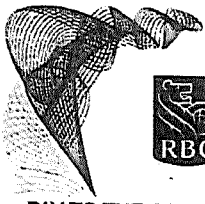


SUMMARY OF PRICING - VH2019		DATE: MARCH 15, 2025	
PROJECT: SHEA VILLAGE		LOT NO: PH1 B06	
Reg'd Plan #: 4M-1740		MODEL: 130 The Lewis Std	
Purchaser(s) (1): Sagar Jadav Ramesh Rao		Purchaser(s) (2): shaswini Nagasamudra Gangadharappa	
Purchaser(s) (3):		Purchaser(s) (4):	
		BASE PRICE: \$699,900.00	
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	
		CREDITS:	
		SUBTOTAL:	
		TOTAL: \$699,900.00	
		PURCHASER OFFER: \$685,000.00	
		DIFFERENCE: -\$14,900.00	
Priced at \$699,900.00 including end lot premium			
Frank Accepts \$685,000.00 and No 5K Bonus			
B1A 1- \$23,529.00 (Invoice #2092 items 1-9)			
B1A 2- \$7,983.99 (Invoice #2103 items 10-16)			
Total amount of upgrades: \$31,512.00 (not including end lot premium)			
END UNIT PREMIUM \$15,500.00 Absorbed by Valecraft Homes			
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:	HST Formul	\$627,433.63
COMMENTS:			
*EXPECTED DATE OF CLOSING:		July 31, 2025	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901			

	A	B	C	D	E	F	G	H	I	J
1	PURCHASERS ADDRESS:									
2	PURCHASERS NAME1-2			Sagar Jadav Ramesh Rao						
3	PURCHASERS NAME3-4			Yashaswini Nagasamudra Gangadharappa						
5	STREET			316 Statewood Dr.						
6	CITY, PROVINCE			Kanata, Ontario						
7	POSTAL CODE			K2K 0A9						
8	CIVIC			1136 Cope Dr., Stittsville, On., K2S 3C3						
9	AGREEMENT BLOCK#			B						
10	PLAN			4M-1740						
11	HCRA Licence Number			47491						
12	LOT (BUILDER'S LOT/UNIT)			SV PH1 B06						
13	MODEL #			130						
14	ELEVATION									
15	MODEL NAME			The Lewis						
16	ORIENTATION			Std						
17	DWELLING (MODEL#, ELEV, OPT)				130 The Lewis Std					
18	PHASE			PH1						
19	PROJECT			SHEA VILLAGE						
20	SCHEDULES			C-1, O						
21	PURCHASER OFFER			685,000.00						
22	CLOSING DAY			31						
23	CLOSING MONTH			July						
24	CLOSING YEAR			2025						
25	CLOSING DATE (MONTH DAY, YEAR)				July 31, 2025					
26	DEPOSIT 1)			10,000						
27	DEPOSIT 2)			10,000						
28	DEPOSIT 3)			15,000						
29	SALES REPRESENTATIV			Nicole Trudel						
30	SOLICITORS INFO									
32	SOLICITOR NAME			Inderjit Dhiman						
33	STREET			1096 Bridge Street						
34	CITY, PROVINCE			Ottawa, Ontario						
35	POSTAL CODE			K4M 1J2						
36	PHONE			613-696-6777						
39	SCHEDULE T									
40	PURCHASER 1			Sagar Jadav Ramesh Rao						
41	HOME ADDRESS (STREET)			316 Statewood Dr.,						
42	CITY, PROVINCE			Kanata, Ontario						
43	POSTAL CODE			K2K 0A9						
44	Cell Phone Purchaser (1)			819-318-3262						
45	HOME PHONE			N/A						
46	WORK ADDRESS (STREET)			2 Lakeview Terrace						
47	CITY, PROVINCE			Ottawa, Ontario						
48	POSTAL CODE			K1S 3H3						
49	WORK PHONE			819-318-3262						
50	OCCUPATION			Software Development Manager						
51	ID TYPE			Ontario Driver's Licence						
52	ID NUMBER			R0352-68409-50906						
53	BIRTH DATE			September 6, 1995						
55	PURCHASER 2			Yashaswini Nagasamudra Gangadharappa						
56	HOME ADDRESS (STREET)			316 Statewood Dr.,						
57	CITY, PROVINCE			Kanata, Ontario						
58	POSTAL CODE			K2K 0A9						
59	Cell Phone Purchaser (2)			613-809-9318						
60	HOME PHONE			N/A						
61	WORK ADDRESS (STREET)			350 Terry Fox Drive, #220						
62	CITY, PROVINCE			Kanata, Ontario						
63	POSTAL CODE			K2K 2P5						
64	WORK PHONE			613-727-5051						
65	OCCUPATION			Senior Angular Developer						
66	ID TYPE			Ontario Driver's Licence						
67	ID NUMBER			N0132-78909-55613						
68	BIRTH DATE			June 13, 1995						
69	PART OF LOT(S)(singles)									
71	PLACE SIGNED			Ottawa						
72	SIGNING DAY			15						
73	SIGNING MONTH			MARCH						
74	SIGNING YEAR			2025						
75	SIGNING DATE (MONTH DAY, YEAR)				MARCH 15, 2025					
76	EMAIL ADDRESS (1)			sagj06@gmail.com						
77	EMAIL ADDRESS (2)			yashaswini13695@gmail.com						
78	DATE: December 18, 2024									



Royal Bank of Canada
Banque Royale du Canada
360 MARCH RD
KANATA, ON

75585411 4-516

DATE 20250225
Y/A M/M D/J

PAY TO THE ORDER OF /
PAYER À L'ORDRE DE VALECRAFT HOMES (2019) LTD.

\$10,000.00

EXACTLY \$10,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT \$5,000.00 CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME SAGAR JADAV RAMESH RAO

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

75585411 00726003 0990135

Project: Shea Village
Plan No: 4M-1740
Lot No: PH1 B06
Date: March 2-2025

Purchaser: Sagar Jadav Ramesh Rao
Purchaser: Yashaswini Nagasamudra Gangadharappa

MyHome

BuilderLink



New Property Address

Address on the Agreement of Purchase and Sale *

City *

Postal Code

Type of Transaction

Freehold Firm



Enter Firm Closing Date

July 31, 2025



Freehold Firm - Critical Dates

Firm Closing Date

July 31, 2025

Outside Closing Date

July 31, 2026

Purchaser's Termination Period

End of Purchaser's Termination Period

August 31, 2026

To generate and download and/or print a Statement of Critical Dates, choose one of the following:

Download Statement - Freehold Home

Download Statement - POTL

? [What is a POTL?](#)

Freehold Tentative	+
Condominium Firm	+
Condominium Tentative	+

Hi Frank & Diane, I've sent you an email yesterday from Shea, cc'd Alain and Lisa, asking if you would accept \$685,000.00 without any 5K at closing on B06? Clients will move on to another builder if this is not accepted. Thanks!

We will accept but we need there colours asap and we would prefer end of July closing ↓ at me

Lisa Ballard

From: Lisa Ballard
Sent: Tuesday, March 11, 2025 12:27 PM
To: Shea Village; Frank Nieuwkoop; Diane Brunet
Subject: RE: B06 - APPROVAL \$35K DEPOSIT


Hi Nicole,

Frank provided his approval to accept \$35k for the deposit.

Let me know if you need help revising page 1 of the APS for the deposit structure (if it needs to be unlocked).

Thanks!

Lisa Ballard
Corporate Sales Executive



Valecraft
Homes (2019) Limited

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error, please delete and notify sender.

From: Shea Village <sheavillage@valecraft.com>
Sent: Tuesday, February 25, 2025 6:09 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Lisa Ballard <lballard@valecraft.com>
Subject: FW: B06

Hi Frank,

Welcome back!

I will need your written form of confirmation in order to accompany the client’s file. I have attached a screen shot of our text message of our conversation showing that you agreed to a selling price of \$685,000.00 with Zero K Bonus at closing for The Lewis B06 with a July Closing date. Client is also requesting if he can firm up with \$35,000.00 instead of \$50,000.00. He intended of purchasing the house with 5% down which is \$35,000.00. I told him with \$50,000.00 it would bring his balance down but he does not have more. It this ok with both of you?

Thanks,

Nicole Trudel
New Home Sales Consultant
Consultante de Ventes



Valecraft
Homes (2019) Limited

1126 Cope Drive,Stittsville, ON K2S 1B6
Tel (613) 435-8141 |
sheavillage@valecraft.com

Open Saturdays and Sundays 12 – 5:00pm
Open Mondays – Tuesdays & Wednesdays 12 -7:00pm

Internal B1A

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Printed: 19-Mar-25 2:24 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B06	1	130 THE LEWIS	31-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		2 - GREAT ROOM - WINDOW - ADD C2472-1 CASEMENT WINDOW (OPERATING)	\$ 2,634.00	
43347		Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated June 24, 2024		
2		1 - MASTER BEDROOM - WINDOW - ADD C2454-1 CASEMENT WINDOW (OPERATING)	\$ 1,170.00	Each
43348		Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated June 24, 2024		
3		1 - BASEMENT - OPTIONAL GAS FIREPLACE - AS PER SKETCH	\$ 5,349.00	Each
43349		Note: Re: item #9- As per Schedule H dated June 24, 2024		
4		1 - KITCHEN - OPTIONAL BREAKFAST BAR - STANDARD KITCHEN LAYOUT - BUILDERS STANDARD COUNTERTOP - AS PER SKETCH	\$ 1,326.00	Each
43350		Note: -As per sketch dated June 24, 2024.		
5		1 - ENSUITE BATH - OPTIONAL 4PC ENSUITE INCLUDING 2 SINKS AND WALK-IN SHOWER AND ACRYLIC BASE- STD SERIES COLLECTIONS	\$ 8,497.00	Each
43351		Note: See Schedule H dated June 24, 2024.		
6		1 - GREAT ROOM - OAK RAILING - IN LIEU OF HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM.	\$ 1,847.00	Each
43352		Note: - As per Schedule H dated June 24, 2024.		
7		1 - UPPER HALL - OAK RAILING - IN LIEU OF HALFWALL IN THE SECOND FLOOR HALLWAY.	\$ 2,301.00	Each
43353		Note: - As per Schedule H dated June 24, 2024.		
8		1 - UPPER STAIRCASE - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS		Each
43365		Note: -As per Schedule H dated June 24, 2024.		
*9 121160		*1 - FAMILY ROOM - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 405.00	Each
43367		Note: Re: Item #3 For Finished Family Room Fireplace.		

Sub Total	\$23,529.00
HST	\$0.00
Total	\$23,529.00

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Lisa Ballard

LOCKED BY: Lisa Ballard

PE 2,092-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa			Printed: 19-Mar-25 2:24 pm
LOT NUMBER B06	PHASE 1	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 31-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Payment Summary

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

PURCHASER:	_____	19-Mar-25	VENDOR:	_____
	Sagar Jadav Ramesh Rao	DATE		PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	19-Mar-25	DATE:	_____
	Yashaswini Nagasamudra Gangadharappa	DATE		

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Printed: 19-Mar-25 2:24 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B06	1	130 THE LEWIS	31-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*10 121356	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 4,689.50	Each
43614		Note: - As per SS Quote #SS6678 Rev.02 and sketch dated July 15, 2024		
*11 121357	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 195.49	Each
43615		Note: -As per Orbital Sketch OR8380 Rev.02 dated July 15, 2024		
*12 144106	1	- ENSUITE BATH - BATH - ZITTA NICHE 24X12X3.75 ANR24120417 MATTE BLACK	* \$ 778.00	Each
43959		Note: -To be located on the small wall facing the shower faucet -To be be approx. centered in the wall vertically. Top of the niche to be approx. 5-6 inches from the shower base - As per Schedule H dated August 9th, 2024		
13	1	- ENSUITE BATH - STANDARD SHOWER TRIM & DOOR TO INCLUDE BLACK TRIM DETAILS	\$ 86.00	Each
43961		Note: -See Item #5 (Optional 4pc Ensuite - 2 sinks)		
14	1	- MAIN BATHROOM - EXTEND BATHROOM VANITY APPROX. 12 INCHES IN STANDARD CABINETRY.	\$ 567.00	Each
43963		Note: -As per Schedule H dated August 9, 2024. - Includes Mirror Extension - Light Fixture to be centered over vanity - See item #15 (bank of drawers)		
*15 144184	1	- MAIN BATHROOM - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	* \$ 790.00	Each
43974		Note: -To be located between the sink and the toilet. -BOD To be approx. 12 inches wide. -As per Schedule H dated August 9, 2024. -See Item #14 (Extended vanity in main bathroom).		
*16 150256	1	- KITCHEN - CABINETRY - UPC9-2A - STANDARD LAYOUT - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	* \$ 878.00	Each
44003		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -As per UPC Sketch dated August 9, 2024.		

Sub Total	\$7,983.99
HST	\$0.00
Total	\$7,983.99

Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa			Printed: 19-Mar-25 2:24 pm
LOT NUMBER B06	PHASE 1	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 31-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

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

PURCHASER:	<div>Sagar Jadav Ramesh Rao</div>	<div>19-Mar-25</div> <div>DATE</div>	VENDOR:	<div>PER: Valecraft Homes (2019) Limited</div>
PURCHASER:	<div>Yashaswini Nagasamudra Gangadharappa</div>	<div>19-Mar-25</div> <div>DATE</div>	DATE:	

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

Internal B1A

Shea Village - Phase 1

PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa

Printed: 19-Mar-25 2:24 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B06	1	130 THE LEWIS	31-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
17		1 - KITCHEN - PROVIDE GAS LINE FOR FUTURE GAS RANGE C/W 120V 20AMP DEDICATED OUTLET (STD STOVE OUTLET TO REMAIN) STD MICROWAVE HOODFAN COMBO TO BE DELETED AND REPLACED WITH A BASIC WHITE HOOD FAN 270CFM	\$ 1,157.00	Each
45732		Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required. As per Kitchen sketch #2 dated March 15, 2025 See item #18 (upgraded basic stainless steel hood fan 270 CFM)		
18		1 - KITCHEN - UPGRADE TO BASIC STAINLESS STEEL HOOD FAN 270 CFM	\$ 75.00	Each
45733		Note: Clients acknowledges that they have declined to add a location for a microwave. As per Kitchen sketch #2 dated March 15, 2025 See item #17 (Gas line to Stove) See item #19 (Acknowledgement)		
19		1 - KITCHEN - PURCHASERS ACKNOWLEDGES AND ACCEPTS THAT THE BUILDER WILL NOT BE ALLOCATING SPACE C/W ELECTRICAL FOR A FUTURE MICROWAVE. PURCHASERS HAVE DECLINED TO RELOCATE SPACE FOR A MICROWAVE.	\$ 0.00	Each
45734		Note: See item #17 (gas line for range) See item #18 (upgrade to stainless steel hood fan 270CFM)		

Sub Total	\$1,232.00
HST	\$0.00
Total	\$1,232.00

Payment Summary

Paid By Amount

Total Payment: _____

PURCHASER: _____
Sagar Jadav Ramesh Rao
19-Mar-25
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: _____
Yashaswini Nagasamudra
Gangadharappa
19-Mar-25
DATE

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information									
Claimant's legal name (one name only , even if the house is purchased by several individuals) Last name, first name, and initial(s) Rao, Sagar, JR						Business number (if applicable) R T			
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.									
Last name, first name, and initial(s) of other purchaser Gangadharappa, Yashaswini, N					Last name, first name, and initial(s) of other purchaser 				
Address of the house you purchased (Unit No. – Street No. Street name, RR) 1136 Cope Drive									
City Stittsville						Province or territory Ontario		Postal code K 2 S 3 C 3	
Home telephone number 		Daytime telephone number 819-318-3262		Extension 		Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French			
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR 									
City 		Province/Territory/State S J R R U N C			Postal/ZIP code 		Country 		
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day 2 0 2 5 0 3 1 5				
If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> .									
Date ownership of the house or the share in the co-op was transferred to you: Year Month Day 					Date possession of the house was transferred to you: Year Month Day 				
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.									
Lot No: SV PH1 B06			Plan No: 4M-1740			Other: Stittsville, Ontario			
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY
 IC NC

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name		Business number (if applicable)	
Valecraft Homes (2019) Limited		7 2 1 0 1 0 7 1 8 R T 0 0 0 1	
Address (Unit No. – Street No. Street name, PO Box, RR)		City	
210-1455 Youville Dr.		Orleans	
Province/Territory/State	Postal/ZIP code	Country	Telephone number
Ontario	K1C 6Z7	Canada	613-837-1104
			Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

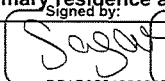
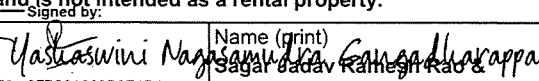
If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

Signature of builder or authorized official	Name (print)	Year	Month	Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

Signature of the claimant	Signed by:	Signed by:	Name (print)	Year	Month	Day
			Sagor Sadav Ramesh Rao & Yashaswini Nagasamudra Gangadharappa	2	0	2

Yashaswini Nagasamudra Gangadharappa

Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note

If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div>Initial<div>SJKR</div></div> <div>Initial<div>UNG</div></div>	L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>
Name of the account holder		

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call **1-800-959-5525**.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

Initial

SJRR

Initial

UNG