

Marketing Scheme

Suite: 904, Level: 9 - Noir

SHAHBAZ RIAZ
78 SANDMERE AVE
BRAMPTON ON

510 Curran Place
Mississauga Ontario

Standard Options

KITCHEN

Cabinets	Cabinet UPGRADE #1 (SOHO WHITE)
Backsplash	NEO (Cristallo Glass Mosaic. Ivory. 1"x2")
Kitchen Countertop	UPGRADE # 5 Granite Kitchen Countertop (Option 5 - White Torronchino. Polished)

MAIN BATH

Vanity Cabinet	FAB (Vermount Thermofoil. White. Shaker Panel)
Countertop	FAB (Brown Prominence. Marble. Polished Finish)
Floor Tile	FAB (Concrete. Col: White. Matte Finish. 12" x 24")
Wall Field Tile	FAB (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")
Accent Tile	FAB (Colours & Dimensions. Dark Taupe. Matte Finish. 4" x 16")
Ceiling Tile	N/A

ENSUITE BATH

Vanity Cabinet	FAB (Vermount Thermofoil. White. Shaker Panel)
Countertop	FAB (Brown Prominence. Marble. Polished Finish)
Floor Tile	FAB (Concrete. Col: White. Matte Finish. 12" x 24")
Wall Field Tile	FAB (Colours & Dimensions. Arctic White. Matte Finish. 8" x 20")
Accent Tile	FAB (Marble Mosaic, Sliver Shadow 1"x2")
Ceiling Tile	N/A

FLOORING

Hardwood Flooring	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2 x 4-1/4")
Carpeting	N/A (See Upgrades)
Entry	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2X4X1/4")
Kitchen	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2X4X1/4")
Living Room/Dining Room	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2X4X1/4")

Vendor Initial:

Purchaser Initial:

Den	N/A
Master Bedroom	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2X4X1/4")
2nd Bedroom	FAB (Solo-3 Layer Engineered Wood Floor. White Oak. Graphite. 1/2X4X1/4")
3rd Bedroom	N/A
Flex Space	N/A




Vendor Initial: 

Purchaser Initial: 






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Upgrades

EXTRAS

Smooth Ceiling - Throughout		\$1,695.00
Interior Door 2 Panel - Option 1		5 @ \$95.00
Electric Fireplace without Mantel - Option 1: Napoleon EF39HD		\$995.00



KITCHEN

Cabinet Upgrade - SOHO WHITE (Kitchen Only)		\$395.00
Granite Upgrade to 1 1/4" Kitchen		\$595.00
Granite Countertop - Option 5 - White Torronchino. Polished		\$1,521.00
24" Deep Upper Cabinet Above Fridge with a 5/8" Fridge Gable		\$495.00
Valence Lighting		\$995.00





BATHROOMS

Ensuite Bath - Medicine Cabinet		\$495.00
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APPLIANCES


Appliance Upgrade Package - Option 1 (Kitchen Aid) - Pots & Pans Gift with Upgrade		\$1,595.00
Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)		\$495.00

WINDOW COVERINGS

Option 1 - Open Roll Roller Shades		\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Canvas		\$0.00
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Canvas		\$0.00
Option 1 - Open Roll Roller Shades - Dining/Living - White		\$0.00

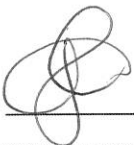
FLOORING

Hardwood Flooring - Standard - 2nd Bedroom		\$644.00
Hardwood Flooring - Standard - Master Bedroom		\$879.20

Vendor Initial: Purchaser Initial: 

Sub Total : \$11,274.20
Total : \$11,274.20
HST : \$1,465.65
Net Payable : \$12,739.85
Deposit Amount : \$3,184.96
2nd Deposit Amount : \$0.00
Due on Occupancy Amount : \$9,554.89

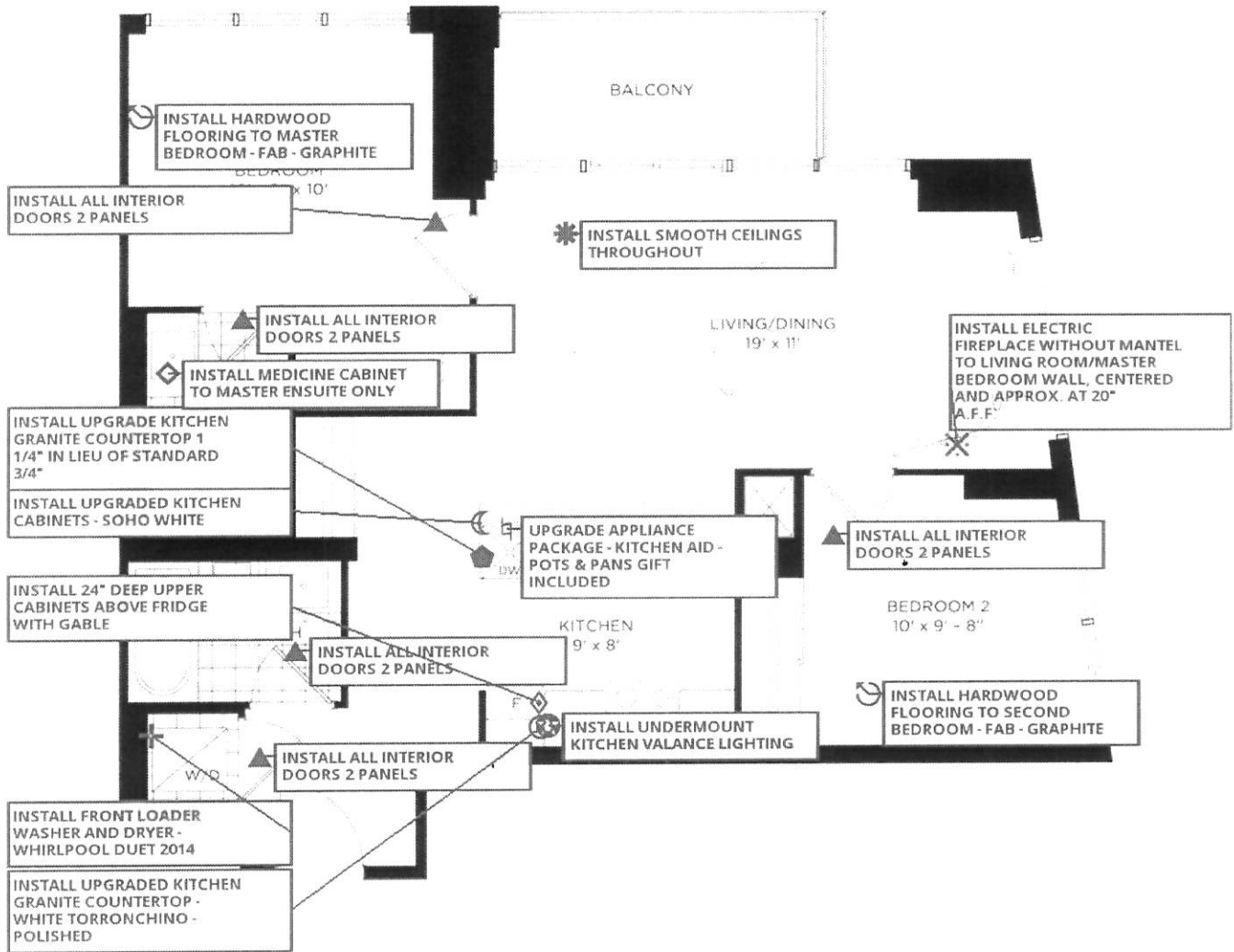
Vendor Initial: _____



Purchaser Initial: _____



Suite: 904, Level: 9 - Noir



MAIN LEVEL

Vendor Initial:

[Handwritten Signature]

Purchaser Initial:

[Handwritten Signature]

Finishing Selections - Terms And Conditions

Property address: **510 Curran Place Suite #904 Level 9 - Noir**

Purchaser(s): **SHAHBAZ RIAZ**

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a selection becomes unavailable for any reason whatsoever. If the Vendor is unable to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, then the Vendor will make such selections, which shall be final and binding on the Purchaser.
2. Where the Purchaser has made upgrade selections or requested changes that are subject to additional charge, and upon the Vendor or its Sales Representative notifying the Purchaser, of its agreement to complete the same and any additional cost(s) for such upgrade or change request, the Purchaser shall pay the total amount owing by cheque or bank draft to the Vendor within seven (7) business days from being so notified. All cheques should be made payable to Blaney McMurtry LLP in Trust. Failure to pay the upgrade or change request cost within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, as applicable, shall be calculated by the Vendor and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
5. If any upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected upgrade or item of finishing, that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular upgrade or item of finishing which is not provided, the adjustment to be determined by the Vendor in its sole discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said upgrade or item of finishing and the Purchaser shall complete the closing without delay or holdback.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any upgrade or change request. All such sums paid are non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT

DATED at MISSISSAUGA this 16TH of MARCH, 20 15

Witness Signature: 

Purchaser Signature: 

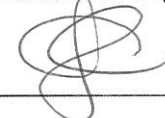
Witness Signature: _____

Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 2nd of April, 20 15

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the corporation

2081513 ONTARIO INC

000501

DATE 2015-03-16
Y Y Y Y M M D D

Blaney McMurtry LLP in Trust

\$3,184.96

PAY to the order of THREE THOUSAND ONE HUNDRED EIGHTY FOUR DOLLARS

ROYAL BANK OF CANADA
EGLETON & CREDITVIEW BRANCH
1240 EGLINTON AVE. W., UNIT B4
MISSISSAUGA, ON L5V 1N3

2081513 ONTARIO INC

RE PSV2-904 UPGRADES

PER [Signature]
PRESIDENT

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