

COLOUR SELECTION

Unit 2311 - South
4055-4085 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PURCHASER(S) SABA SHAH, sayedshah@hotmail.com

KITCHEN	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Como. Twilight Crepus Cule. Flat Panel (Urban Chic)	
Cabinet Hardware	Stainless Steel Pull Hu-80 (Standard)	
Backsplash	Vitro Slim. Colour: Dark Grey (Urban Chic)	
Countertop	Camelot Ivory. Granite. Polished 3/4" (Urban Elegance)	Upgrade
Flooring Main Living Areas*	Solo Laminat. Volanco Rock. 5-3/4" (Urban Chic)	
Tile In Kitchen	N/a	
Faucet	Delta Tommy Pull Down (Standard)	
Sink	Blanco Quatrus (Standard)	
Under Cabinet Lighting	Puck Lighting	Upgrade
Appliances	Kitchen Aid Stainless	Upgrade

MAIN BATHROOM	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Como. Twilight Crepus Cule. Flat Panel (Urban Chic)	
Cabinet Hardware	Metal Pull C9 (Standard)	
Countertop	Nuvolato Grigio. Marble. Polished 3/4" (Urban Chic)	
Medicine Cabinet/mirror	Mirror (Standard)	
Floor Tile	Rosedale. Black. Matte. 12"x24" (Urban Chic)	
Wall Tile	Colour & Dimensions. Artic White. Matte. 4"x16" (Urban Chic)	
Wall Tile Elevation	Horizontal stacked (Standard)	
Tub	Mirolin Skirted Tub (Standard)	
Accent Tile	Colours & Dimensions. Dark Grey. Matte. 4x16 (Urban Chic)	
Toilets	Contrac Carlin (Standard)	
Plumbing Package	Delta Tommy (Standard)	
Vanity Light	2 Lamp Wall Sconce	Upgrade

EXTRAS	DESCRIPTION	STANDARD/UPGRADE
Doors	Riverside	Upgrade
Door Hardware	Geneva Ga44 (Standard)	
Baseboards & Casing	Standard	
Smooth Ceilings	Smooth Ceiling	Upgrade
Closet Doors - Entry	Framed Mirror (Standard)	
Ceiling Light	12" Flush Mount (Standard)	
Flooring - Master Bedroom	Carpet. Tender Ivory. Papilio 17057 (Urban Chic)	
Window Covering	Allo 3 Inch Panel With 3 Inch Mess Rolling System	Upgrade

Vendor  Purchaser SR

NINE

UPGRADE SELECTION

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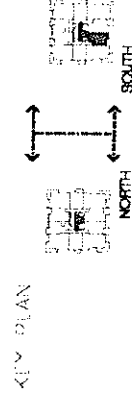
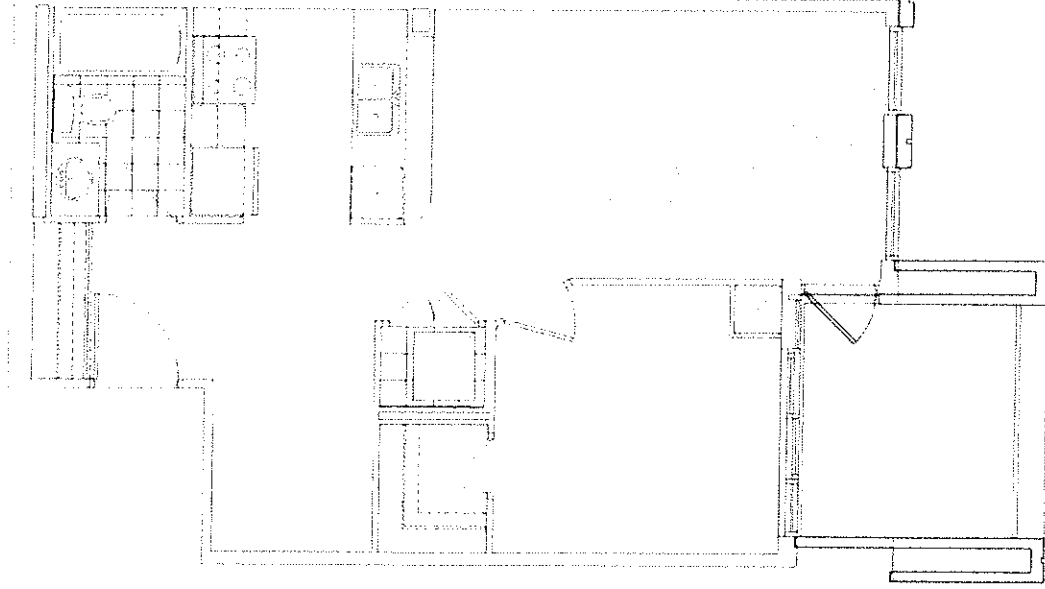
NO	ROOM	SELECTION	DESCRIPTION	PRICE
1	Kitchen	Countertop	Camelot Ivory Granite Polished 3/4" (Urban Elegance)	\$150.00
2	Kitchen	Under Cabinet Lighting	Puck Lighting	\$1,695.00
3	Kitchen	Appliances	Kitchen Aid Stainless	\$3,395.00
4	Main Bathroom	Vanity Light	2 Lamp Wall Sconce	\$150.00
5	Extras	Doors	Riverside	\$495.00
6	Extras	Smooth Ceilings	Smooth Ceiling	\$1,695.00
7	Extras	Window Covering	Alto 3 Inch Panel with 3 Inch Mess Rolling System.Ambio. White (Living Area)/Drum Skin (Bedrooms)	\$713.00

SUBTOTAL	\$8,293.00
HST	\$1,078.09
CREDIT	-
TOTAL	\$9,371.09
DOWN PAYMENT AMOUNT	\$4,685.00
DUE ON OCCUPANCY	\$4,686.09

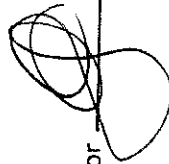
Purchaser has been advised of available Upgrades offered by the Builder, and has declined any additional upgrades. Purchaser acknowledges and accepts that any further request for Upgrades at a later date may not be possible due to construction scheduling and shall remain subject to Vendor's complete discretion. All requests for Upgrades from and after the date hereof, if accepted and approved by the Vendor, shall be subject to an administration fee. The Builder reserves the right in its sole and unfettered discretion at any time, whether before or after acceptance of a request to Upgrade, to decline to accommodate any requested Upgrade. Purchaser also acknowledges and accepts that all Upgrades charges are subject to increase based on availability and/or time of order. All Upgrade and/or change requests are final and binding on the Purchaser once approved and accepted by the Builder. No credit is available for any deletion of selected Upgrade or change request, once approved by the Builder. Payment of deposit (50% of total) is to be made at time of order by way of either valid credit card transaction or personal cheque made payable to Aird & Berlis LLP in Trust. All Upgrade deposits will be held in trust with Builder's solicitor pending completion, permitted release to the Builder or termination of the transaction as contemplated by the Agreement of Purchase and Sale. *Main living areas include Entry/Living Room/Dining Room/Den (as per plan). Cloud Nine Townhomes Collection, excludes hardwood flooring in Den, Stairs and Hallways

Vendor  Purchaser 

FLOORPLAN



All dimensions are approximate only and strictly for illustration purposes. Actual suite build out may vary. See Agreement of Purchase and Sale for further qualifications. Purchaser acknowledges that the Builder's Upgrade software may not illustrate the suite as purchased, due to the software limitations. The suite shown is simply for illustration purposes to assist the purchaser in colour and finishing selections. Purchaser must refer to Schedule A of the Agreement for the suite layout and model purchased (as same may be amended from time to time).

Vendor  Purchaser SR

NINE

TERMS AND CONDITIONS

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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, grain, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in colour, product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a chosen selection becomes subsequently unavailable for any reason whatsoever. If the Vendor is unable or unwilling 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, the Vendor will make such selections, which selections 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 provided the Vendor or its Sales Representative has notified the Purchaser of its agreement to complete same and the cost(s) for such Upgrade or change request, the Purchaser shall pay the total amount owing by certified cheque to the Vendor within seven (7) business days from being so notified. All cheques are to be made payable to Aird & Berjis LLP, in Trust. Failure to pay the Upgrade or change request fees 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, where applicable, shall be calculated by the Vendor in its sole and unfettered discretion and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final closing 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 not provided. The value of such adjustment to be determined by the Vendor in its sole and unfettered 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 (whether occupancy or final) without delay, condition 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 sums so paid are acknowledged by the purchaser to be non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE TO REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT, AND TIME REMAINS OF THE ESSENCE

DATED at Mississauga this 04 of October, 2018

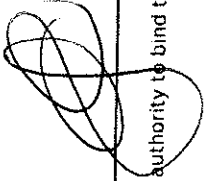
Witness Signature: [Signature] Purchaser Signature: [Signature]
SABA SHAH

Witness Signature: _____ Purchaser Signature: _____
sayedshah@hotmail.com

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 10 of October, 2018

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
I have the authority to bind the corporation

John Edwards

2311

Block

AMACON

37 BAY ST UNIT 400
TORONTO ON

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CARD 5434 *****0620
CARD TYPE MASTERCARD
DATE 2018/10/04
TIME 4281 19:34:16
RECEIPT NUMBER
C84032816-001-001-404-0

PURCHASE

TOTAL

\$4,685.00

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0000008000-EC00

APPROVED

AUTH# 024915

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THANK YOU

VERIFIED BY PIN

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