

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

RECEIVED

APR 22 2022

PURCHASER: Virender Singh GULIA

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
532 / 4	62M-1266	Mountainash Six (5 Bedroom) Elev 3		

CABINETRY

<p>1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 14Apr22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED</p>	
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CABINETRY ACCESSORIES

<p>1 - KITCHEN - RELOCATE FRIDGE AND COOKTOP AS PER SKETCH 14Apr22 Note:</p>	
<p>1 - KITCHEN CABINETS UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 14Apr22 Note:</p>	
<p>1 - KITCHEN CABINETS - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 14Apr22 Note:</p>	
<p>1 - KITCHEN CABINETS BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 14Apr22 Note:</p>	
<p>1 - KITCHEN - CONVERT PANTRY BESIDE FRIDGE TO UPPER AND BASE CABINETS - SHIFT FRIDGE AS PER SKETCH 14Apr22 Note:</p>	
<p>1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER IN LIEU OF STANDARD INSTALLATION ON ISLAND 14Apr22 Note:</p>	

CERAMIC TILE

<p>1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - SHOWER 14Apr22 Note:</p>	
<p>1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 14Apr22 Note:</p>	

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1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 14Apr22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 14Apr22 Note:	

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - REMOVE WALL ON SIDE OF SHOWER SEAT AS PER SKETCH 14Apr22 Note:	
1 - CLOSE WALL BETWEEN SERVERY AND DINING ROOM 14Apr22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 10Jun21 Note:	

COUNTER TOP

1 - UPGRADE QUARTZ IN LIEU OF STANDARD GRANITE AS PER OFFER - KITCHEN 14Apr22 Note:	
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DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-1/4" BASEBOARD AND 3" CASING 14Apr22 Note:	
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ELECTRICAL

1 - KITCHEN - RELOCATE FRIDGE AND COOKTOP AS PER SKETCH 14Apr22 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 14Apr22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 14Apr22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Apr22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 14Apr22 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 14Apr22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 10Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 14Apr22 Note:	
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HARDWOOD FLOORING

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM
14Apr22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN
14Apr22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
14Apr22 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM - DELETE STANDARD SHOWER DOOR - DO NOT INSTALL AS PER PURCAHSERS REQUEST
14Apr22 Note:

PLUMBING

5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS (2 IN MASTER)
14Apr22 Note:

3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY
14Apr22 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS
14Apr22 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 2/3 & ENSUITE 4/5 BATHROOM
14Apr22 Note:

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518
14Apr22 Note:

KITCHEN

1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER IN LIEU OF STANDARD INSTALLATION ON ISLAND
14Apr22 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
14Apr22 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$7105.00 BALANCE FORWARD (\$2895.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE
10Jun21 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET
14Apr22 Note:

1 - STAIRCASE - V GROOVE HANDRAIL
14Apr22 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK
14Apr22 Note:

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EXTRAS AS PER OFFER

(1) The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet Note:</i>	
Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo <i>Worksheet Note:</i>	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 14 Apr 22 at 15:10

Purchaser: Virender Singh GULIA

Property: 532

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Lock Date: 14-Apr-22

14-Apr-22

Plan #: 62M-1266

Layout Changes: Yes No Sketch Attached: Yes No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHITE	464SA
Master Ensuite Bathroom	DORAL W-500	464SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	464SA
Ensuite Bath - Bedroom 4/5	DORAL W-500	464SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances Yes No

Slide In Stove Yes No

Dishwasher Cabinet

Closed Open

41" Upper Cabinets Yes No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-GRECALE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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Lock Date: 14-Apr-22

14-Apr-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-STONE LTE GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-STONE LTE GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-STONE LTE GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
SIDE/GARAGE HALL	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-STONE WHITE-12 1/4 X 24 1/4	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE-12 1/4 X 24 1/4	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE-12 1/4 X 24 1/4	
SIDE/GARAGE HALL	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool <input type="checkbox"/> N/A <input type="radio"/> Yes <input checked="" type="radio"/> No Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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14-Apr-22

Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A	
Living Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #5	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No			

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4/5	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No		

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Purchaser: Virender Singh GULIA **Property:** 532
Telephone Res. / Bus: / **Project:** Russell Gardens Building Ltd.
Decor Advisor: Candace Forza **Model and Elevation:** Mountainash Six (5 Bedroom) Elev 3
Lock Date: 14-Apr-22 14-Apr-22 **Plan #:** 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

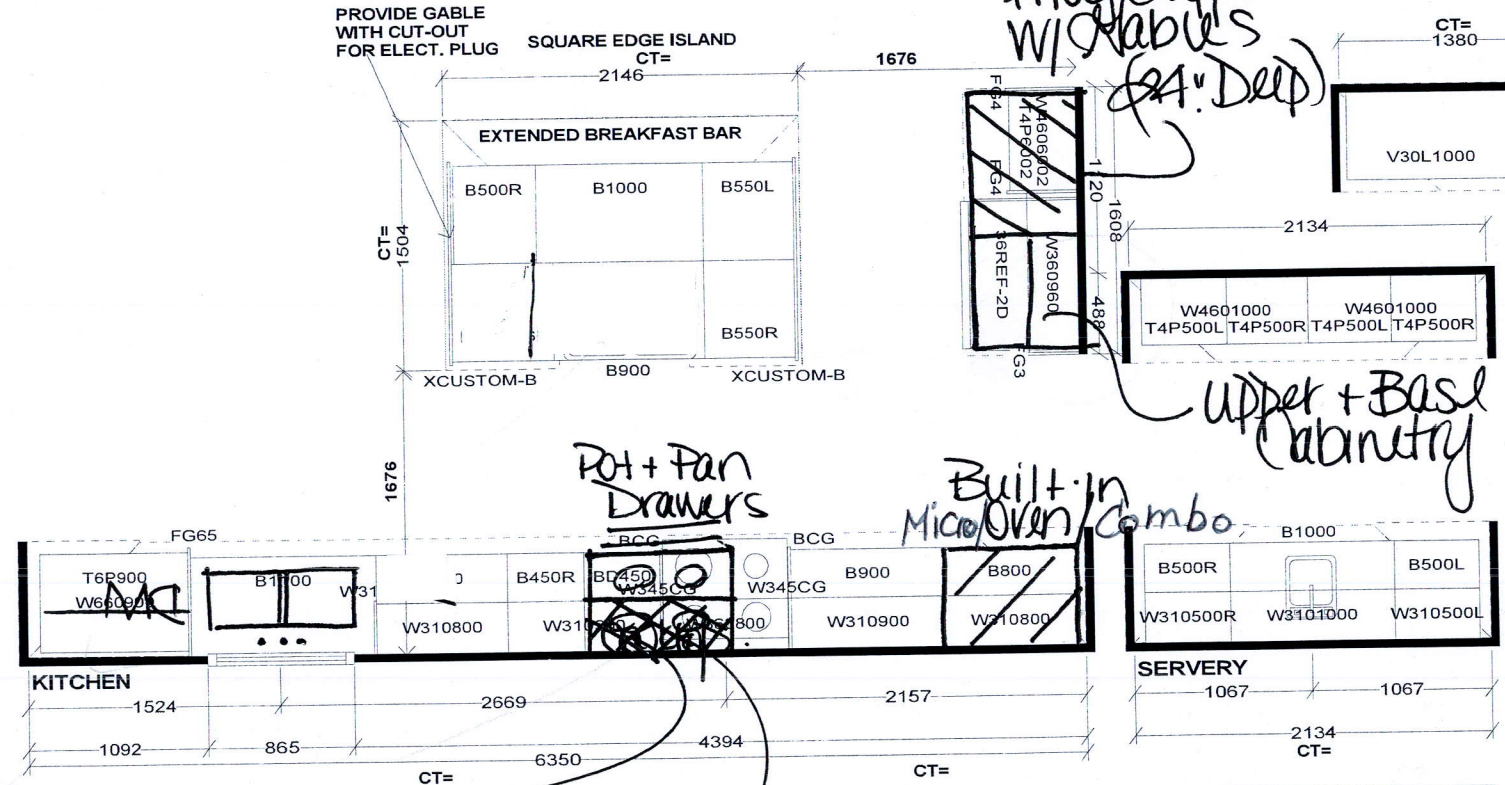
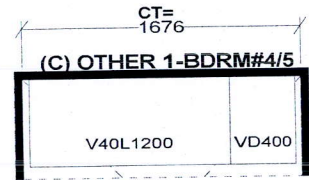
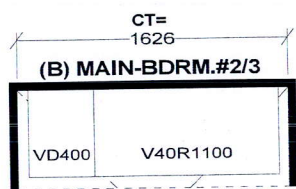
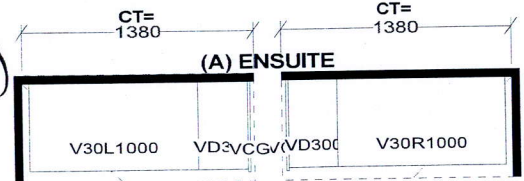
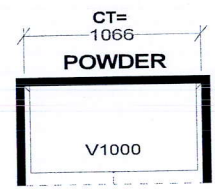
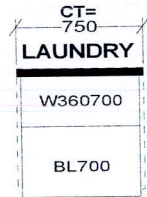
Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.
- In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:  _____ Date: _____

LOT 532
 Russell Garden phase 4
 10FT ceiling *

Relocated
 Full Depth
 Fridge upper
 W/Drawables
 (21" Deep)



Delete Cabinetry Above Fridge!

Shift cooktop

Selba Industries J#

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.

W WIDTH _____ W HGHT _____ W CNT _____
 FLOOR HGHT _____ DOOR HGHT _____
 ST. CENT. 2X4 VENT BOX COVER _____

DESIGNER: KS
 DATE: MAY 13 20
 REV'D AUG 27 20

JOB NUMBER:
 BUILDER: GREENPARK
 SITE: RUSSELL GARDENS PH.3
 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3
 LOT #: **532**



Relocate Sid Light above Island.

Add Plug Above fireplace

Relocate Sink + Dishwasher

Shift cooktop

B. I Oven/micro

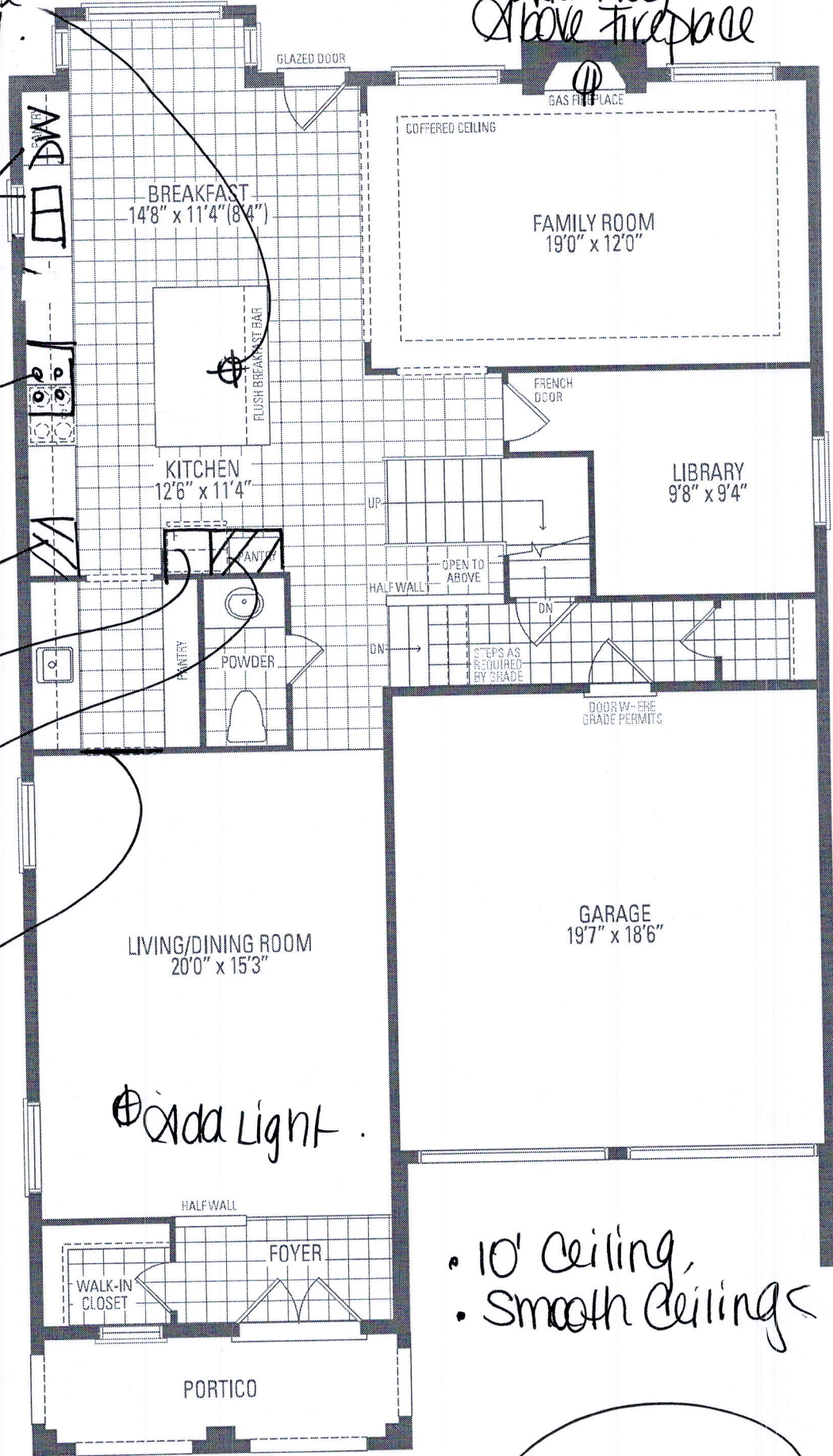
Upper + Base Cabinetry

Relocate Fridge

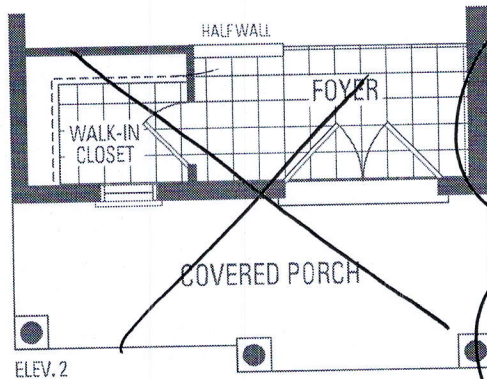
Close Wall

Add Light

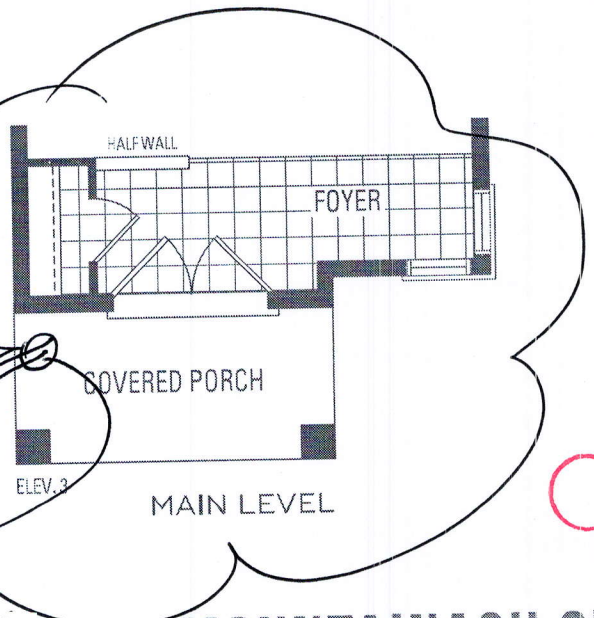
- 10' Ceiling,
- Smooth Ceilings



ELEV. 1



ELEV. 2



ELEV. 3

MAIN LEVEL

LOT 532

Festive Plug

MOUNTAINASH SIX

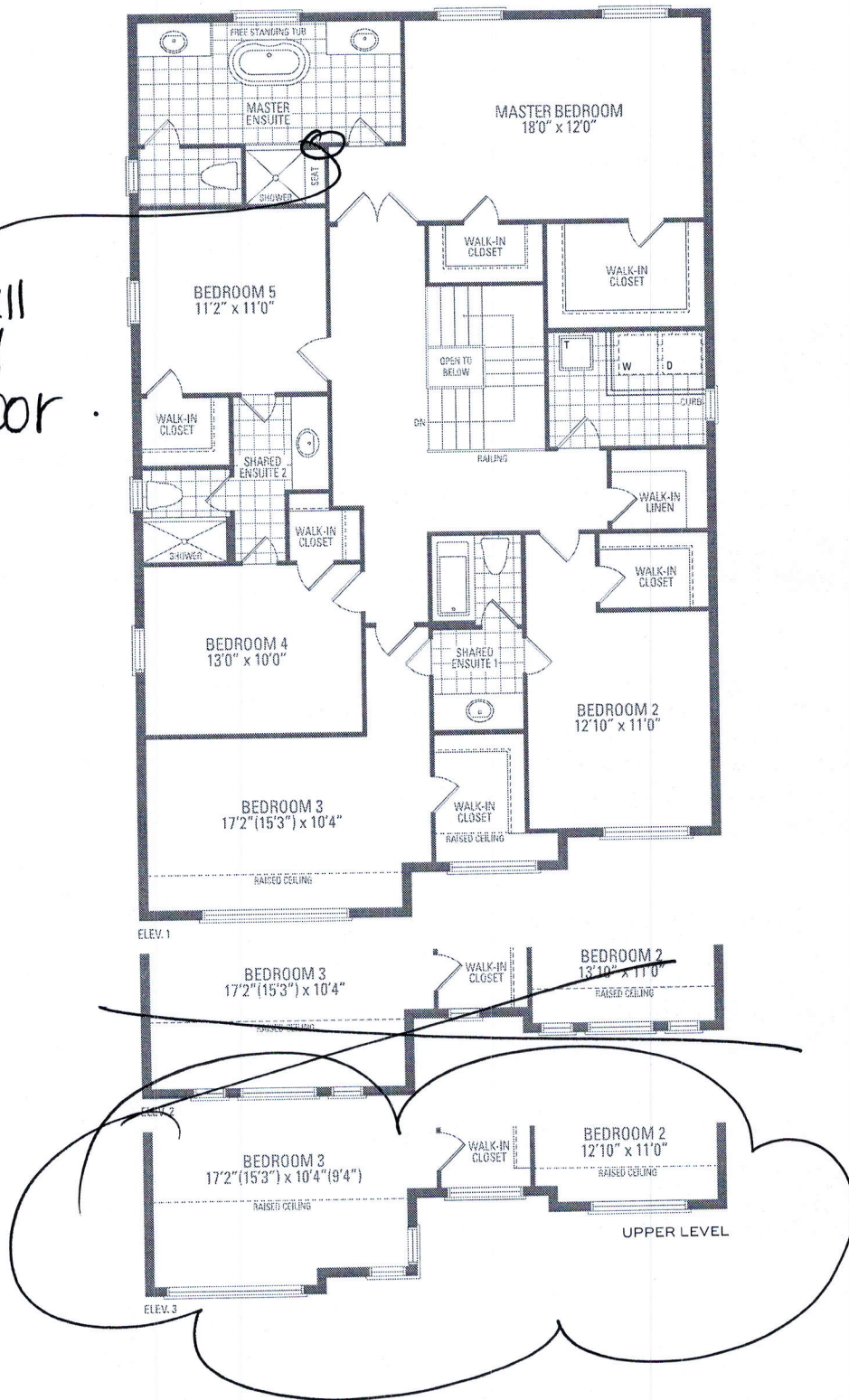
Orientation of home may be reversed and purchaser agrees to the stated floor areas. All renderings are artist's concept. Dimensi

LOT 532

5 BEDROOM LAYOUT
MOUNTAINASH SIX

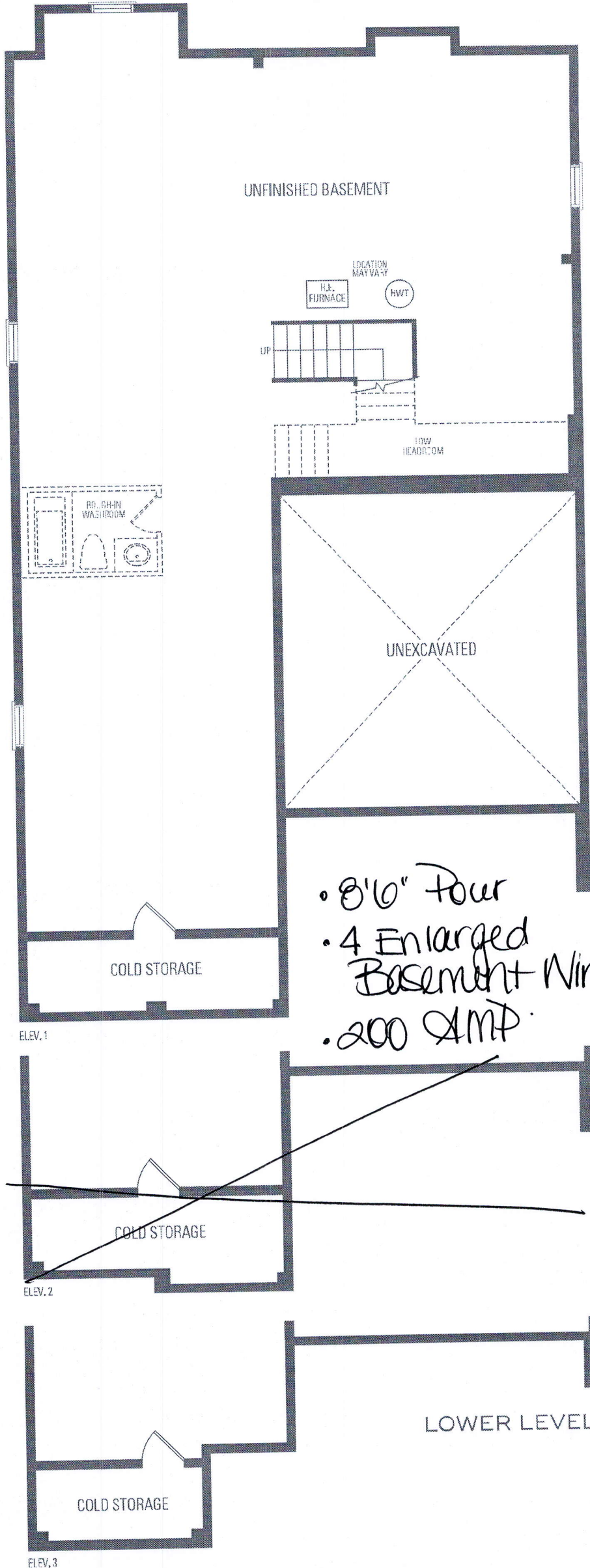
ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.

Delete Wall
+ Standard
Shower Door.



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & G. E. May 2020

LOT 532



- 8'6" Floor
- 4 Enlarged Basement Windows
- 200 AMP



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes(s) shall be made to the below-mentioned Agreement of Purchase and Sale (the "Agreement"), and except for such changes(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.

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: Virender Singh GULIA
Vendor: Russell Gardens Building Ltd. c.o.b. Greenpark
Lot #: 532 Phase: 4 Plan No.: 62M-1266
Street: Holcomb Terrace
in the : City of Hamilton
Date of Offer: Saturday May 08, 2021

DELETE:
From the Agreement of Purchase and Sale:
Model Description: 2 Storey Detached with walkup
\$
(subject to adjustment): XX / 100 Dollars
From Schedule "PE", dated 08-May-2021
"Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor's approval, in its sole and unfettered discretion. The Purchaser acknowledges and agrees that the location, dimension and configuration of the walk-up shall be determined by the Vendor in its sole and unfettered discretion. As a result of the installation of the walk up, modifications to the main floor and basement floor plans may be required to allow for such walk-up to be installed, including but not limited to, modifications to the room layout, window and door locations and/or size and structural components of the dwelling unit and the Purchaser hereby accepts such modifications without any change in the purchase price. The walk-up is uncovered. If the walk up is not approved by the Vendor, the Vendor shall reduce the Purchase Price in the amount of \$25,000.00 (includes HST) and the Purchaser agrees to accept the Property and complete the purchase without the walk up and agrees that such reduction of the Purchase Price is full and final settlement of any claims the Purchaser may have arising from the Vendor's decision not to construct the walk up."
"(8'6" Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement."

INSERT:
From the Agreement of Purchase and Sale:
Model Description: 2 Storey Detached
C lars
Ba (s) Dollars

Dated at Hamilton, Ontario this 13th day of day of May, 2021.

Witness (Sign & Print Name)

Purchaser - Virender Singh GULIA

Accepted at Concord, Ontario this 14 day of May, 2021

Russell Gardens Building Ltd. c.o.b. Greenpark

Per: Authorized Signing Officer

Purchaser:
Lot:

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;

Certain devices for The Smart Home System require a fully functioning WiFi network and Internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials	Purchaser Initials
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