

CONSTRUCTION SUMMARY				
Charisma Condominiums - Genazzano Highrises Inc.				
PURCHASER: Khashayar IGHANIAN			RECEIVED MAY - 5 2022	TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
1615 / West		C874		

CABINETRY

1 - CABINETRY - EXTENDED UPPERS IN KITCHEN - STANDARD SERIES CABINETRY 03May22 Note:	
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CONSTRUCTION

1 - SMOOTH CEILING - BOTH BEDROOMS 03May22 Note:	
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COUNTER TOP AND BACKSPLASH

1 - KITCHEN COUNTERTOP UPGRADE EDGE 03May22 Note:	
1 - KITCHEN COUNTERTOP AND BACKSPLASH - UPGRADE COLOUR - QUARTZ MISTRAL 03May22 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - INSERT FRAMELESS GLASS SHOWER ENCLOSURE 03May22 Note:	
<del>1 - MASTER ENSUITE - DELETE FRAMELESS SHOWER DOOR</del> 03May22 Note:	
<del>1 - MASTER ENSUITE - SHOWER DOOR - FRAMELESS SHOWER DOOR - INCLUDES CHROME KNOB</del> 03May22 Note:	

PROMOTIONAL

1 - PROMO AS PER OFFER 03May22 Note:	
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EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
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 D to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Five Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 3 May 22 at 15:19



Genazzano Highrises Inc. (the "Vendor")  
PURCHASER'S EXTRAS & AMENDMENT TO  
AGREEMENT OF PURCHASE AND SALE

PURCHASER: Khashayar IGHANIAN TEL:

LOT NUMBER 1615	PHASE West	HOUSE TYPE C874	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 \$800.00** in reference to this PE #27136.

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
1		1 - MASTER ENSUITE - DELETE FRAMELESS SHOWER DOOR Note:		
2		1 - MASTER ENSUITE - INSERT FRAMELESS GLASS SHOWER ENCLOSURE Note:	\$ 800.00	

\$800.00 Sub Total

Includes all taxes applicable at time of purchase.

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: Khashayar IGHANIAN 03-May-22 DATE VENDOR: PER: Genazzano Highrises Inc.



Purchaser:Khashayar IGHANIAN

Telephone Res. / Bus: /

Decor Advisor:Ida Viola

Lock Date:5/3/2022 10:50:31

Const. No.: Unit 14, Level 15

Municipal: 1615

Suite Type: C874

Project/Phase: Genazzano Highrises Inc./West

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	MONACO 350 PLATINUM SILVER	428SB
Main Bathroom	DORAL W500	428SB
Master Ensuite Bathroom	DORAL W500	428SB
Built In Appliances <input type="radio"/> Yes <input checked="" type="radio"/> No		Kitchen Extended Upper Cabinets <input checked="" type="radio"/> Yes <input type="radio"/> No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ-MISTRAL	#360
Main Bathroom	QUARTZ-TORRONE	Straight Polished Edge
Master Ensuite Bathroom	QUARTZ-TORRONE	Straight Polished Edge
Kitchen Backsplash	QUARTZ-MISTRAL	

Comment

\*\* Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	LAMINATE-LEXINGTON-ROCHFORT OAK TL-LW1317
Kitchen	LAMINATE-LEXINGTON-ROCHFORT OAK TL-LW1317
Living Room/Dining Room	LAMINATE-LEXINGTON-ROCHFORT OAK TL-LW1317
Den/Office	N/A
Master Bedroom	LAMINATE-LEXINGTON-ROCHFORT OAK TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHFORT OAK TL-LW1317
Bedroom #3	N/A
Laundry Room	TILE-WHITE MATTE 8X8
Main Bath	TILE-AXIS BIANCO 12X24
Master Ensuite Bathroom	TILE-AXIS BIANCO 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	QUARTZ-MISTRAL	

Comment

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



Purchaser: Khashayar IGHANIAN  
Telephone Res. / Bus: /  
Decor Advisor: Ida Viola  
Lock Date: 5/3/2022 10:50:31

Const. No.: Unit 14, Level 15  
Municipal: 1615  
Suite Type: C874  
Project/Phase: Genazzano Highrises Inc./West

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		Living Room	
Main Hall		Dining Room	
Kitchen		Den/Library	
Laundry Room		Master Bedroom	
Main Bathroom		Bedroom #2	
Master Ensuite Bathroom		Bedroom #3	

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)

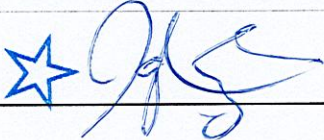
The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer.  
In the event of conflict between selection images and the Décor 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: May 3/22

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



[illegible]

The floor plan shows a kitchen layout with the following components and dimensions:

- Overall Dimensions:**
  - Top: 2180
  - Left: 1875
  - Bottom: 470
  - Right: 1558
- Top Section (Left to Right):**
  - W376300L (with a cross-hatch pattern)
  - W376300R
  - W340800 (with two circles)
  - W336CG (with two circles)
  - W3766002
  - W376300R
- Bottom Section (Left to Right):**
  - W376900
  - BB55R900R
  - W376300L
  - W340800 (with two circles)
  - W336CG (with two circles)
  - W3766002
  - W376300R
- Central Features:**
  - 30-RANGE3** (located between W340800 and W336CG)
  - DW SPACE** (located between W3766002 and W376300R)
  - BCG** (Bottom Center Gap, located between W376900 and BB55R900R)
  - BCG** (Bottom Center Gap, located between W376300L and W340800)
  - BCG** (Bottom Center Gap, located between W340800 and W336CG)
  - BCG** (Bottom Center Gap, located between W336CG and W3766002)
  - BCG** (Bottom Center Gap, located between W3766002 and W376300R)
- Right Section:**
  - FG65** (Floor Gap, located between W376900 and BB55R900R)
  - XCUSTOM-A** (located between W376900 and BB55R900R)
  - BD450** (located between W376900 and BB55R900R)
  - B1000** (located between W376900 and BB55R900R)

Technical drawing of a panel assembly. The drawing shows a rectangular panel with a width of 914 and a height of 1530. The panel is divided into two main sections: a top section labeled "B1000" and a bottom section labeled "BD450". The bottom section is further divided into two sub-sections, each labeled "B8P145". The panel is labeled "PANEL 1455X895" and "EXT. BREAKFAST BAR". The drawing includes dimension lines and labels for the width (914) and height (1530) of the panel, and labels for the width (BICG) and height (BICG) of the sections.

TOWER & PODIUM SUITES  
EAST TOWER X14  
WEST TOWER X20

#  
J

W W D T H	W H G H T	W C N T	This drawing is the intellectual property of SEI RA INDUSTRIES INC. and is an	J O B N U M B E R:
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W WDTH	W HGHT	W CNT	This drawing is the intellectual property of <b>SELBA INDUSTRIES INC.</b> and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.	<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE: CHARISMA EAST &amp; WEST</b> <b>MODEL: C874</b> <b>LOT #: 1615</b>
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER		
<b>DESIGNER: KS</b> <b>DATE: OCT 27 20</b>				

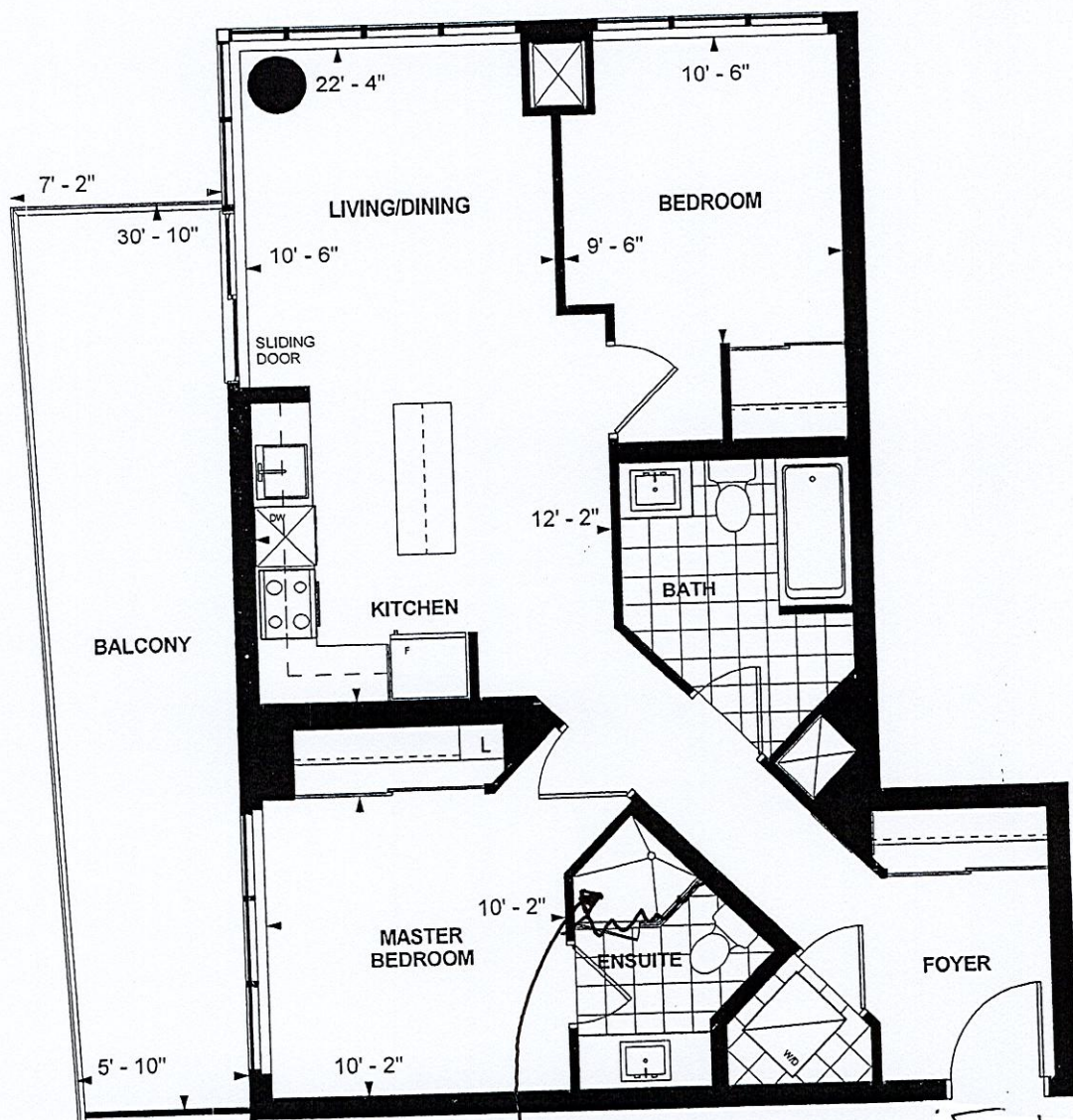
ST CENT \_\_\_\_\_ 2X4 \_\_\_\_\_ VENT BOX COVER \_\_\_\_\_



Aug. 23, 2017

SCHEDULE 'A'  
**Charisma**  
CONDOMINIUMS

SUITE 1615

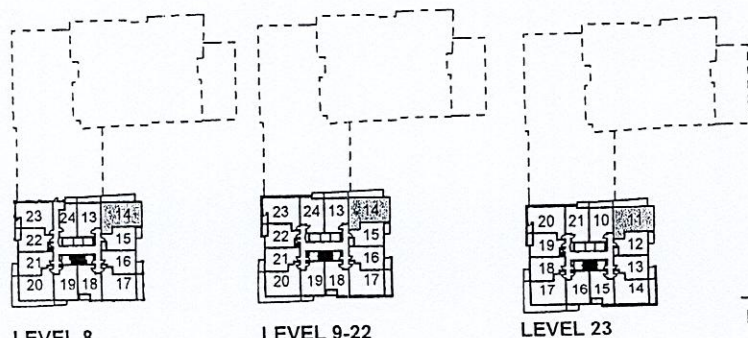


Frameless Shower Enclosure

SD

**C 874**  
**TOWER SUITE**  
**WEST TOWER**  
**9' CEILING**

**874 sq. ft.**  
**2-BEDROOM (BARRIER FREE)**



LEVEL 8

LEVEL 9-22

LEVEL 23

Purchaser Initials

Purchaser Initials

Date

Unit No. 14 Level No. 15 Suite No. 1615

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.