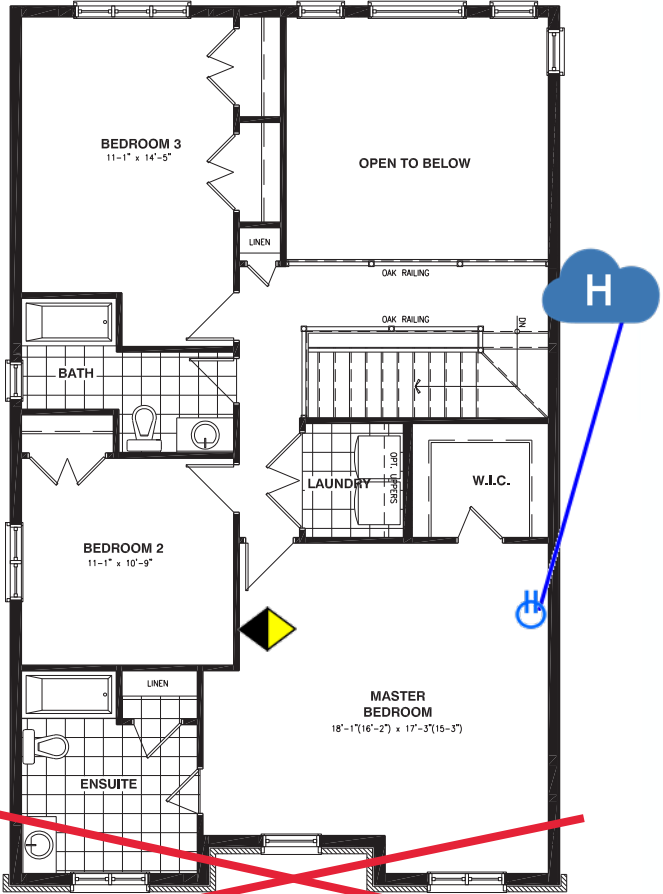


BASEMENT FLOOR



GROUND FLOOR

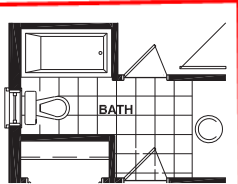
SS-Orbital Sketch



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 BEDROOMS - ELEVATION B



OPTIONAL JACK & JILL

CUSTOMER ACCEPTANCE _____ DATE May 3, 2022

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. E. & O.E. 01/24/2022-N