

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 15 DAY O March , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : SV PH1 B06  
LOT: SV PH1 B06 BLOCK :  
PLAN: 4M-1740  
CIVIC ADDRESS: 1136 Cope Drive, Stittsville, Ont.  
PURCHASERS: Sagar Jadav Ramesh Rao & Yashaswini Nagasamudra Gangadharappa

VENDORS: VALECRAFT HOMES (2019) LIMITED  
DATE OF ACCEPTANCE: March 15, 2025

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: PURCHASE PRICE: \$685,000.00  
BALANCE AT CLOSING: \$650,000.00  
LESS H.S.T. AMOUNT: \$627,433.63  
SCHEDULE "G" DATED: March 15, 2025  
TARION SCHEDULE "B" DATED: March 15, 2025

INSERT: 680 dated: March 15, 2025 in the amount of: \$1,232.00  
NEW PURCHASE PRICE: \$686,232.00  
EW BALANCE AT CLOSING: \$651,232.00  
NEW LESS H.S.T. AMOUNT: \$628,523.89  
SCHEDULE "G" DATED: March 15, 2025  
TARION SCHEDULE "B" DATED: March 15, 2025

Dated at Ottawa this 15 day of March , 2025

In the presence of:

WITNESS PURCHASER  
Signed by: Sagar Jadav Ramesh Rao  
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WITNESS PURCHASER  
Signed by: Yashaswini Nagasamudra Gangadharappa  
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Dated at Ottawa this 15 day of March , 2025

VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by: A04F627301214EE...



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASERS: Sagar Jadav Ramesh Rao and Yashaswini Nagasamudra Gangadharappa			Printed: 13-Mar-25 11:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B06	1	130 THE LEWIS	31-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
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
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)	Each
18		1 - KITCHEN - UPGRADE TO BASIC STAINLESS STEEL HOOD FAN 270 CFM	\$75.00
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)	Each
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
45734	Note:	See item #17 (gas line for range) See item #18 (upgrade to stainless steel hood fan 270CFM)	Each

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

Payment Summary

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

PURCHASER:

Signed by:

Sagar Jadav Ramesh Rao

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Sagar Jadav Ramesh Rao

15-Mar-25

DATE

PURCHASER:

Signed by:

Yashaswini Nagasamudra Gangadharappa

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Yashaswini Nagasamudra Gangadharappa

15-Mar-25

DATE

VENDOR:

DocuSigned by:

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PER: Valecraft Homes (2019) Limited

March 15-25

DATE:

PREPARED BY: Nicole Trudel  
LOCKED BY: Lisa Ballard  
PE 2,168-1

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:

(a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;

(b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and

(c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( **the GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

Initial

S JRR

Purchaser

Initial

YNG

Purchaser

DS

FN

Vendor

6.       The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.       The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of           \$628,523.89          . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8.       The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at           Ottawa           this   15   day of           March          ,           2025          

Signed by:

Sagar Jadan Ramesh Rao

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VALECRAFT HOMES (2019) LIMITED

PURCHASER

Signed by:

Yasharwini Nagasamudra Gangadharappa

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DocuSigned by:

FRANK NIEUWKOOP- OWNER

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PER:


DATE:

March 15, 2025

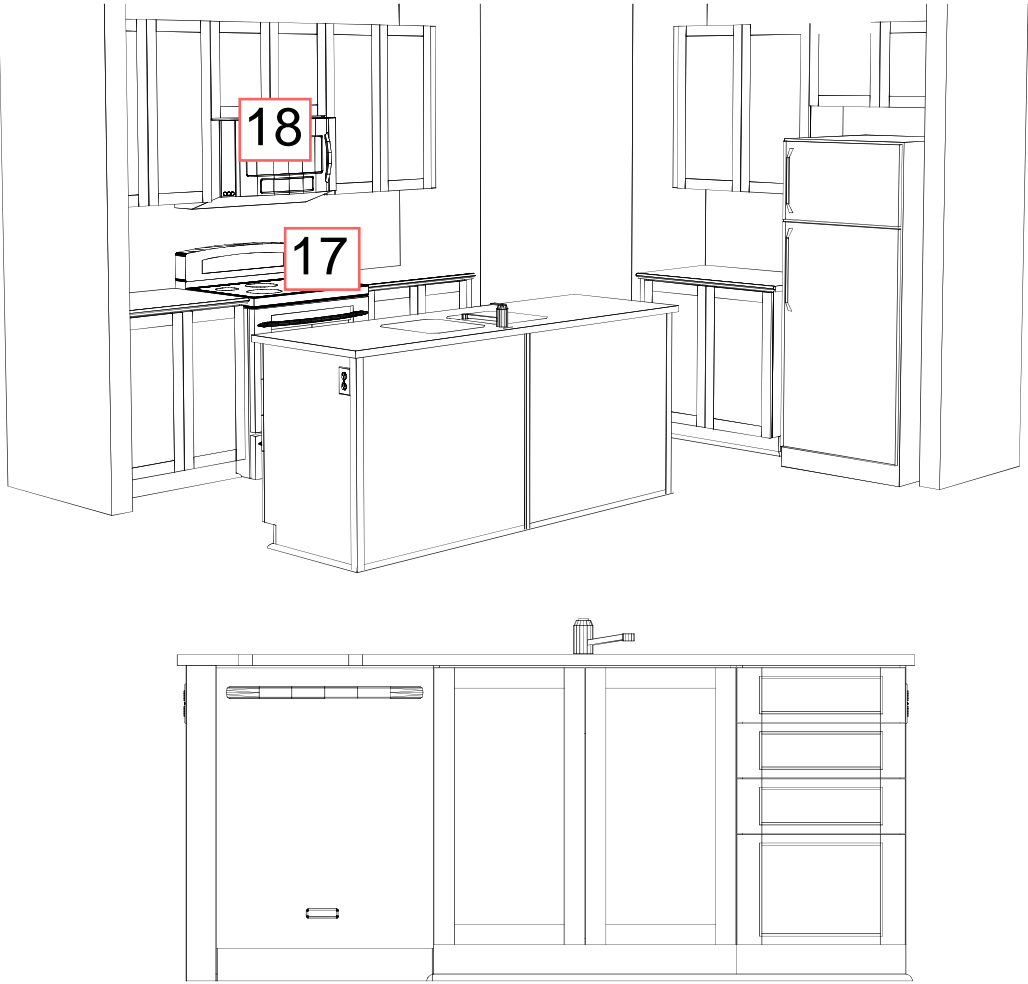
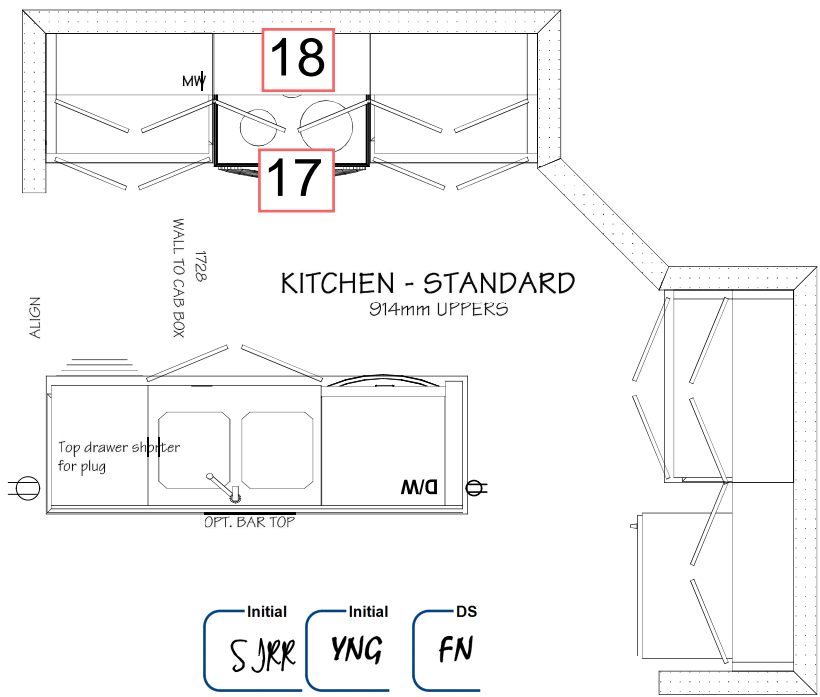
DATE:

PROJECT:           SHEA VILLAGE           LOT:           SV PH1 B06

REV: May 2, 2023

	BUILDER: Valecraft Homes (2019) Limited	SITE: SHEA VILLAGE	LOT: SV PH1 B06 PLAN#: 4M-1740
	PURCHASOR: Sagar Jadav Ramesh Rao	MODEL: 130 LEWIS STND	
	PURCHASOR: Yashaswini Nagasamudra Gangadharappa	DATE: March 15, 2025	

Kitchen Sketch #2



\*DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS\*