

CONSTRUCTION SUMMARY

Charisma Condominiums - Genazzano Highrises Inc.

PURCHASERS: Prabhanjan MISHRA and Ragini MOHAPATRA

TEL:

LOT / PHASE 2102 / East	REG. PLAN #	HOUSE TYPE C817		
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CABINETRY

2 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 13Apr22 Note: MAIN & MASTER ENSUITE	
1 - CABINETRY - ISLAND - EXTEND BASE CABINETRY INCLUDES OVERHANG 13Apr22 Note:	
1 - CABINETRY - EXTENDED UPPERS IN KITCHEN - STANDARD SERIES CABINETRY 13Apr22 Note:	

PLUMBING

2 - MOEN BATHROOM ACCESSORIES - METHOD - PAPER HOLDER - CHROME #YB2408 13Apr22 Note: MAIN & MASTER ENSUITE	
2 - MOEN BATHROOM ACCESSORIES - METHOD - 24 INCH TOWEL BAR - CHROME #YB2424 13Apr22 Note: MAIN & MASTER ENSUITE	

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Genazzano Highrises Inc. (the "Vendor")

PURCHASER'S EXTRAS & AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

PURCHASERS: Prabhanjan MISHRA and Ragini MOHAPATRA

TEL:

LOT NUMBER 2102	PHASE East	HOUSE TYPE C817	REG. PLAN #	
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It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale dated , and except for such changes noted above and below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

The undersigned Purchaser hereby agrees with the undersigned Vendor to **Increase** the Purchase Price and Add a Further Deposit in connection with Extras/Upgrades ordered contemporaneously herewith:

Increase Purchase Price by **\$3,875.00** in reference to this PE #27035.

- Purchaser delivers herewith a **further deposit** of **\$1,938.00** paid by **Visa** and to be applied to the Purchase Price as per the terms of the Agreement of Purchase and Sale.

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
1		1 - CABINETRY - EXTENDED UPPERS IN KITCHEN - STANDARD SERIES CABINETRY Note:	\$ 1,755.00	
2		1 - CABINETRY - ISLAND - EXTEND BASE CABINETRY INCLUDES OVERHANG Note:	\$ 1,200.00	
3		2 - MOEN BATHROOM ACCESSORIES - METHOD - 24 INCH TOWEL BAR - CHROME #YB2424 Note: MAIN & MASTER ENSUITE	\$ 220.00	
4		2 - MOEN BATHROOM ACCESSORIES - METHOD - PAPER HOLDER - CHROME #YB2408 Note: MAIN & MASTER ENSUITE	\$ 180.00	
5		2 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT Note: MAIN & MASTER ENSUITE	\$ 520.00	

Includes all taxes applicable at time of purchase.

\$3,875.00 Sub Total

Genazzano Highrises Inc. (the "Vendor")	
PURCHASER'S EXTRAS & AMENDMENT TO AGREEMENT OF PURCHASE AND SALE	
PURCHASERS: Prabhanjan MISHRA and Ragini MOHAPATRA	TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	
2102	East	C817		
Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number

This Purchaser's Extra Form constitutes an addendum to, and is subject to, the Agreement of Purchase and Sale between the Vendor and the Purchaser as above-noted for installation of the above extras/upgrades, and upon the following added terms and conditions:

1. The Purchaser acknowledges that in the event the work on the house has progressed beyond a point where any or all items covered by this addendum cannot be feasibly installed (at the Vendor's sole discretion), then any order for such extras/upgrades shall be cancelled and any monies paid in connection with same are to be adjusted on closing.

2. In the event that any order for extras/upgrades is not installed for any reason whatsoever, the Vendor may adjust on closing for any monies paid in reference to these extras/upgrades and the Vendor shall thereafter be relieved from any liability whatsoever in connection with such extras/upgrades.

3. This agreement is not binding until signed on behalf of the Vendor and payment is received. Thereafter no request for changes, deletions or alterations will be entertained.

4. In the event the Further Deposit(s) (above) for extras or upgrades is not made when due or if any Further Deposit paid by cheque is made and such cheque is not honoured by the Purchaser's bank, the Vendor may at it's sole option, either cancel this agreement for extras or upgrades, or terminate the entire transaction of Purchase and Sale.


5. In the event the Purchaser selects any extra or upgrade and the Vendor subsequently requires the Purchaser to attend or re-attend to make or modify any selection of any kind, the Purchaser covenants to do so forthwith upon request. In the further event that the Purchaser's selected upgrade or extra is not available or will not be available in a timely fashion, the Purchaser shall forthwith upon request re-attend to reselect. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed.

6. All exterior changes or modifications or additions are subject to architectural control and the Dwelling will be constructed in accordance with architectural control notwithstanding the foregoing Purchaser's Extra.

7. The Purchaser acknowledges that as a result of the increased ceiling height additional risers may be required on the staircase(s) from the main to the second floor, which will result in modifications to the layout, design, and/or structural components of the home and the Purchaser hereby accepts such modifications which will be at the sole discretion of the Vendor.

8. The Purchaser acknowledges and agrees that the walk-up's location, dimension and configuration 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 plan may be required to allow for such walk-up, including but not limited to, modifications to the layout, design, window and door location and/or size and structural components of the home and the Purchaser hereby accepts such modifications. Please be advised that the walk-up is uncovered.

PURCHASER:




13-Apr-22

Prabhanjan MISHRA

DATE

PURCHASER:



13-Apr-22

Ragini MOHAPATRA

DATE

VENDOR:

PER: Genazzano Highrises Inc.

Purchasers:Prabhanjan MISHRA & Ragini MOHAPATRA

Telephone Res. / Bus: /

Decor Advisor:Aly Aversa

Lock Date:4/13/2022 15:34:49

Const. No.: Unit 2, Level 20

Municipal: 2102

Suite Type: C817

Project/Phase: Genazzano Highrises Inc./East

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	428SB
Main Bathroom	DORAL W-500	428SB
Master Ensuite Bathroom	DORAL W-500	428SB

Built In Appliances ☐ Yes ☒ No

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - FLORENCE (Q)	Straight Polished Edge
Main Bathroom	QUARTZ - FLORENCE (Q)	Straight Polished Edge
Master Ensuite Bathroom	QUARTZ - FLORENCE (Q)	Straight Polished Edge
Kitchen Backsplash	TILE - GLOSSY WHITE 4X12	

Comment

** Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311
Kitchen	LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311
Living Room/Dining Room	LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311
Den/Office	N/A
Master Bedroom	LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311
Bedroom #2	LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311
Bedroom #3	N/A
Laundry Room	TILE-WHITE 8X8
Main Bath	TILE-CITY WHITE MATTE 12X24
Master Ensuite Bathroom	TILE-CITY WHITE MATTE 12X24

Comment

** Refer to Construction Summary - Standard Grout throughout unless specified

4. Wall Tile

	Selection	Describe
Main Bath	TILE-GLOSSY WHITE 8X16	
Master Ensuite Bathroom	TILE-GLOSSY WHITE 8X16	
Kitchen Backsplash	TILE - GLOSSY WHITE 4X12	

Comment

** Refer to Construction Summary - Standard Grout throughout unless specified

Purchasers:Prabhanjan MISHRA & Ragini MOHAPATRA

Const. No.: Unit 2, Level 20

Telephone Res. / Bus: /

Municipal: 2102

Decor Advisor: Aly Aversa

Suite Type: C817

Lock Date: 4/13/2022 15:34:49

Project/Phase: Genazzano Highrises Inc./East

5. Misc

Water Line Rough-in for Fridge

☐ Yes

☒ No

Upgrade Bathroom Accessories

☒ Yes

☐ No

Comment

** Refer to Construction Summary

6. Wall, Trim and Door Paint - Birch White Paint Throughout unless specified below.

Entrance Vestibule	BIRCH WHITE	Living Room	BIRCH WHITE
Main Hall	BIRCH WHITE	Dining Room	BIRCH WHITE
Kitchen	BIRCH WHITE	Den/Library	N/A
Laundry Room	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Main Bathroom	BIRCH WHITE	Bedroom #2	BIRCH WHITE
Master Ensuite Bathroom	BIRCH WHITE	Bedroom #3	N/A

Comment


** Refer to Construction Summary

7. 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) The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer.
In the event of conflict between selection images and the Décor Centre samples, Décor Centre samples shall prevail.
- 3) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 4) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- 5) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: 13-Apr-2022

Signature: _____

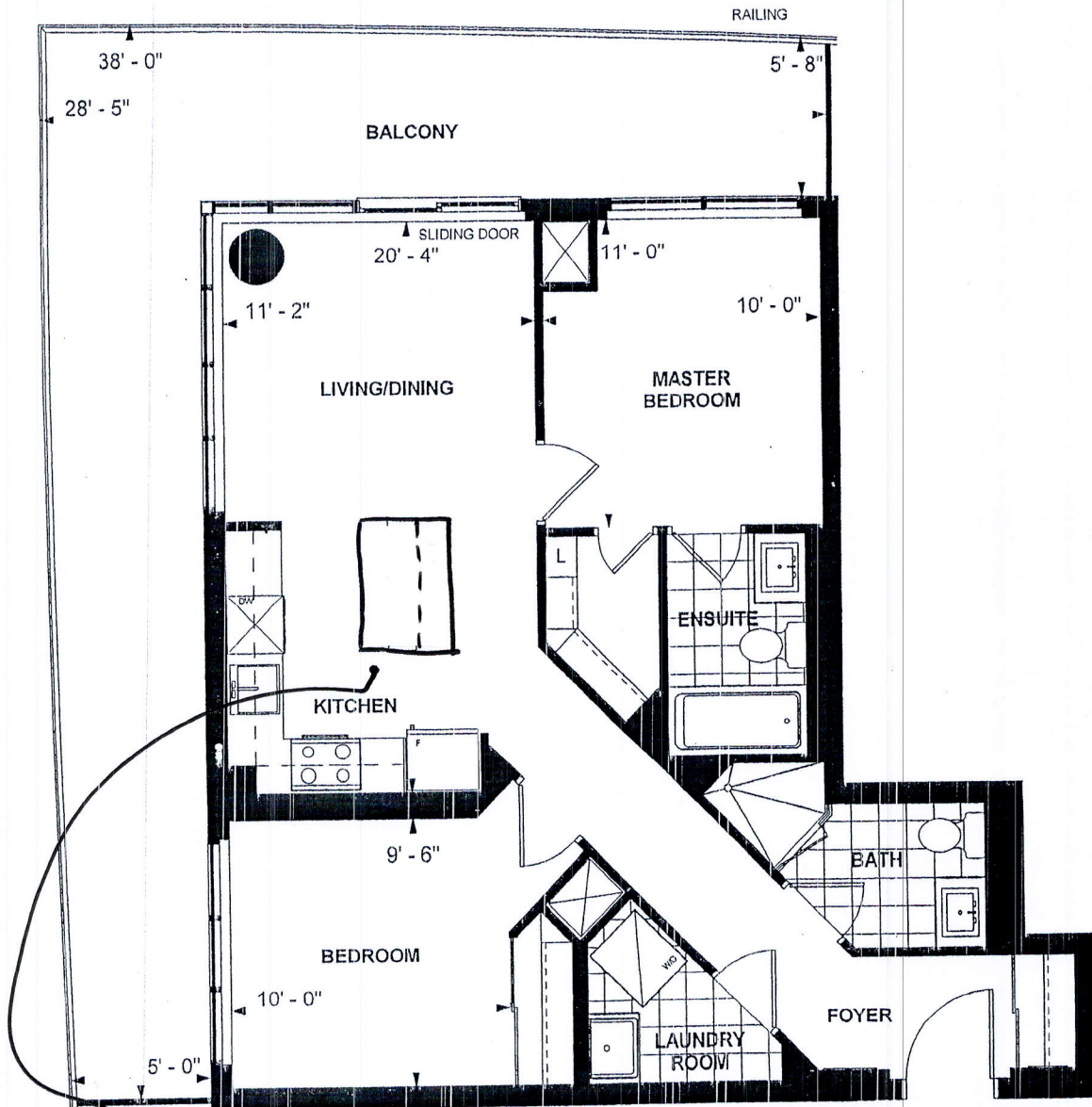
Date: _____

Signature: _____

Date: _____

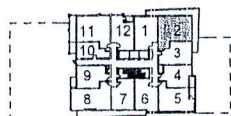
Aug. 23, 2017

SCHEDULE 'A'
Charisma
CONDOMINIUMS

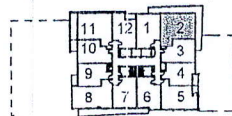


- * Extended Island (Includes countertop overhang)
- * Extended Uppers
- * Upgraded Bathroom Accessories
- * Vanity 36" High (x2) *Master Main*

C 817
TOWER SUITE
EAST TOWER
9' CEILING
817 sq. ft.
2-BEDROOM



LEVEL 8



LEVEL 9-21

02

Purchaser Initials

Purchaser Initials

10/11/17
Date

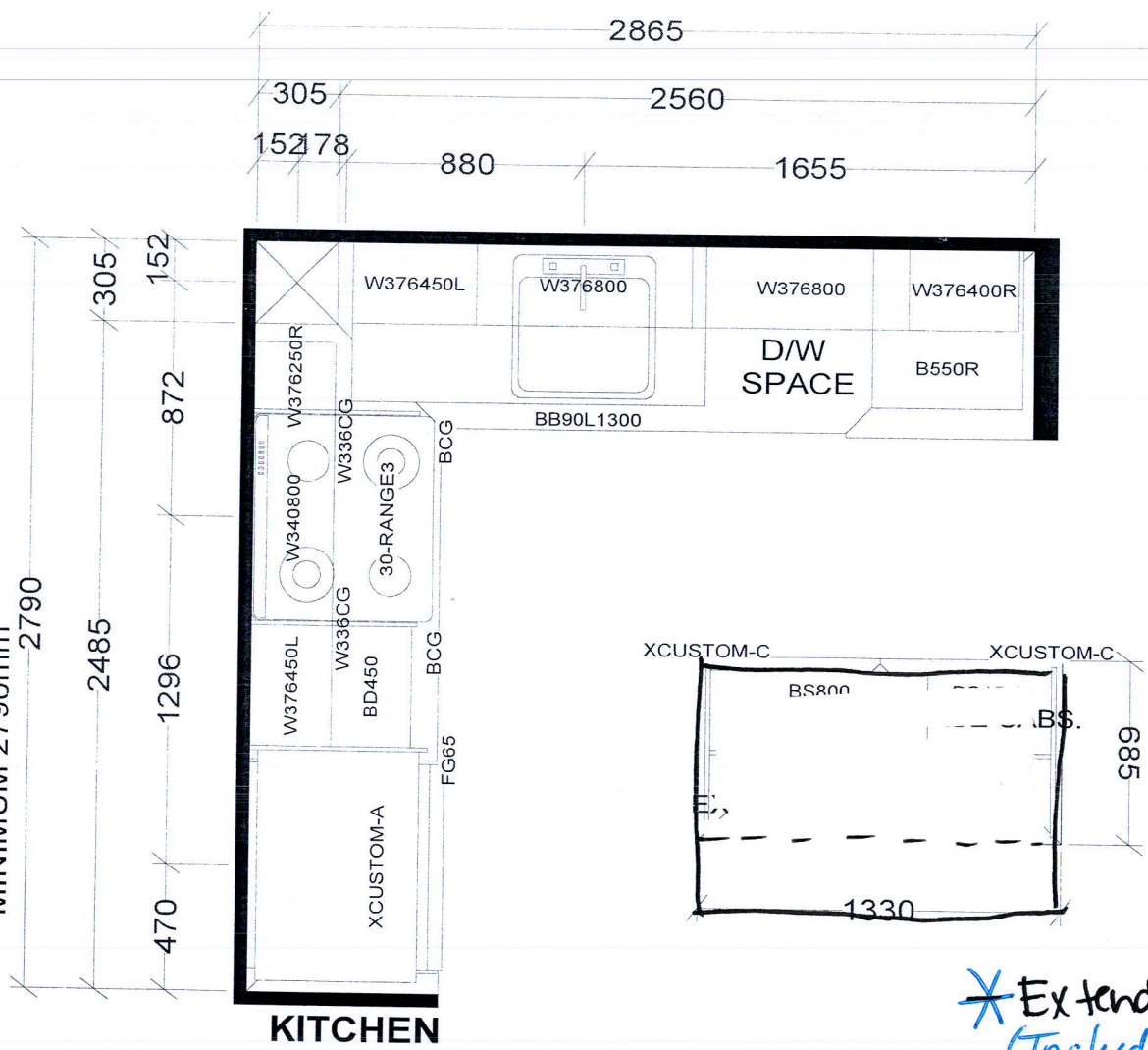
Unit No. 2 Level No. 20 Suite No. 2102

Dimensions, specifications, layouts, location of materials and fixtures, tile floor patterns and architectural detailing (including window size and location and door size, location and swing) are approximate only and are subject to change or modifications, without notice. Actual usable floor space varies from stated floor area. Ceiling height measured from top of floor slab to underside of floor slab above and excludes finishes, bulkheads and drop ceilings. Orientation of suite may be reversed and Purchaser agrees to accept same. Balconies decks and terraces are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. All illustrations are artist concept only. The provisions of the Agreement of purchase and sale apply to this Schedule. E. & O.E.

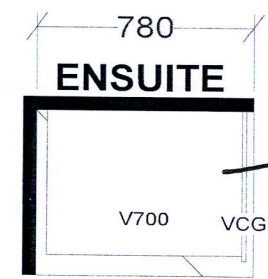
SUITE
2102 East

KITCHEN:
* Extended uppers
* Extended Island
(includes overhang)

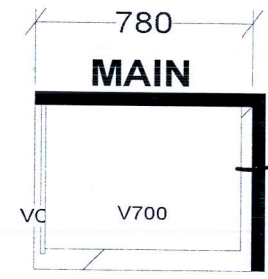
**CRITICAL MEASUREMENT- Wall must be
MINIMUM 2790mm



* Extended Uppers



MASTER ENS:
36" High



MAIN BATH:
36" High

* Extended Island
(Includes overhang)

BASE & VANITY CABINETS ON ADJUSTABLE LEGS

TOWER & PODIUM SUITES
EAST TOWER X14
WEST TOWER X20

Selba Industries			J # _____
W WDT _____	W HGHT _____	W CNT _____	<small>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.</small> JOB NUMBER: _____ BUILDER: GREENPARK SITE: CHARISMA EAST & WEST MODEL: C817 LOT #: 2102 East
FLOOR HGHT _____	DOOR HGHT _____		
ST CENT _____	2X4 _____	VENT BOX COVER _____	
DESIGNER: KS DATE: OCT 27 20/rev'd Dec 10 20			