

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASERS: Srimanta B. BANERJEE and Jayanti BANERJEE			TEL: RES.: 416-708-2114	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
29 / 1		Villa 2 Elev 3		

CABINETRY

1 - KITCHEN CABINETRY - TWO COLOUR KITCHEN - FLAT FEE 11Dec23 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 11Dec23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD LEVEL 11Dec23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 11Dec23 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 11Dec23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 11Dec23 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 11Dec23 Note:	
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CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 11Oct23 Note: MASTER ENSUITE	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 18Sep23 Note:	

COUNTER TOP

4 - VANITY - ADD 3" BACKSPLASH RETURN 11Dec23 Note: ALL BATHROOM VANITIES	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 11Oct23 Note: SUPPLY & INSTALL  MASTER ENSUITE	

ELECTRICAL

1 - POT LIGHT - TUB/SHOWER POT LIGHT 11Oct23 Note: MAIN BATHROOM	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11Oct23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 11Oct23 Note:	



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29 / 1		Villa 2 Elev 3		
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 11Oct23    Note:				
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 11Oct23    Note:				

PLUMBING

1 - STANDARD BATHROOM FAUCETS TO BE INSTALLED WITH NO PLATE 12Dec23    Note:	
5 - SINK - UNDERMOUNT SINK - TECO BATH #4815 11Dec23    Note: ALL BATHROOM VANITIES	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 11Dec23    Note:	
1 - MOEN CHATEAU POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL183EP/U361CI/UT2721/3669EP/A725/62320 11Oct23    Note: PRICE INCLUDES ROUGH-IN TOE TESTER  MASTER ENSUITE	
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 11Oct23    Note: ENSUITE 3	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Dec23    Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,915.00. BALANCE FORWARD \$8,135.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 11Oct23    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. 18Sep23    Note:	

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 0 - BLACK PICKETS 11Dec23    Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 11Dec23    Note: INCLUDING STEPS TO LOWER LANDING	





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LOT / PHASE 29 / 1	REG. PLAN #	HOUSE TYPE Villa 2 Elev 3		
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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 <i>Worksheet</i> Note:	
KITCHEN - VENDOR STANDARD QUARTZ IN LIEU OF LAMINATE COUNTERTOP WITH TOP MOUNT SINK <i>Worksheet</i> Note:	
ALL VANITIES - VENDOR STANDARD GRANITE IN LIEU OF LAMINATE COUNTERTOP WITH TOP MOUNT SINK <i>Worksheet</i> Note:	
SMOOTH CEILINGS ON MAIN LEVEL ONLY <i>Worksheet</i> Note:	
GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - MAIN LEVEL <i>Worksheet</i> Note:	
GAS LINE ROUGH-IN FOR BARBECUE - MAIN LEVEL <i>Worksheet</i> Note:	
RELOCATE LAUNDRY TO UPPER LEVEL AS PER ATTACHED SKETCH DATED AUGUST 17, 2023 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 12 Dec 23 at 11:15



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Srimanta B. BANERJEE & Jayanti BANERJEE

(416) 708-2114 /

Giulia Di Girolamo

11-Dec-23

Property: 29

Project: Zadorra Estates Corp.

Model and Elevation: Villa 2 Elev 3

11-Dec-23

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SEE BELOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO -350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	MONACO -350 PLATINUM SILVER	464SA
Main Bathroom	MONACO -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3	MONACO -350 PLATINUM SILVER	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

UPPER CABINETS - DORAL -H3078 HACIENDA WHITE/ BASE CABINETS & ISLAND - DORAL -H3453 LAVA GREY FLEETWOOD

2. Counters

	Counter	Edge	Niche
Kitchen / Breakfast	QUARTZ-ISTRIA	#360 EDGE	
Laundry Room	N/A		
Powder Room	GRANITE-GRIGIO SARDO	#360 EDGE	
Master Ensuite Bathroom	GRANITE-GRIGIO SARDO	#360 EDGE	QUARTZ-LYSKAMM
Main Bathroom	GRANITE-GRIGIO SARDO	#360 EDGE	
Ensuite Bath - Bedroom 3	GRANITE-GRIGIO SARDO	#360 EDGE	
Kitchen Backsplash	N/A		

\*\* Refer to Construction Summary

\*\*ADD BACKSPLASH RETURN TO ALL BATHROOM VANITIES\*\*



Purchasers: Srimanta B. BANERJEE & Jayanti BANERJEE

Property: 29

Telephone Res. / Bus: (416) 708-2114 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Villa 2 Elev 3

Lock Date: 11-Dec-23

11-Dec-23

Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Main Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 3	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

\*\* Refer to Construction Summary \*\*

METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED \*\*

\*\*UPGRADE GROUT #50-TITANIUM THROUGHOUT\*\*

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	
Ensuite Bath - Bedroom 3	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - \*\*

UPGRADE GROUT #50-TITANIUM THROUGHOUT\*\*

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



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Decor Advisor:

Giulia Di Girolamo

Model and Elevation: Villa 2 Elev 3

Lock Date:

11-Dec-23

11-Dec-23

Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Living Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
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	EUROLINE 0	Colour	BLACK
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	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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 3	22 WARM GREY
Den/Library	N/A	Main Bathroom	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

\*\* Refer to Construction Summary



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Giulia Di Girolamo

11-Dec-23

Property: 29

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Model and Elevation: Villa 2 Elev 3

11-Dec-23

Plan #:

10. 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				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				BIRCH WHITE					
Hearth				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: Dec 11/2023

Signature:

Date:

Page 4 of 4

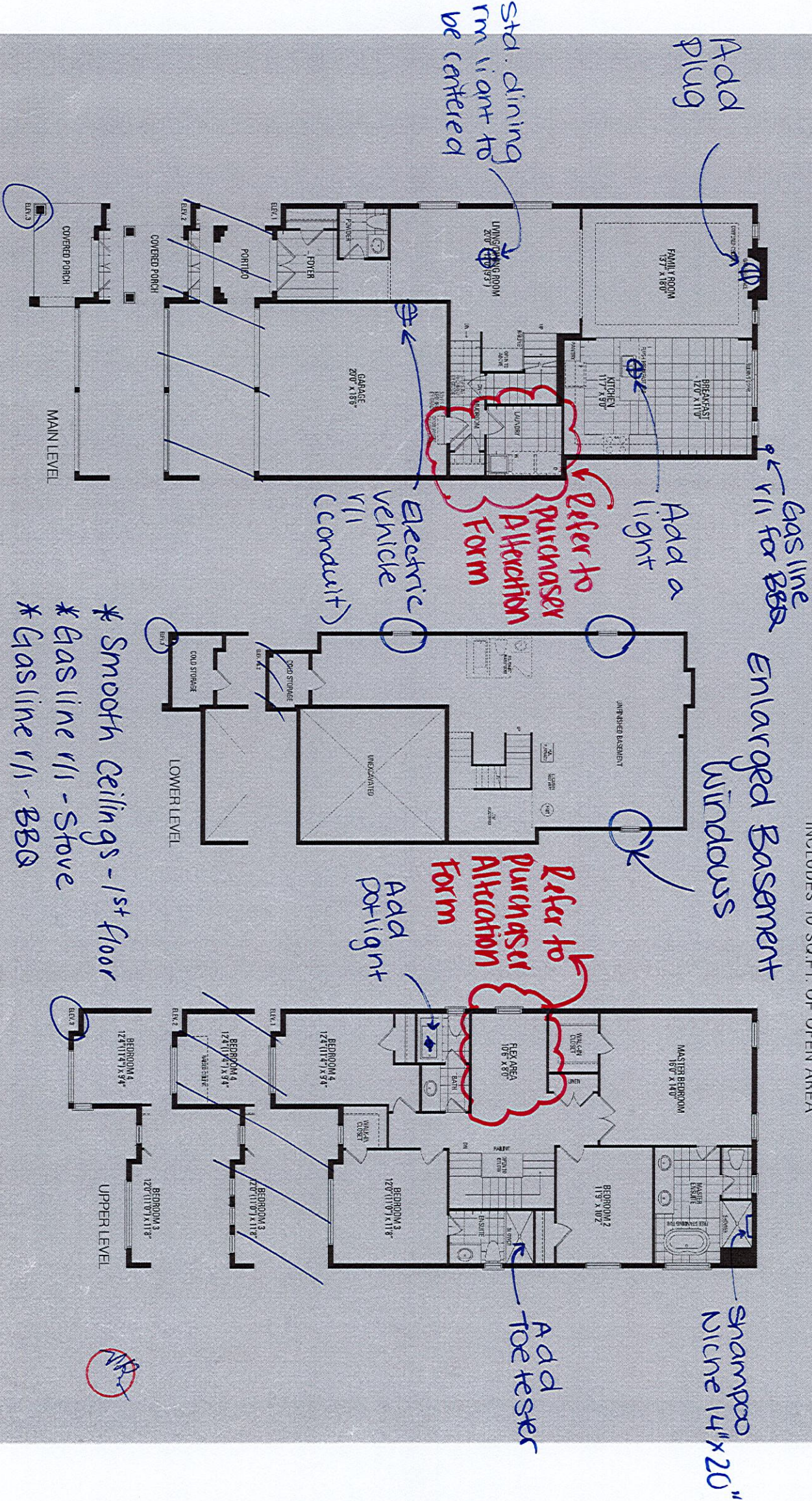
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LOT # 29 Zadora

Villa 2 36' LOT

ELEVATION 1 2,527 sq.ft. • ELEVATION 2 2,527 sq.ft. • ELEVATION 3 2,523 sq.ft.  
INCLUDES 10 SQ.FT. OF OPEN AREA



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. & O. E. May 2023



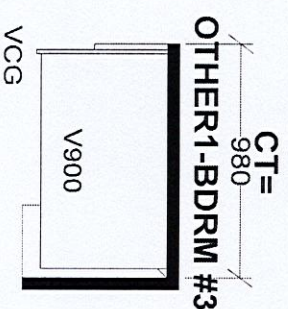
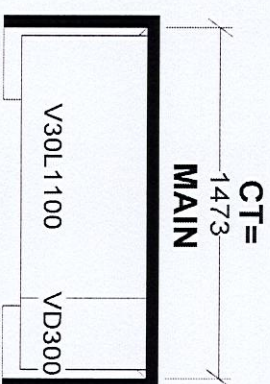
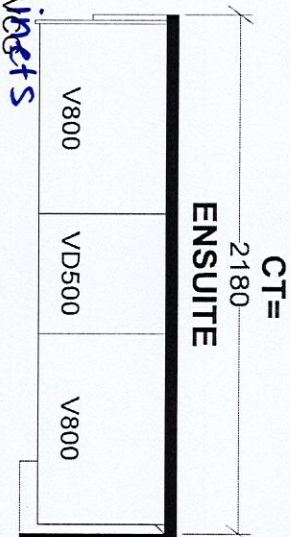
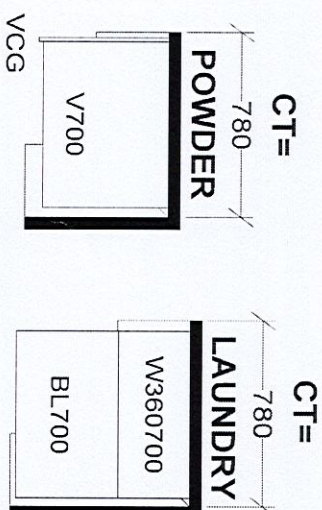
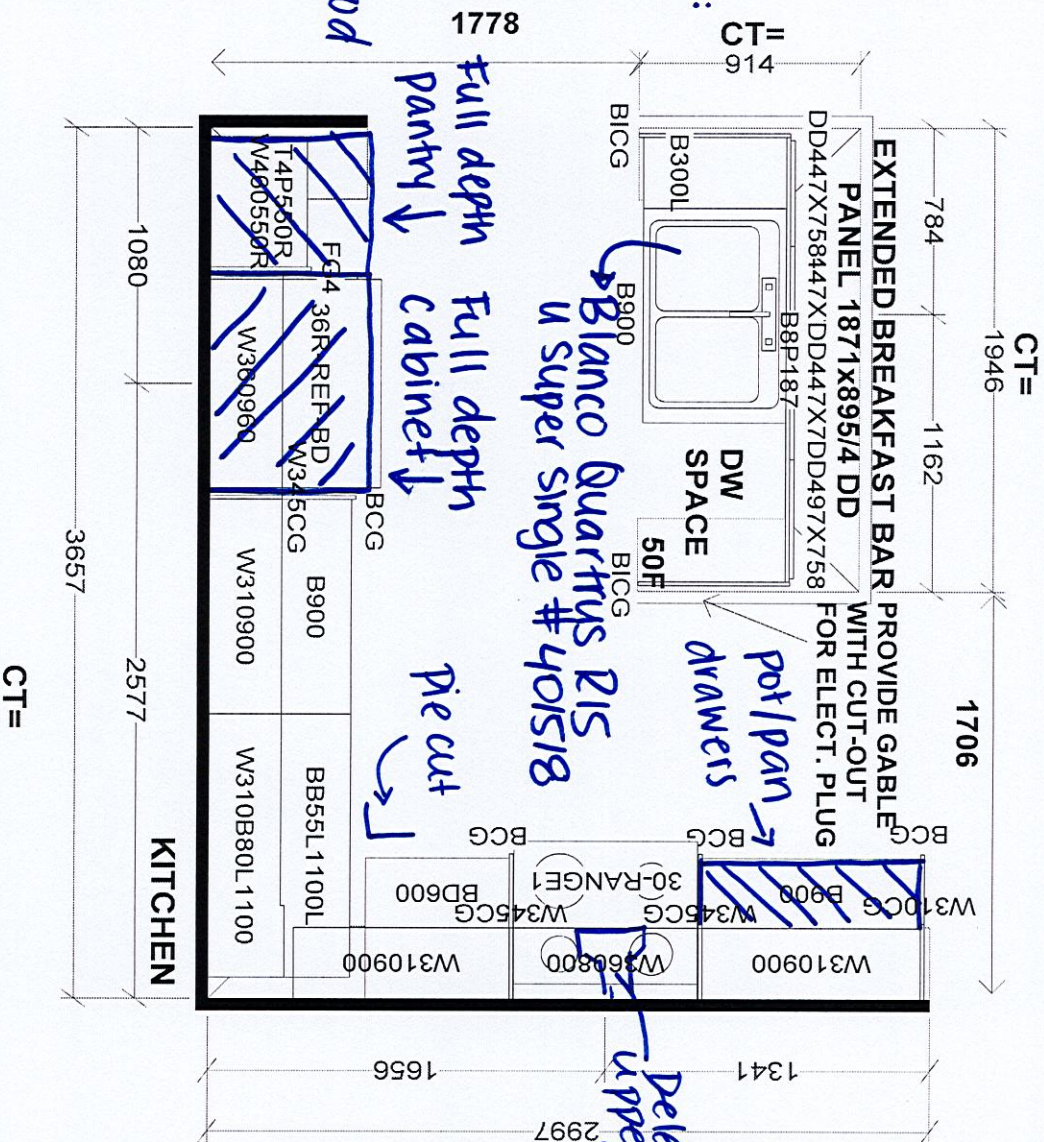
# Zadora Lot #29

• Two colour kitchen

• Upper cabinets: Doral - #3078 Hacienda White

• Base/island cabinets: Doral - #3453 Lava grey Fleetwood

Kitchen countertop: Quartz - Istria (edge #360)



\*All Bath vanities to have backsplash return

Vanities countertop: Granite: Grigio Sardo (edge #360)

Selba Industries				J #
W WIDTH	W HGT	W CNT	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.	
FLOOR HGT	DOOR HGT	JOB NUMBER: BUILDER: GREENPARK HOMES		
ST CENT	2X4	VENT BOX COVER	SITE: ZADORA, Oshawa	
DESIGNER: BM			MODEL: VILLA 2X EL 1,2,3	
DATE: AUG 4 23			LOT #:	

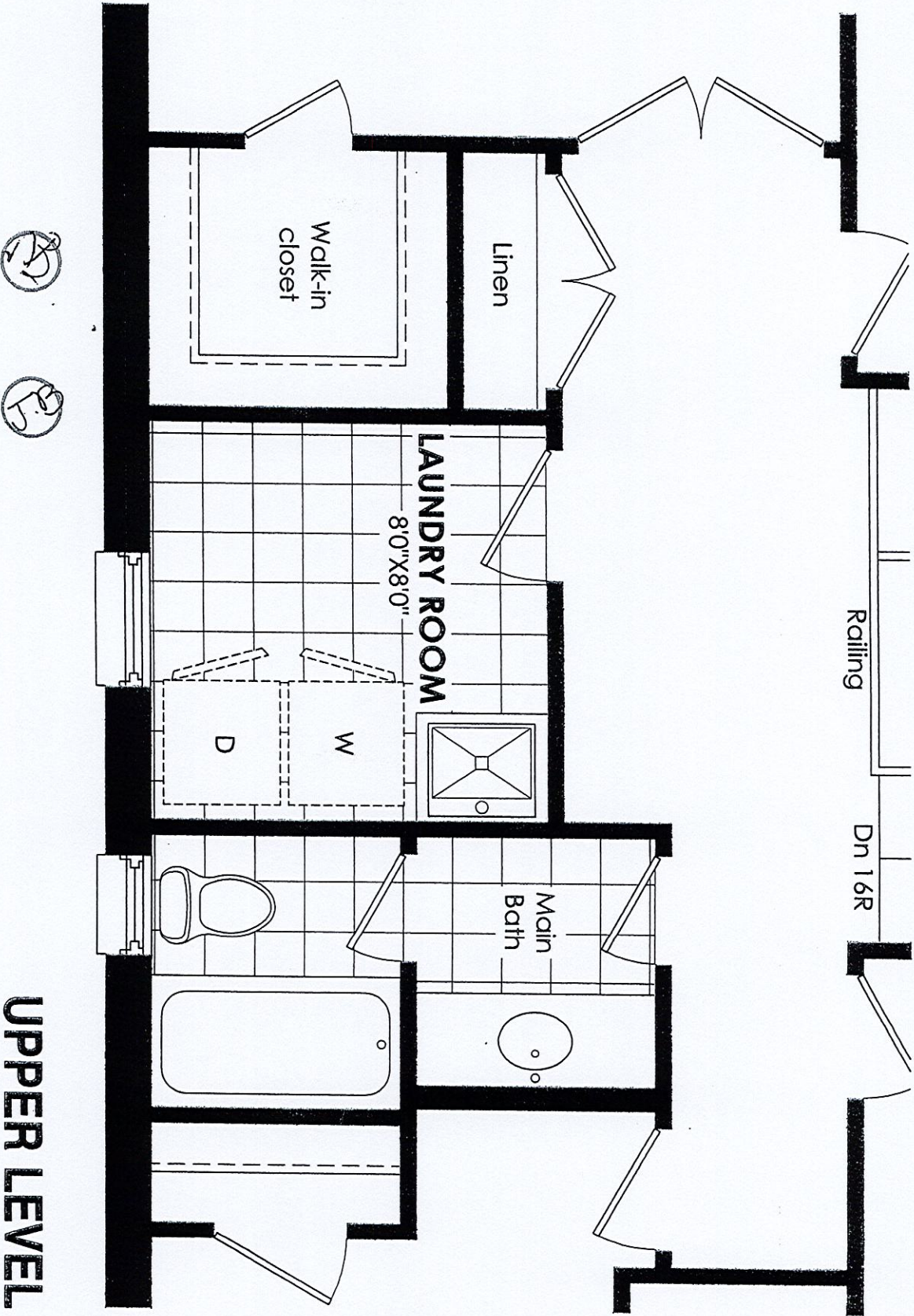


LOT 29  
ZADORRA  
PALMETTO  
CITY OF OSHAWA

VILLA 2  
ELEVATION 3

REVISIONS:

- RELOCATE MAIN FLOOR LAUNDRY TO UPPER FLOOR FLEX AREA AND ENCLOSE WITH WALL AND DOOR. ORIGINAL LAUNDRY TO BECOME MUD ROOM.



UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION DESIGN INC.

SCALE N.T.S. BY PAGE NO. 2 OF 2

Greenpark

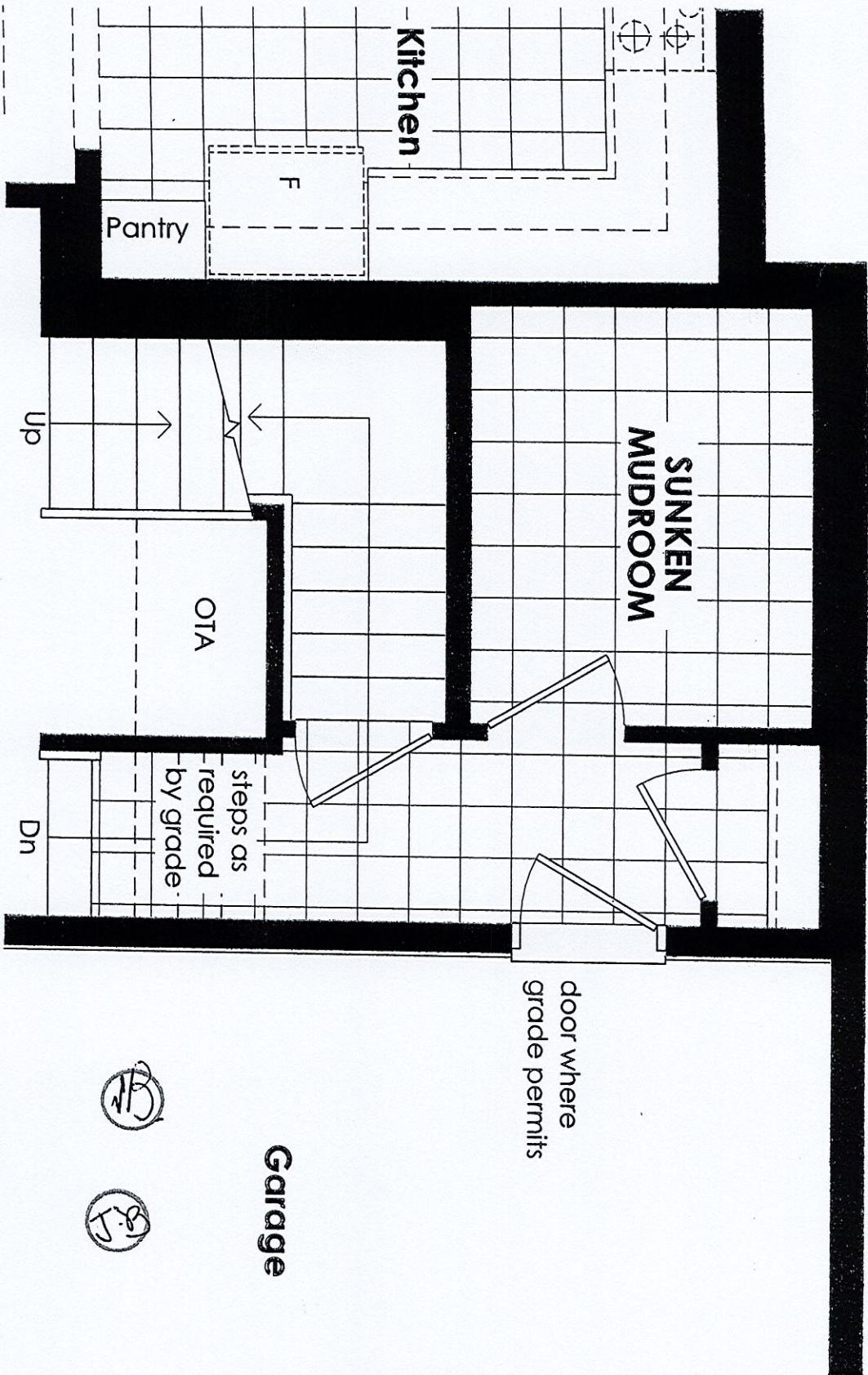


LOT 29  
ZADORRA  
PALMETTO  
CITY OF OSHAWA

VILLA 2  
ELEVATION 3

REVISIONS:

- RELOCATE MAIN FLOOR LAUNDRY TO UPPER FLOOR FLEX AREA AND ENCLOSE WITH WALL AND DOOR. ORIGINAL LAUNDRY TO BECOME MUD ROOM.



MAIN LEVEL

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REGION  
DESIGN  
INC.

SCALE  
N.T.S.  
BY MB  
PAGE No. 1 OF 2

