

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

NOV 29 2023

TEL: RES.: 647-838-6980

PURCHASERS: Geetchandra RAJKUMAR and Sunitarani THOKCHOM

LOT / PHASE 27 / 1	REG. PLAN #	HOUSE TYPE Villa 1 Elev 2		
-----------------------	-------------	------------------------------	--	--

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 28Nov23 Note: SEE SKETCH	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 28Nov23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 28Nov23 Note:	

CONSTRUCTION

3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 12Jul23 Note:	
---	--

COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 28Nov23 Note:	
--	--

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 22Sep23 Note:	
--	--

PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 28Nov23 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 22Sep23 Note: MASTER ENSUITE MAIN BATHROOM	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB INCLUDES SHOWER POT LIGHT 22Sep23 Note: MAIN BATHROOM	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28Nov23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,180.00. BALANCE FORWARD \$8,870.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 22Sep23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,950.00. BALANCE FORWARD \$13,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 12Jul23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 28Nov23 Note: INCLUDING STEPS TO LOWER LANDING	
---	--

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Geetchandra RAJKUMAR and Sunitarani THOKCHOM

TEL: RES.: 647-838-6980

LOT / PHASE 27 / 1	REG. PLAN #	HOUSE TYPE Villa 1 Elev 2		
-----------------------	-------------	------------------------------	--	--

EXTRAS AS PER OFFER

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 Fif Worksheet Note:	
---	--

This Document is Extremely Time Sensitive - Printed 28 Nov 23 at 11:21

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Geetchandra RAJKUMAR & Sunitarani THOKCH

(647) 838-6980 /

Giulia Di Girolamo

28-Nov-23

Property: 27

Project: Zadorra Estates Corp.

Model and Elevation: Villa 1 Elev 2

28-Nov-23

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL-K43 SUMMIT WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL-K02 SESAME	464SA
Master Ensuite Bathroom	DORAL-K02 SESAME	464SA
Main Bathroom	DORAL-K02 SESAME	464SA

Stove Opening

STANDARD

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

Fridge Opening

STANDARD

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	Niche
Kitchen / Breakfast	QZITE-TAJ MAHAL	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-BRONZITE 4971-52		
Master Ensuite Bathroom	LAMINATE-BRONZITE 4971-52		
Main Bathroom	LAMINATE-BRONZITE 4971-52		

Kitchen Backsplash

N/A

** Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Geetchandra RAJKUMAR & Sunitarani THOKCH

(647) 838-6980 /

Giulia Di Girolamo

28-Nov-23

Property: 27

Project: Zadorra Estates Corp.

Model and Elevation: Villa 1 Elev 2

28-Nov-23

Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Main Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
		☐
		☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Geetchandra RAJKUMAR & Sunitarani THOKCH

(647) 838-6980 /

Giulia Di Girolamo

28-Nov-23

Property: 27

Project: Zadorra Estates Corp.

Model and Elevation: Villa 1 Elev 2

28-Nov-23

Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Living Room	N/A
Dining Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Family Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Upper Landing	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
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	N/A
Underpad	Standard ☐ Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317

Red Oak Stairs as Per Vendor's Standard

** 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Main Bathroom	43 BIRCH WHITE
Den/Library	N/A		
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE		

** Refer to Construction Summary

Initials:  

Purchasers:

Geetchandra RAJKUMAR & Sunitarani THOKCH

Telephone Res. / Bus:

(647) 838-6980 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

28-Nov-23

Property: 27

Project: Zadorra Estates Corp.

Model and Elevation: Villa 1 Elev 2

Plan #:

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M1-STANDARD

BIRCH WHITE

GRIGIO CARNICO

NO

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

NO

Comment

** Refer to Construction Summary

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

5) 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:

28 Nov. 2023

Signature:

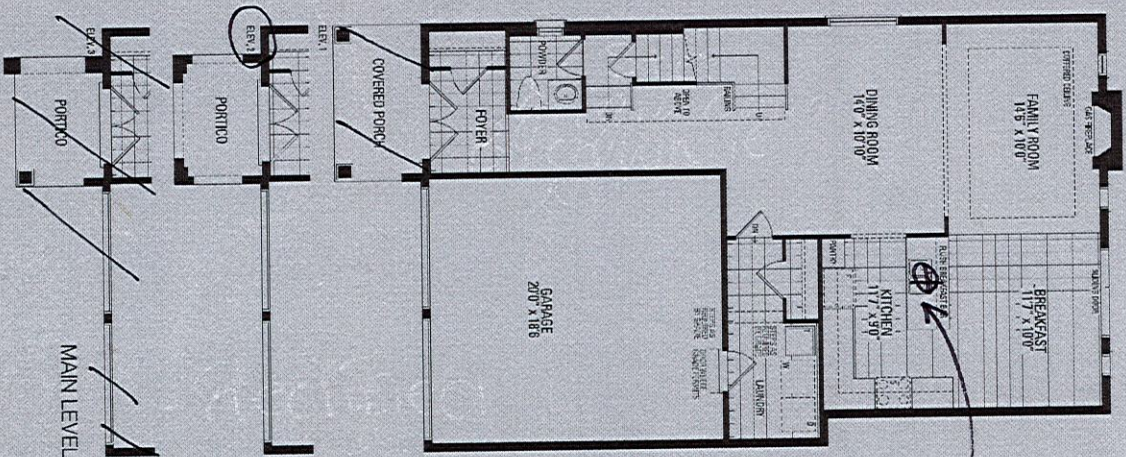
Date:

Page 4 of 4

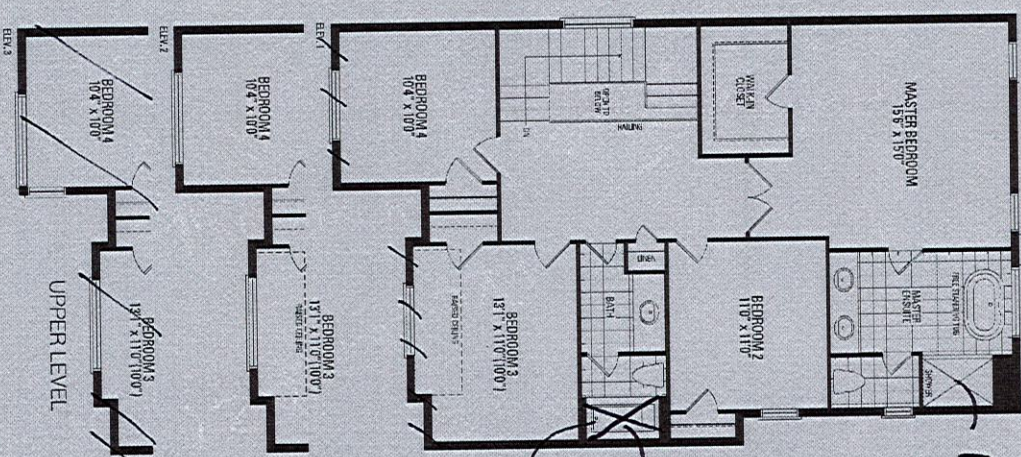
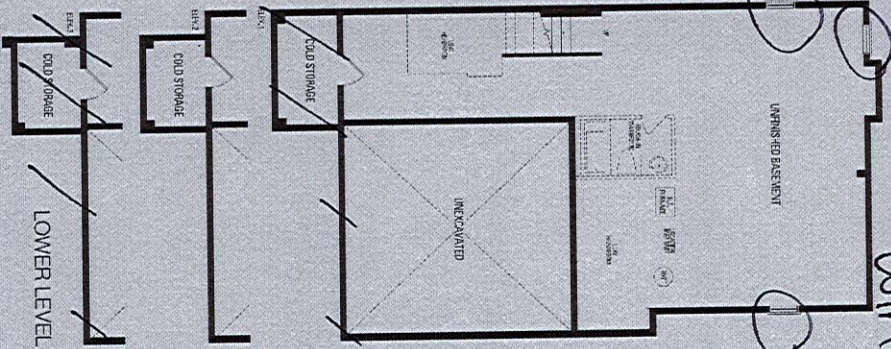
Printed 2023-11-28 11:09:53

Villa 1 36' LOT

ELEVATION 1 ~~2,303 sq.ft.~~ • ELEVATION 2 2,303 sq.ft. • ELEVATION 3 ~~2,299 sq.ft.~~
INCLUDES 19 SQ.FT. OF OPEN AREA



Enlarged Basement windows

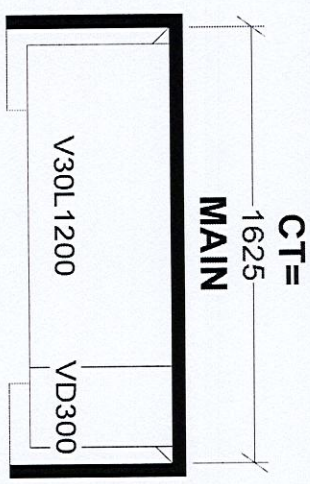
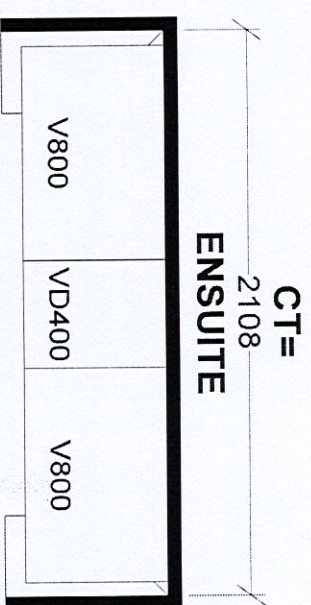
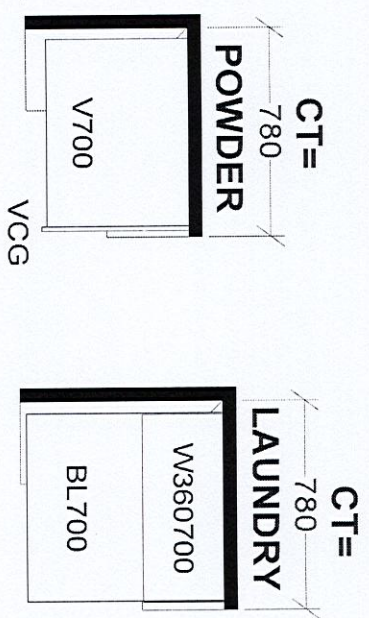
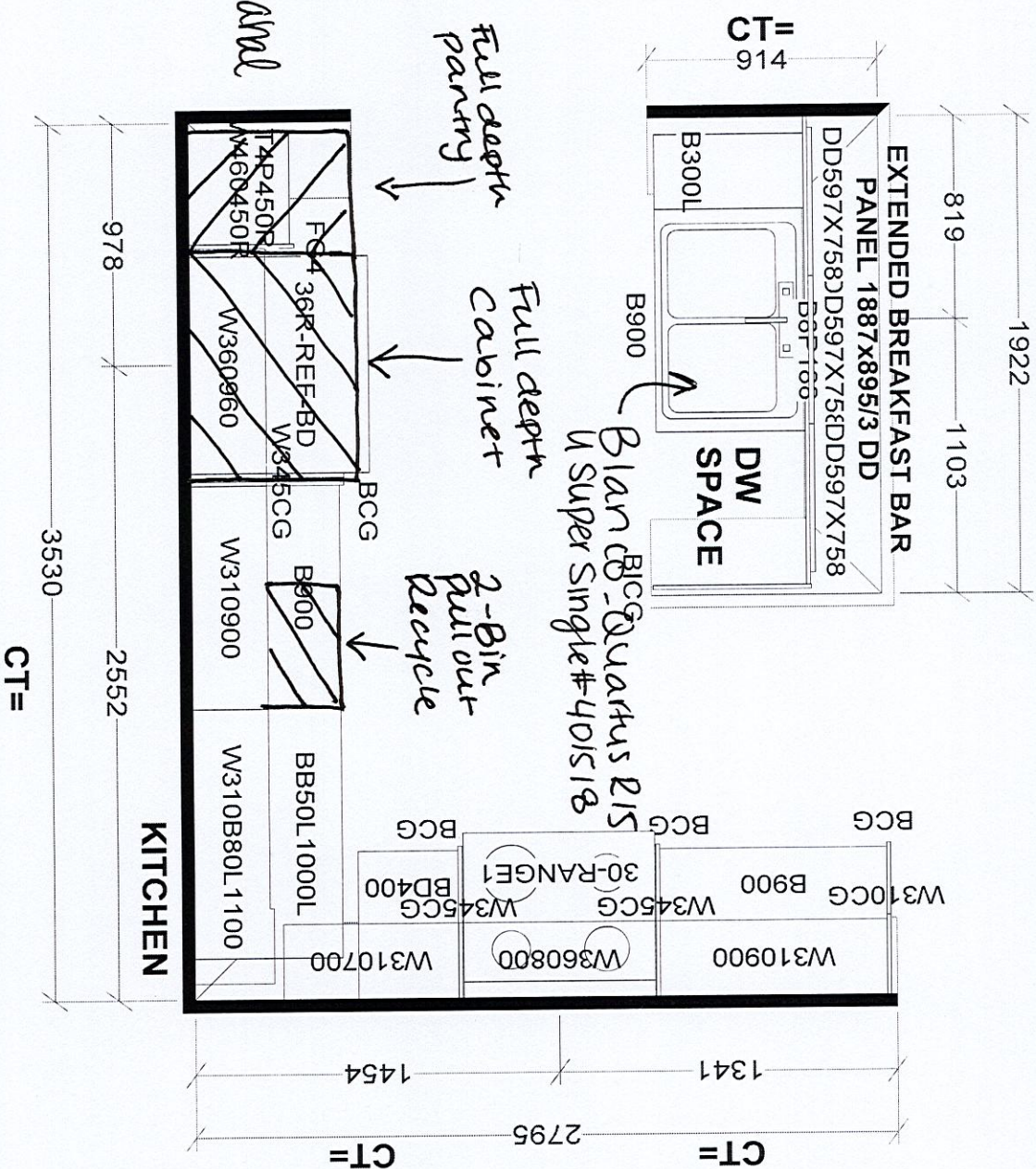


Convert tub to shower
Add toe taster

Handwritten initials and a red circle.

LOT# 27-Zadora

CT=



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	JOB NUMBER:
FLOOR HGHT	DOOR HGHT	ST CENT	BUILDER: GREENPARK HOMES
ST CENT	2X4	VENT BOX COVER	SITE: ZADORA, Oshawa
DESIGNER: BM			MODEL: VILLA 1X EL 1,2,3
DATE: AUG 4 23			LOT #: Zadora Lot #27