

CONSTRUCTION SUMMARY

Charisma Condominiums - Granerola Residences Ltd.

RECEIVED
NOV - 2 2022

PURCHASER: Azad Mahmoud GULAM

TEL:

Unit 17, Level 2 (224-South)

Floor Plan
C1135

CABINETRY

1 - ALL BATHROOMS - SOFT CLOSE CABINETS AND BLU MOTION DRAWERS IN MASTER ENSUITE

27Oct22 Note:

1 - KITCHEN- SOFT CLOSE CABINETS AND BLU MOTION DRAWERS

27Oct22 Note:

1 - DELETE STANDARD HARDWARE- KITCHEN AND BATHROOMS - NO HOLES DRILLED- AS PER PURCHASERS REQUEST

27Oct22 Note:

1 - KITCHEN EXTENDED UPPERS

27Oct22 Note:

CERAMIC TILE

1 - UPGRADE 3 FLOOR AND WALL TILES- MASTER ENSUITE

27Oct22 Note:

1 - UPGRADE 3 FLOOR TILES- POWDER ROOM

27Oct22 Note:

CONSTRUCTION

1 - SMOOTH CEILINGS IN BEDROOMS

27Oct22 Note:

ELECTRICAL

1 - LIVING ROOM - ADD LIGHT

26Nov21 Note:

HARDWOOD FLOORING

1 - UPGRADE LAMINATE THROUGHOUT- AVENUE SERIES

27Oct22 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASERS EXTRA SHEET IN OFFER

27Oct22 Note:

1 - PROMO AS PER OFFER - 5,000.00

26Nov21 Note: NEW PROMO BALANCE 4,400.00

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:

1 Parking Unit - location to be selected by the Vendor at their sole discretion.

Worksheet Note:

Purchaser:Azad Mahmoud GULAM

Telephone Res. / Bus: /

Decor Advisor:Natalie Mancuso

Lock Date:10/27/2022 11:54:45

Layout Changes: ☐ Yes ☒ No

Const. No.: Unit 17, Level 2

Municipal: 224

Suite Type: C1135

Project/Phase: Granerola Residences Ltd./South

Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	MONACO 350 PLATINUM SILVER	N/A
Main Bathroom	N/A	N/A
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	N/A
Bedroom 2 Ensuite	MONACO 350 PLATINUM SILVER	N/A
Powder Room	MONACO 350 PLATINUM SILVER	N/A

Built In Appliances ☐ Yes ☒ No

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ- CALEDONIA	Straight Polished Edge
Main Bathroom	N/A	
Master Ensuite Bathroom	QUARTZ- CALEDONIA	Straight Polished Edge
Bedroom 2 Ensuite	QUARTZ- CALEDONIA	Straight Polished Edge
Powder Room	QUARTZ- CALEDONIA	Straight Polished Edge
Kitchen Backsplash	N/A	

Comment

** Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	LAMINATE- AVENUE- NEWLANDS OAK TL-AV227- PEFC
Kitchen	LAMINATE- AVENUE- NEWLANDS OAK TL-AV227- PEFC
Living Room/Dining Room	LAMINATE- AVENUE- NEWLANDS OAK TL-AV227- PEFC
Den/Office	N/A
Master Bedroom	LAMINATE- AVENUE- NEWLANDS OAK TL-AV227- PEFC
Bedroom #2	LAMINATE- AVENUE- NEWLANDS OAK TL-AV227- PEFC
Bedroom #3	N/A
Powder Room	TILE- RMD CALACATTA BRILL 10X30
Laundry Room	TILE- WHITE 8X8
Main Bath	N/A
Master Ensuite Bathroom	TILE- RMD CALACATTA BRILL 10X30
Bedroom 2 Ensuite	TILE- AXIS BIANCO 12X24

Comment

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

4. Wall Tile

	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE- RMD CALACATTA BRILL 10X30 LAID VERTICALLY	
Bedroom 2 Ensuite	TILE-WHITE GLOSSY 8X16	
Kitchen Backsplash	TILE-WHITE GLOSSY 4X12	

Comment

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

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Azad Mahmoud GULAM

/

Natalie Mancuso

10/27/2022 11:54:45

Const. No.:

Municipal:

Suite Type:

Project/Phase:

Unit 17, Level 2

224

C1135

Granerola Residences Ltd./South

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

Main Hall

Kitchen

Laundry Room

Main Bathroom

Master Ensuite Bathroom

Living Room

Dining Room

Den/Library

Master Bedroom

Bedroom #2

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)

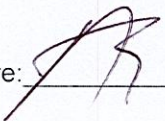
The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer.
In the event of conflict between selection images and the Décor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

04.27.22

Signature:

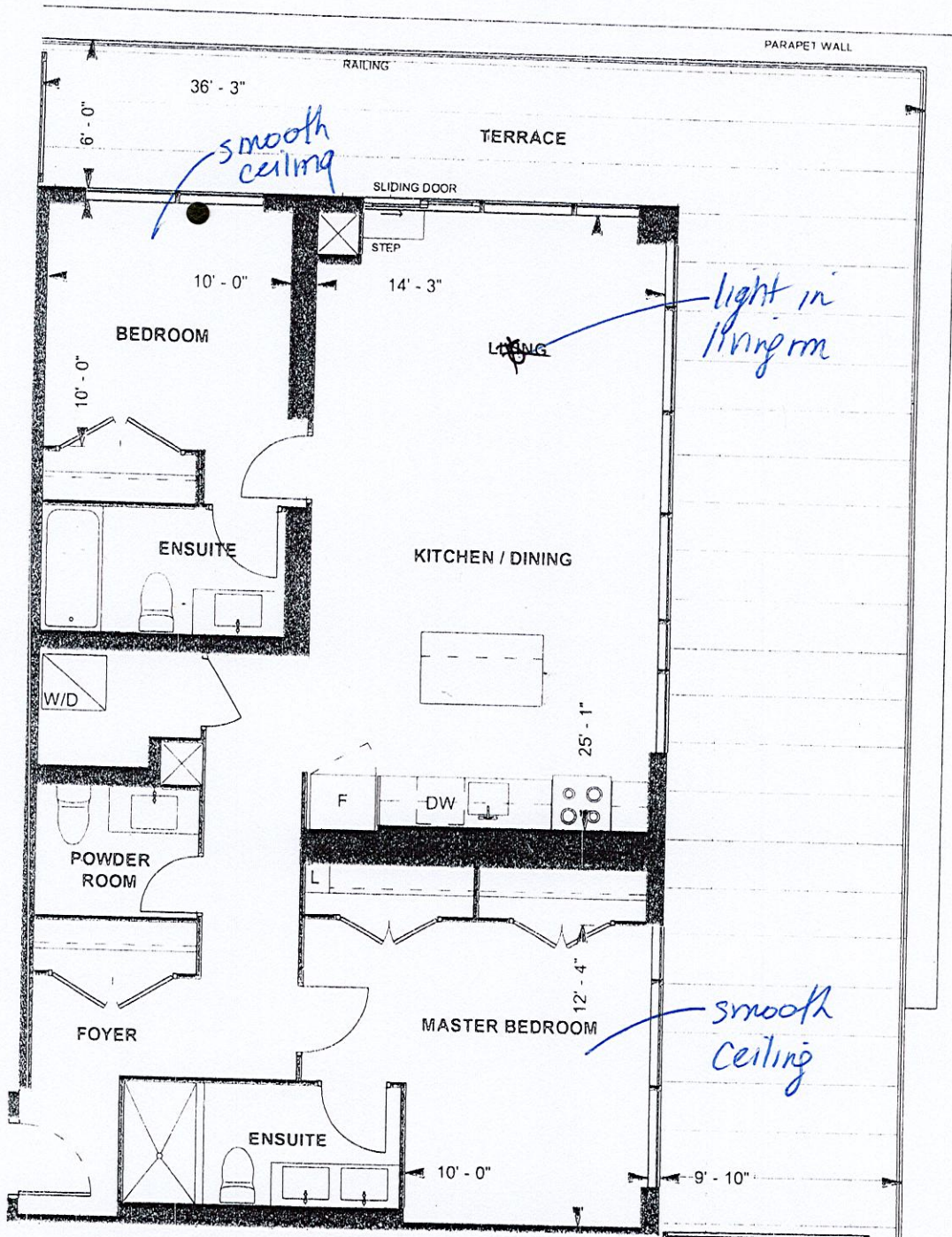
Date:

September 18, 2019

SCHEDULE 'A'

Charisma²

ON THE PARK



C1135

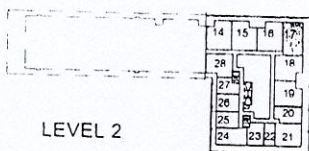
TOWER SUITE
SOUTH TOWER
8'10" CEILING

1,135 sq. ft.

2-BEDROOM



LEVEL 2



Purchaser Initials Purchaser Initials

Date

Unit No. 17 Level No. 2 Suite No. 224

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.

A-6

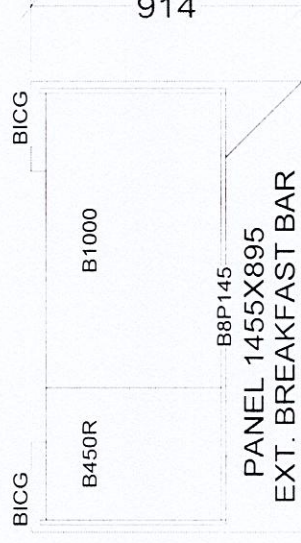
Kitchen upgrades

Soft-close cabinets
& blu motion drawers
Kitchen & Baths

- extended uppers

- delete hardware

KIT & BATHS - NO HOLES
drilled.



BASE & VANITY CABINETS ON ADJUSTABLE LEGS

TOWER & PODIUM SUITES

SOUTH TOWER X4

Selba Industries

2

W WDTH	W HGH	W CNT	This drawing is the intellectual property of JOB NUMBER:

This drawing is the intellectual property of **JOB NUMBER:**
SELBA INDUSTRIES INC. and is an
 original design which must not be released **BUILDER: GREENPARK**

FLOOR HGT _____ DOOR HGT _____

SITE: GRANEROLA NORTH & SOUTH

MODEL: C1135

ST CENT _____ 2X4 _____ VENT BOX COVER _____ DESIGNER: KS

DESIGNER: KS
DATE: JAN 6 22

LOT #: