

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 21 DAY OF July, 20 22.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C10
LOT: C10 BLOCK :
50M-361
CIVIC ADDRESS: 959 Cologne Street

PURCHASERS: Iqbal Arefin Khan & Mahbuba Ferdous

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: _____

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: June 1, 2023.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by August 6, 2022 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by August 12, 2022 in order to maintain the closing date.

Dated at Ottawa, ON this 6 day of August, 2022

In the presence of:

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 6 day of August, 2022

VALECRAFT HOMES (2019) LIMITED

Per:

Name: F. Nieuwkoop

Title: Vice President

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

1556 BANK ST.
OTTAWA, ONTARIO, CANADA K1H 7Z4

214942
DATE AUG 05 2022

CTI

Pay to the order of VALECRAFT HOMES 2019 LTD
Payez à l'ordre de

\$*****CAD10,000.00**


*****CAD10,000.00**

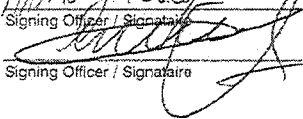
for Bank of Montreal/
pour la Banque de Montréal

MAHBUBA FERDOUS

Purchaser's name / Nom de l'acheteur
217 FORWARD AVE APT 4
OTTAWA, ON K1Y1L1

Purchaser's address / Adresse de l'acheteur



Signing Officer / Signataire


Signing Officer / Signataire

⑆06952⑆001⑆ 2388022149423⑈ 90

1556 BANK ST.
OTTAWA, ONTARIO, CANADA K1H 7Z4

214943
DATE AUG 05 2022

CTI

Pay to the order of VALECRAFT HOMES 2019 LTD
Payez à l'ordre de

\$*****CAD15,000.00**


*****CAD15,000.00**

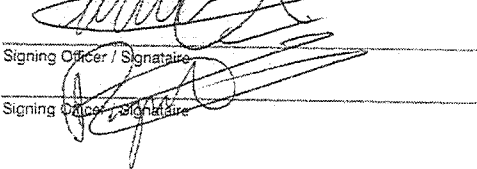
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Signing Officer / Signataire

⑆06952⑆001⑆ 2388022149432⑈ 90

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: C10 - Phase 7
Model: #160-2, Stanley-2, Rev
Date: August 6, 2022

Purchaser: Iqbal Arefin Khan
Purchaser: Mahbuba Ferdous

Place St Thomas

Subject: PST PH7 Lot C10 - Lawyer Info

PST PH7 Lot C10 – Lawyer Info:

From: arefin khan <arefin1971@yahoo.com>

Hello ,

Please find pre approval letter plus lawyer info

Navdeep Singh

Barrister & Solicitor

NAV LAW FIRM

Main Office: 185 Somerset St. W.,

Suite 202, Ottawa, ON K2P 0J2

Tel.: (613) 890-3183

Fax: (613) 701-4227

<https://link.edgepilot.com/s/5bcae4a6/lcuFlGZmnUGGL046-WzyDQ?u=http://www.navlaw.ca/>

email: nsingh@navlaw.ca

Friday, July 22, 2022

To Whom It May Concern

I am pleased to advise you that I have arranged a conditional pre-approval for

- Applicant: MAHBUBA FERDOUS
- Address: 506-2851 BAYCREST DR, OTTAWA, ON K1V 8V7
- Mortgage Lender: TBD
- Purchase Amount: \$684,000.00

Following are Terms and Conditions:

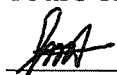
- Down Payment: \$68,400.00
- Loan Amount: \$615,600.00
- Interest Rate: TBD
- Term: 5 years
- Completion Date: June 01, 2023

Conditions:

- 3 Months Banks Statement.
- Down Payment Confirmation.
- Incime verification.
- P&S Agreement.
- Approval subject to CMHC / Genworth Approval.

Please do not hesitate to contact me if you have any questions with respect to this mortgage.

Yours Truly,



Omar Faruque

Mortgage Agent
License # M16002611
Cell: +1 647.457.3649
ofaruque@hotmail.com
www.ofaruque.com