



COLOUR SELECTION

UNIT: 3002
ADDRESS: 430 Square One Drive
MODEL TYPE: 1B
KITCHEN TYPE Linear
PURCHASER: MUHAMMIL H QURESHI, HAFEZ SALEH MUHAMMAD, ASYA HAFEZ,
ZAINAB DUA QURESHI

CABINERY			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN CABINETS	3D/LAM Mission, Shaker, White, Softn Finish (Upgrade 2)	YES	
MAIN BATH VANITY CABINETS	3D/LAM Mission, Shaker, Luxe Charcoal, Super Matte Finish (Upgrade 2)	YES	
MAIN BATH MEDICINE CABINET*	3D/LAM Mission, Shaker, Luxe Charcoal, Super Matte Finish (Upgrade 2)	YES	
MASTER ENSUITE VANITY CABINETS	N/A		
MASTER ENSUITE MEDICINE CABINET*	N/A		
TILE			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN BACKSPLASH	Metro, Dark Grey, Polished - MEDX04N 3X12	YES	
MAIN BATH FLOOR TILE	Necos, Blanco, Billo, Necos) 12x4, 12X24 (Upgrade)	YES	
MAIN BATH TUB SURROUND TILE	Necos, Blanco, Billo, Necos) 12x4, 12X24 (Upgrade)	YES	
MASTER ENSUITE FLOOR TILE	N/A		
MASTER ENSUITE SHOWER SURROUND TILE	N/A		
LAUNDRY	Rhyme, Colour, Desert Harmony 12" x 24" (Standard Package BEYOND)		
COUNTERTOPS			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)		
KITCHEN WATERFALL*	N/A		
KITCHEN BUILD UP	Edge 3/4" (Standard)		
MAIN BATH COUNTERTOP	Ice Snow, 9141, Classico Line, (Standard Package BEYOND)		
MAIN BATH BUILD UP	Edge 3/4" (Standard)		
MASTER ENSUITE COUNTERTOP	N/A		
MASTER ENSUITE BUILD UP	N/A		
FLOORING			
LOCATION	DESCRIPTION	UPGRADE	
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOM(s)*	Soft SPC LVP 5.243 (Upgrade)	YES	
APPLIANCES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator, LS6NC1021P, 22" Wide built in Bottom Freezer Refrigerator - Pull BP321320170 - Panel Ready (Linear Standard) GE Stove - JCAS40RMS - 24" - Panel Ready (Linear Standard) GE Dishwasher - G61412SMU - 24" - Pull BP321320170 - Panel Ready (Linear Standard)		
KITCHEN APPLIANCES HOOD FAN	Hotier Microwave OTR - HMV1472BHS - 24" (Linear Upgrade)	YES	
PLUMBING AND ACCESSORIES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN SINK	Undermount Series, 24" UDF-23181018 (Standard Linear)		
KITCHEN FAUCET	Pull down Kitchen Sink Faucet K-596, Polsh Chrome (Standard)		
MAIN BATH VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4, Polished Chrome (Standard)		
MAIN BATH TUB CONTROLS	Kite-Temp 2.0 GPM Bath K-199769-4, Polished Chrome (Standard)		
MAIN BATH TOILET	Elongated 1.28 GPF Toilet K-3946-R4 (Standard)		
MAIN BATH ACCESSORIES	Infiniety Series 24" Towel Bar 02-08424 and Toilet Paper Holder Polished Chrome (Standard)		
MASTER ENSUITE VANITY FAUCET	N/A		
MASTER ENSUITE SHOWER CONTROLS	N/A		
MASTER ENSUITE TOILET	N/A		
MASTER ENSUITE ACCESSORIES	N/A		
EXTRAS			
LOCATION	DESCRIPTION	UPGRADE	
BASIN/ARDS/CASINGS	Flat - 4 1/2" Baseboard / 2.3/4" Casing (Standard)		
INTERIOR DOORS	Flat Slab Hollow Core (Standard)		
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201R Logon, Flat, Softn Nickel (Standard)		
KITCHEN TRACK LIGHT	Pure Lighting - 4 Foot Track Light Square with 3 Track Heads - Track Light #P-TL-A-03-SQ - White (Standard)		
WINDOW COVERING: LIVING ROOM AND BEDROOM(s)*	Sunscreen Roller Shade - Open Roll SU System with Aluminum Bottom Bar (Standard) White Frish, Fabric - 3% Sun Screen - CL-103-01 - Living Room (Standard) White Frish, Fabric - Room Darkening - Neptune - 02 - Bedrooms (Standard)		

To per file

Vendor:

DocuSigned by:
Purchaser's Signature: EDRBACBAZ7C438...

Purchaser's Signature: _____

AVIA

UPGRADE SELECTION

UNIT: 3002
ADDRESS: 430 Square One Drive
MODEL TYPE: 1B
KITCHEN TYPE: Linear
PURCHASER: MUZAMMIL H QURESHI, HAFEEZ SALEH MUHAMMAD, AISHA HAFEEZ, ZAINAB DUA QUR

UPGRADES	
KITCHEN CABINETS	\$ 2,369.00
MAIN BATH: VANITY CABINETS	\$ 375.00
MAIN BATH: MEDICINE CABINET*	n/a
KITCHEN BACKSPLASH	\$ 805.00
MAIN BATH: FLOOR TILE	\$ 2,740.00
MAIN BATH: TUB SURROUND TILE	n/a
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOM(s)*	\$ 2,930.20
KITCHEN APPLIANCES: OTR	\$ 2,740.00

- The following are the items for the payment of the above select:
1. Cheque payable to Ahd & Beis LLP in Trust OR via Credit Card Payment
 2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below Five Thousand (\$5000.00)
 3. Twenty Percent (25%) Deposit via Visa, Mastercard or Cheque(s) for upgrades above Five Thousand (\$5000.01)

BALANCE DUE ON OCCUPANCY: \$ 10,149.20

Purchaser(s) is responsible for verifying the accuracy of the information contained within this Upgrade Agreement

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 unfiltered 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 changes 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 Upgrades or change request, once approved by the Builder. Payment or deposit is to be made of time of order by way of either void credit card transaction or personal cheque made payable to Ahd & Beis 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.

DocuSigned by:
EDFBACBAEZ7CA4RB
Purchaser's Signature: _____

Vendor's Signature: _____



TERMS AND CONDITIONS

UNIT: 3002
ADDRESS: 430 Square One Drive
PURCHASER: MUZAMMIL H QURESHI, HAFEZ SALEH MUHAMMAD, AISHA HAFEZ, ZAIN

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 five (5) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within five (5) 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 Avid & Berns 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 of 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 18th of May, 2022

DocuSigned by: Katie Brill 603EF72B6CF0A4A
Witness Signature: _____ Purchaser Signature: [Signature] EDEBAC6A7E2C48B Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 15 of June, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.
PER: [Signature]
I have the authority to bind the corporation

Avia | 3002

----- TRANSACTION RECORD -----

AMACON
856 HOMER ST 500
VANCOUVER BC

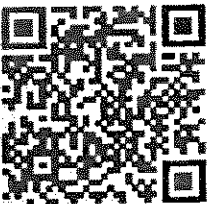
Purchase

May 18, 2022 15:27:43
VISA *****6005
Entry: Manual (M)
Ref#: 436-1D213856635095
Auth#: 023209 Response: 01-027
Order: MGO1652902063651
Username: Decor2022

Amount \$ 194.92

Approved

Signature Not Required



Avia | 3002

----- TRANSACTION RECORD -----

AMACON
856 HOMER ST 500
VANCOUVER BC

Purchase

May 17, 2022 08:38:48
VISA *****6005
Entry: Chip (c)
Ref#: 421-1D2137311286451
Auth#: 064543 Response: 01-027
Order: MGO1652791126781
Username: Decor2022

Amount \$ 3 194.85

Approved

VERIFIED BY PIN



A0000000031010 VISA CREDIT
TVR 0080008000 TSI F800