

Marketing Scheme

Suite: 2408, Level: 24 - Luxe

MITAL MAHENDRA PATEL

510 Curran Place
Mississauga Ontario

Standard Options

KITCHEN

Cabinets	Cabinet UPGRADE #1 (MANHATTAN TIMBERLAKE <i>WENGE</i>)
Backsplash	NEO (Cristallo Glass Mosaic. Ivory. 1"x2")
Kitchen Countertop	NEO (Beige Marfil. Quartz)

MAIN BATH


Vanity Cabinet	NEO (Como. Nero. Flat Panel)
Countertop	NEO (Boticino Fiorito. Marble. Polished Finish)
Floor Tile	NEO (Concrete. Col: Light Taupe. Matte Finish. 12" x 24")
Wall Field Tile	NEO (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")
Accent Tile	NEO (Colours & Dimensions. Sand Beige. Sand Beige. 4" x 16")
Ceiling Tile	N/A

ENSUITE BATH


Vanity Cabinet	N/A
Countertop	N/A
Floor Tile	N/A
Wall Field Tile	N/A
Accent Tile	N/A
Ceiling Tile	N/A

FLOORING

Hardwood Flooring	N/A (See Upgrades)
Carpeting	FAB (Tender Ivory. Papilio 17057)
Entry	UPGRADE OPTION B-Hardwood Floor (U- Red Oak Avana 4" Width)
Kitchen	UPGRADE OPTION B-Hardwood Floor (U- Red Oak Avana 4" Width)
Living Room/Dining Room	UPGRADE OPTION B-Hardwood Floor (U- Red Oak Avana 4" Width)
Den	N/A
Master Bedroom	FAB (Tender Ivory. Palilio 17057)

Vendor Initial: Purchaser Initial: *M P.*

2nd Bedroom	N/A
3rd Bedroom	N/A
Flex Space	N/A

Vendor Initial: 

Purchaser Initial: M.P.

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Upgrades

EXTRAS

Trim and Door Casings - Traditional 73 and 108	◆	\$795.00
Interior Door 2 Panel - Option 1	▲	3 @ \$95.00
Closet Doors - Master Bedroom - Mirror Sliders - Large Sized Closet	✕	\$345.00
Custom Closet - Master Bedroom Closet - Without Drawers - WHITE	✚	\$595.00
Electric Fireplace without Mantel - Option 1: Napoleon EF39HD	✕	\$995.00

KITCHEN

Cabinet Upgrade - MANHATTAN TIMBERLAKE (Kitchen Only)	☾	\$395.00
24" Deep Upper Cabinet Above Fridge with a 5/8" Fridge Gable	◆	\$495.00
Valence Lighting	★	\$995.00

BATHROOMS

Main Bath - Medicine Cabinet	◆	\$495.00
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APPLIANCES

Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)	✚	\$495.00
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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 - Dining/Living - Lenin	□	\$0.00

FLOORING

Hardwood Flooring - Option A - Living / Dining	↺	\$604.80
Hardwood Flooring - Option A - Kitchen	↺	\$92.40
Hardwood Flooring - Option A - Foyer + Closet	↺	\$232.40


Sub Total : \$6,819.60

Vendor Initial: _____

Purchaser Initial: M.P.

Total : \$6,819.60
HST : \$886.55
Net Payable : \$7,706.15
Deposit Amount : \$1,926.54
2nd Deposit Amount : \$0.00
Due on Occupancy Amount : \$5,779.61

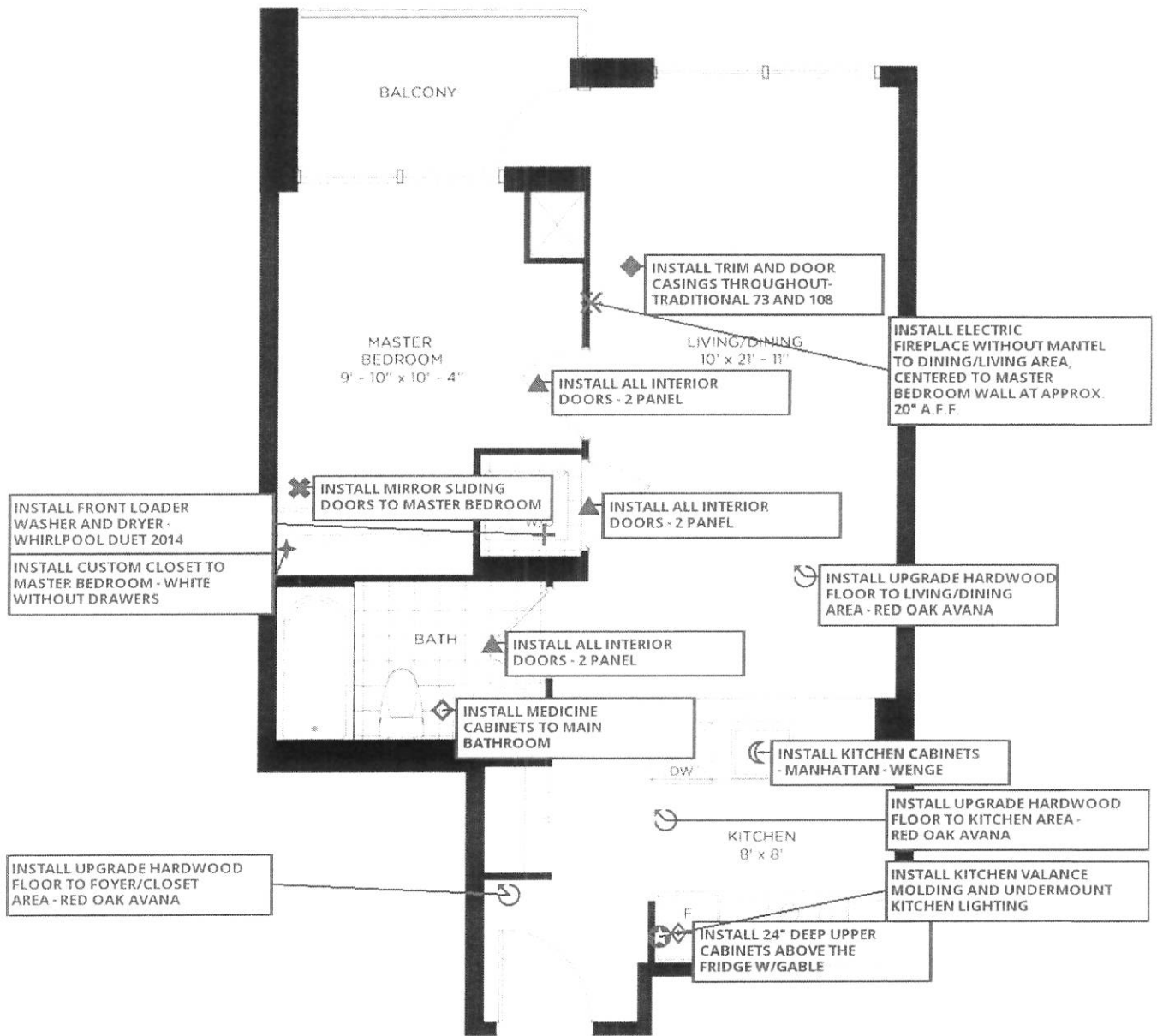
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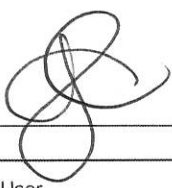
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


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MAIN LEVEL

Vendor Initial: 

Purchaser Initial: 

Finishing Selections - Terms And Conditions

Property address: **510 Curran Place Suite #2408 Level 24 - Luxe**


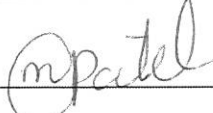
Purchaser(s): **MITAL MAHENDRA PATEL**

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 27th of April, 2015

Witness Signature:  Purchaser Signature: 

Witness Signature: _____ Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 8 of MAY, 2015

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the corporation

MITAL PATEL

NEHA MITAL PATEL
UNIT 44 1285 BRISTOL ROAD W
MISSISSAUGA ON L5V 2H5

VJP

DATE 2015-05-11

Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMurtry LLP in Trust

\$ 1,926.54

54/100 DOLLARS

ONE THOUSAND NINE HUNDRED AND TWENTY SIX AND 54/100 DOLLARS

Security Features
Details on back



ROYAL BANK OF CANADA
CITY CENTRE DRIVE BRANCH
33 CITY CENTRE DR.
MISSISSAUGA, ON L5B 2N5

MEMO deposit for upgrade 6512 #2408

Mital

MP

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