

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Nishara SINGARAJAH and Paul Raj RAJAMANICKAM

RECEIVED

JAN 24 2024

TEL: RES.: 514-692-8472

LOT / PHASE 158 / 1	REG. PLAN #	HOUSE TYPE Villa 3 Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 22Jan24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 22Jan24 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 22Jan24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 22Jan24 Note:	

CONSTRUCTION

3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 23Jun23 Note:	
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COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 22Jan24 Note:	
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ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN PRIMARY ENSUITE/ ENSUITE 4/ MAIN 02Nov23 Note:	
11 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - SEE SKETCH 4 POTS IN FAMILY ROOM 4 POTS IN DINING ROOM 3 POTS IN KITCHEN 02Nov23 Note: POT LIGHTS TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT - SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Nov23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Nov23 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) 02Nov23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02Nov23 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS 22Jan24 Note:	
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HEATING AND AIR CONDITIONING

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1 - HUMIDIFER (MANUAL) 02Nov23 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 22Jan24 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER PRIMARY ENSUITE / ENSUITE 4 02Nov23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 02Nov23 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Jan24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$7,745.00 BALANCE FORWARD \$5,305.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 02Nov23 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. 23Jun23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 22Jan24 Note:	
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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 Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 22 Jan 24 at 11:22

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Nishara SINGARAJAH & Paul Raj RAJAMANICK

(514) 692-8472 /

Ida Viola

24-Jan-24

Property: 158

Project: Zadorra Estates Corp.

Model and Elevation: Villa 3 Elev 3

23-Jan-24

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	464SA
Main Bathroom	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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	QUARTZ-TRAMONTANA 5T3	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

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Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Laundry Room	TILE-LOFT CENDRA 12.5 X 12.5	<input type="checkbox"/>
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-LOFT CENDRA 12.5 X 12.5	<input type="checkbox"/>
Pantry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Main Bathroom	TILE-LOFT CENDRA 12.5 X 12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-LOFT CENDRA 12.5 X 12.5	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

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

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Pantry Room	N/A	
Main Bathroom	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 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	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	N/A				

** Refer to Construction Summary

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23-Jan-24

Plan #:

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK DURAMATT 5"
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK DURAMATT 5"
Family Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK DURAMATT 5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK DURAMATT 5"
Upper Landing	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK DURAMATT 5"
Upper Hall	LAMINATE-LEXINGTON ROCHFORT OAK TL LW 1317
Master Bedroom	LAMINATE-LEXINGTON ROCHFORT OAK TL LW 1317
Bedroom #2	LAMINATE-LEXINGTON ROCHFORT OAK TL LW 1317
Bedroom #3	LAMINATE-LEXINGTON ROCHFORT OAK TL LW 1317
Bedroom #4	LAMINATE-LEXINGTON ROCHFORT OAK TL LW 1317
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK

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	N/A	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	Main Bathroom	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Pantry Room	22 WARM GREY

** Refer to Construction Summary

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Decor Advisor: Ida Viola

Lock Date: 24-Jan-24

Property: 158

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Model and Elevation: Villa 3 Elev 3

23-Jan-24

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
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

YES

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:_____

Signature:_____

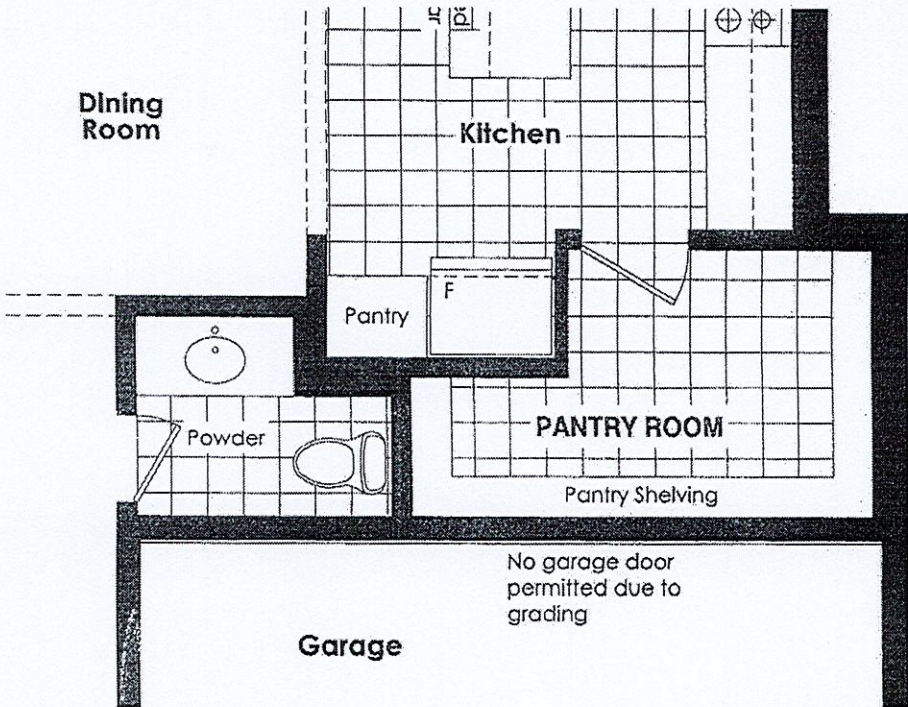
Date:_____

SKETCH January 19, 2024

LOT 158
ZADORRA
PALMETTO
CITY OF OSHAWA

VILLA 3
ELEVATION 3

- REVISIONS:
- DOOR TO GARAGE NOT PERMITTED DUE TO EXTREME GRADING.
 - WALK-IN CLOSET REMOVED TO MAKE ONE LARGE ROOM.
 - MUD ROOM CONVERTED TO WALK-IN PANTRY ROOM WITH FLUSH FLOOR LEVEL. DOOR FROM KITCHEN TO SWING INWARD.
 - SHELVEING ADDED TO PANTRY.
 - PANTRY AND FRIDGE RECESSED BACK INTO VOID WALL.
 - FULL DEPTH PANTRY AND FULL DEPTH CABINET OVER FRIDGE



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
WD

PAGE NO.
1 OF 1

Greenpark.

SCHEDULE "PE"

PURCHASER'S EXTRA

Sold By:

Vendor:	Zadorra Estates Corp. c.o.b. Greenpark	Purchasers:	<u>Nishara SINGARAJAH and Paul Raj RAJAMANICKAM</u>
		Telephone Number:	<u>Cell: (514) 692-8472</u>

Unit Number		Reg. Plan #	Closing Date	Date Ordered
158	Villa 3 Elev 3 Elev.		As Per Agreement	20-Jan-2024

DESCRIPTION	AMOUNT
Complete Central Air Conditioning, Supplied and Installed -DOOR TO GARAGE NOT PERMITTED DUE TO EXTREME GRADING. -WALK-IN CLOSET REMOVED TO MAKE ON LARGE ROOM. -MUD ROOM CONVERTED TO WALK-IN PANTRY ROOM WITH FLUSH FLOOR LEVEL. DOOR FROM KITCHEN TO SWING INWARD. SHELVING ADDED TO PANTRY. -PANTRY AND FRIDGE RECESSED BACK INTO VOID WALL. -FULL DEPTH PANTRY AND FULL DEPTH CABINET OVER FRIDGE. AS PER SKETCH ATTACHED DATED JANUARY 19, 2024	

- 1). All extras must be paid in full prior to the installation of said extras. The Purchaser shall forfeit any partial payments, if full payment of the said extras cannot be made prior to time of installation.
- 2). All extras are non refundable and cannot be changed once this contract has been submitted to the Vendor.
- 3). All parties are in agreement to the prices and extras depicted in this contract.
- 4). The Vendor at any given time, without reason may declare this contract null and void. In doing so, all payments or partial payments will be returned in full to the Purchaser.

Purchaser - Nishara SINGARAJAH

Vendor: Zadorra Estates Corp.

Purchaser - Paul Raj RAJAMANICKAM

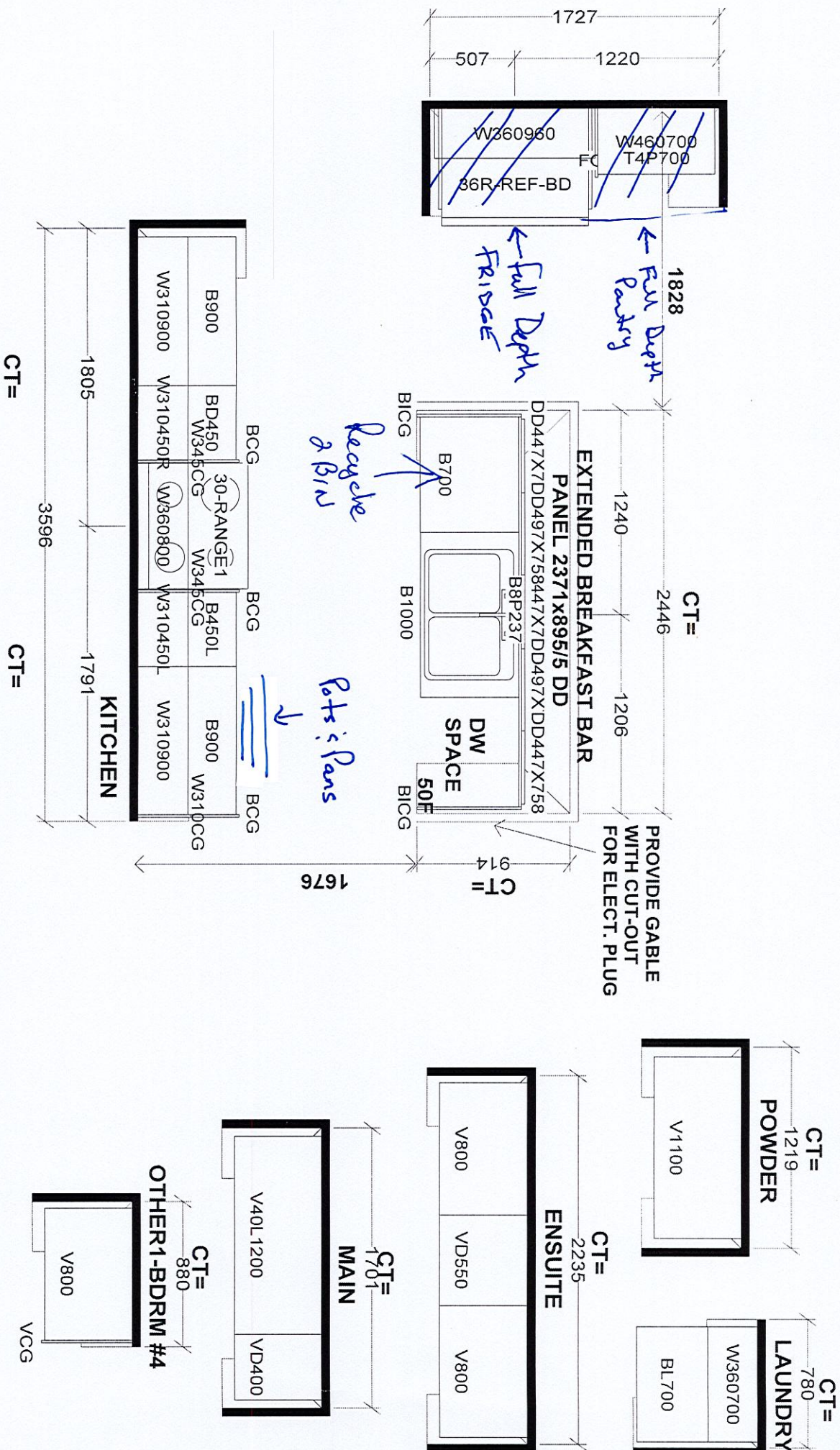
Construction Scheduling Approval

Per: _____

Date: _____

☐ Greenpark ☐ Metropark ☐ Purchaser ☐ Construction ☐ Site Office ☐ Purchaser's Lawyer

Lot 158 Zadora

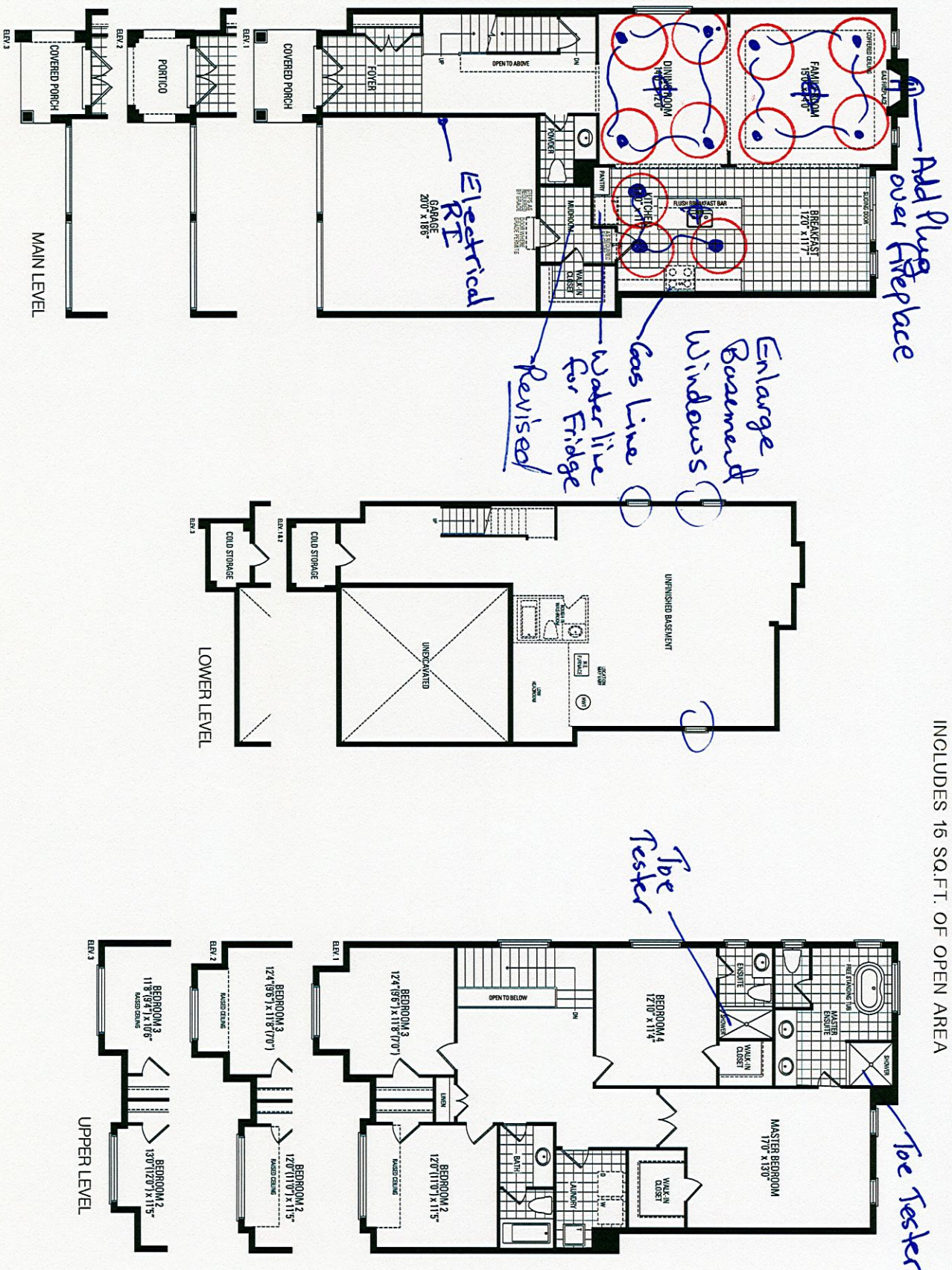


Selba Industries		J #
W WIDTH	W HGHT	W CNT
FLOOR HGHT	DOOR HGHT	
ST CENT	2X4	VENT BOX COVER
DESIGNER: BM		DATE: AUG 4 23
This drawing is the intellectual property of Selba Industries Inc. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.		JOB NUMBER:
BUILDER: GREENPARK HOMES		
SITE: ZADORA, Oshawa		
MODEL: VILLA 3X EL 1,2,3		

Lot 158 Zadora

Villa 3 36' LOT

ELEVATION 1 2,662 sq.ft. • ELEVATION 2 2,662 sq.ft. • ELEVATION 3 2,647 sq.ft.
INCLUDES 16 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