

MLCCN
NINE

COLOUR SELECTION

Unit P14 - South
4055-4085 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PURCHASER(S) SAJJAD AHMED

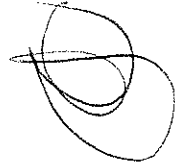
KITCHEN	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho, Ebony Maple, Shaker (Upg 2 Package)	
Cabinet Hardware	Stainless Steel Pull Hx-80 (Standard)	
Backsplash	Metal Mosaics, Silver Linear Brick, 11.7"x11.7" (Upg 2 Package)	
Countertop	Blizzard 2141, Quartz, 3/4" (Upg 2 Package)	
Waterfall Counter	Blizzard 2141, Quartz, (Upg 2 Package)	Upgrade
Countertop Mitered Edge	1-1.4" Mitered Edge (Standard)	Upgrade
Flooring Main Living Areas*	Engineered Hardwood, Solo, Oak Nrm, Wire Brushed (Upg 2 Package)	
Tile In Kitchen	N/a	
Faucet	Delta Tommy Pull Down (Standard)	
Sink	Ksa - 2718 Cantile (Standard)	
Under Cabinet Lighting	Valencia Lighting (Standard)	Upgrade
Accessories	Soft Closing Cabinet Doors & Drawers (Standard)	Upgrade
Appliances	Kitchen Aid Stainless (Standard)	Upgrade

MAIN BATHROOM	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho, Ebony Maple, Shaker (Upg 2 Package)	
Cabinet Hardware	Metal Pull C9 (Standard)	
Countertop	Volakas, Marble, Polished 3/4" (Upg 1 & 2 Package)	
Medicine Cabinet/mirror	Mirror (Standard)	
Countertop - Mitered Edges	1-1.4" Mitered Edge (Standard)	Upgrade
Floor Tile	Firenze, Black, Semi Polished Finish, 12"x24" (Upg 2 Package)	
Wall Tile	1to Bouger, Colour, White, Gloss, 8"x24" (Upg 1 & 2 Package)	
Wall Tile Elevation	Horizontal, stacked (Standard)	
Tub	Mirolin Skinned Tub (Standard)	
Toilets	Contrac Carlin (Standard)	
Plumbing Package	Delta Tommy (Standard)	
Vanity Light	Wall Mount 3 Lamp-brushed Nickel (Standard)	

ENSUITE	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho, Ebony Maple, Shaker (Upg 2 Package)	
Cabinet Hardware	Metal Pull C9 (Standard)	
Countertop	Volakas, Marble, Polished 3/4" (Upg 1 & 2 Package)	
Medicine Cabinet/mirror	Mirror (Standard)	
Countertop - Mitered Edge	1-1.4" Mitered Edge (Standard)	Upgrade
Floor Tile	Firenze, Black, Semi Polished, 12"x24" (Upg 2 Package)	
Wall Tile	Colour & Dimension, Arctic White, Bright, 8"x20" (Standard)	
Wall Tile Elevation	Horizontal, Stacked, Standard (Upg1 & Upg2 Package)	
Accent Tile	Marble Mosaics, Marmara, Stacked, Polished, 5" (Upg 2 Package)	
Tub	Shower Enclosure Standard Tile (Standard)	Upgrade
Toilets	Contrac Carlin (Standard)	
Plumbing Package	Delta Tommy (Standard)	
Vanity Light	Wall Mount 3 Lamp-brushed Nickel (Standard)	

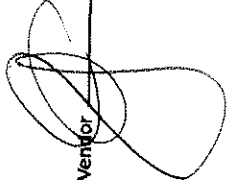
EXTRAS	DESCRIPTION	STANDARD/UPGRADE
Doors	Flat Interior Door (Standard)	
Door Hardware	Geneva Gs44 (Standard)	
Baseboards & Casing	Baseboard S4b Casing 110	Upgrade
Smooth Ceilings	Smooth Ceiling	Upgrade
Closest Doors - Entry	Frameless Mirror	Upgrade
Closest Doors - Second Bedroom	Framed Panel (Standard)	
Ceiling Light	12" Flush Mount (Standard)	

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Flooring - Master Bedroom	Engineered Hardwood, Solo, Oak Nero, Wire Brushed (Upg 2 Package)	Upgrade
Flooring - Second Bedroom	Engineered Hardwood, Solo, Oak Nero, Wire Brushed (Upg 2 Package)	Upgrade
Window Covering	Alto 3 Inch Panel With 3 Inch Mass Rolling System	Upgrade







Vendor

Purchaser

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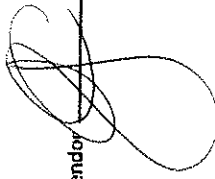
UPGRADE SELECTION

Unit PH4 - South
4055-4085 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PURCHASER(S) SAJJAD AHMED

NO	ROOM	SELECTION	DESCRIPTION	PRICE
1	Extras	Baseboards & Casing	Baseboard 548 Casing 110	\$1,360.80
2	Extras	Smooth Ceilings	Smooth Ceiling	\$2,548.80
3	Extras	Closet Doors - Entry	Frameless Mirror	
4	Extras	Window Covering	Alto 3 Inch Panel with 3 Inch Mess Rolling System Ambio White (Living Area)/Drum Skin (Bedrooms)	\$362.00

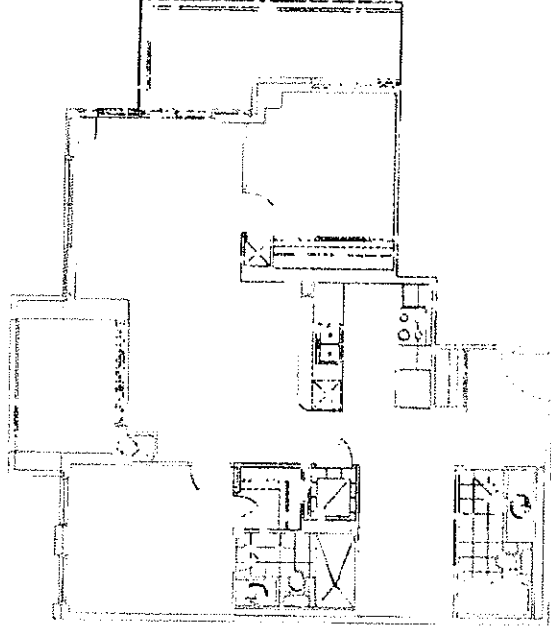
SUBTOTAL \$6,409.94
HST \$833.29
CREDIT -
TOTAL \$7,243.23
DOWN PAYMENT AMOUNT \$3,600.00
DUE ON OCCUPANCY \$3,643.23

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 unlimited discretion in any item, whether before or after acceptance of a request to Upgrades, to decline to accommodate any requested Upgrade. Purchaser also acknowledges and accepts that all Upgrades changes are subject to increase based on availability and/or time of order. All Upgrades and/or change requests are final and binding on the Purchaser. Upgrades are not accepted by the Builder. No credit is available for any addition or deletion of selected Upgrade or change request, once approved by the Builder. Payment of deposit (10% of total) is not refundable and shall be used by way of either valid credit card transaction or personal cheque made payable to Alid & Beris LLP in Trust. As Upgrade deposits will be held in trust with Builder's solicitor, no cash payment or cash tender is permitted. Purchaser's acceptance of this Agreement, of Purchase and Sale, which being areas include Enclosing Rooming Rooming (as per plan), Closed Area Rooming Collection, includes hardware flooring in Den, Suite and Hallways.

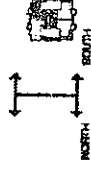
Vendor  Purchaser 

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FLOORPLAN



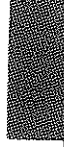
KEY PLAN



All dimensions are approximate only and strictly for illustration purposes. Actual 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 entire as purchased, due to the software limitations. The take down is strictly for illustration purposes to assist the purchaser in color and finishing selection. Purchaser must refer to Schedule A of the Agreement for the site layout and model purchased (as same may be amended from time to time).

Vendor

Purchaser



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SECT 1A
NINE

TERMS AND CONDITIONS

Unit PH4 - South
4055-4085 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PURCHASER(S) SAJJAD AHMED

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 Kind & Beils 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 Toronto this 10 of May, 2019

Witness Signature: _____

Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 3 of June 2019

ANACON DEVELOPMENT (CITY CENTRE) CORP.

PER _____

I have the authority to bind the corporation

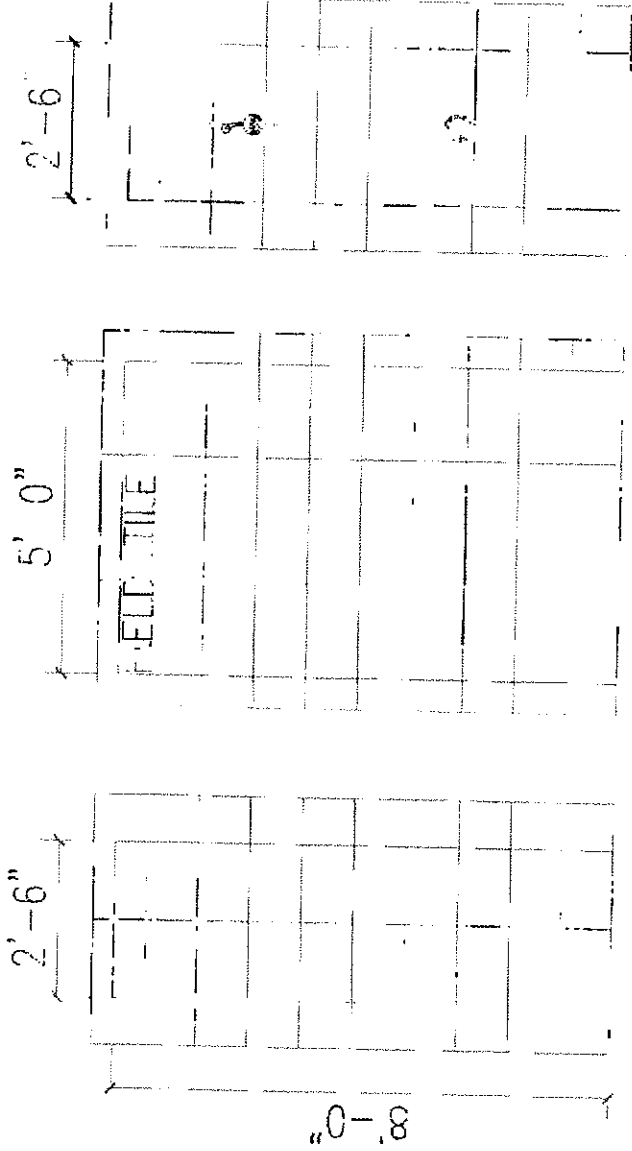
ADDENDUM TO THE COLOUR SELECTION AGREEMENT

MAIN BATHROOM ELEVATION

Unit PH4
4055-4085 PARKSIDE VILLAGE DRIVE
PURCHASER SASSAD Ahmed

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Colour Selection Agreement, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

UPGRADE PACKAGES 1&2



MAIN BATH
STD SHOWER TILE CONFIGURATION
HORIZONTAL STACKED 24X8

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.

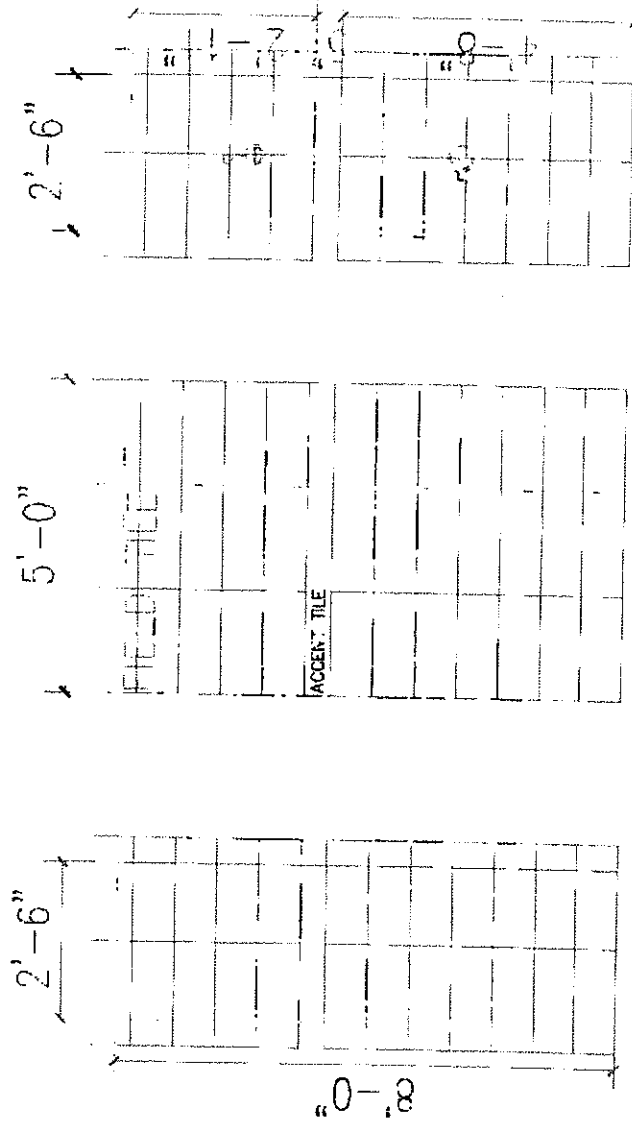
ADDENDUM TO THE COLOUR SELECTION AGREEMENT

ENSUITE ELEVATION

Unit 244
4055-4085 PARKSIDE VILLAGE DRIVE
PURCHASER Sejal Patel

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Colour Selection Agreement, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

UPGRADE PACKAGES &2



ENSUITE
STD SHOWER TILE CONFIGURATION
HORIZONTAL STACKED 8X20 WITH 5" ACCENT BAND

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