



CONSTRUCTION SUMMARY			
Charisma Condominiums - Dulcina Investments Inc.			
PURCHASER: Muhammad Nofeil QURESHI			TEL:
Unit 11, Level 18 (1911-5)	Floor Plan C891 (5th)		

CABINETRY

1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE 05Sep24 Note:	
1 - ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 05Sep24 Note:	
1 - MASTER ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 05Sep24 Note:	
1 - KITCHEN CABINETRY - UPGRADE 2 HARDWARE 05Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 05Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2 05Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 05Sep24 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 05Sep24 Note:	

CERAMIC TILE

1 - ENSUITE 2 - CERAMIC TILE - BATHTUB WALL 05Sep24 Note:	
1 - MASTER ENSUITE - CERAMIC TILE - SHOWER WALL 05Sep24 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 05Sep24 Note:	
FLOOR & WALL TILE - MASTER ENSUITE / ENSUITE 2 & POWDER ROOM - 2 PEARL GREY	

COUNTER TOP

1 - KITCHEN COUNTERTOP - UPGRADE EDGE 05Sep24 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH - VENDOR STANDARD LEVEL QUARTZ 05Sep24 Note:	

HARDWOOD FLOORING

1 - LAMINATE - AVENUE SERIES IN LIEU OF STANDARD LAMINATE 05Sep24 Note:	
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MISCELLANEOUS

1 - PACKAGE CHANGE FEE 05Sep24 Note:	
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PLUMBING

RECEIVED

SEP 16 2024



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3 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME			
ALL WASHROOMS			
05Sep24 Note:			
3 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME			
ALL WASHROOMS			
05Sep24 Note:			

EXTRAS AS PER OFFER

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

This Document is Extremely Time Sensitive - Printed 9 Sep 24 at 11:38

Purchaser:	Muhammad Nofeil QURESHI	Const. No.:	Unit 11, Level 18
Telephone Res. / Bus:	/	Municipal:	1911
Decor Advisor:	Ida Viola	Suite Type:	C891 (5th)
Lock Date:	9/9/2024 11:37:11	Project/Phase:	Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W500	847MC
Primary Ensuite Bathroom	DORAL W500	847MC
Bedroom 2 Ensuite	DORAL W500	847MC
Powder Room	DORAL W500	847MC

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ-ISTRIA	# 370
Primary Ensuite Bathroom	QUARTZ-ISTRIA	Standard
Bedroom 2 Ensuite	QUARTZ-ISTRIA	Standard
Powder Room	QUARTZ-ISTRIA	Standard
Kitchen Backsplash	QUARTZ-ISTRIA	

Comment

** Refer to Construction Summary

3. Flooring - In all Non-Tiled Areas where Applicable

LAMINATE AVENUE - COLORADO OAK TL AV225 PEFC

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE-ULTRA BIANCO 12X24	TILE-ULTRA BIANCO 12X24
Bedroom 2 Ensuite	TILE-ULTRA BIANCO 12X24	TILE-ULTRA BIANCO 12X24
Powder Room	TILE-ULTRA BIANCO 12X24	
Laundry	TILE-WHITE MATTE 8X8	
Kitchen Backsplash	QUARTZ - ISTRIA	

Comment

** Refer to Construction Summary - FLOOR & WALL TILES TO HAVE UPGRADED GROUT - 2 PEARL GREY IN MASTER ENSUITE & ENSUITE 2 ONLY

5. Wall, Trim and Door Paint - Standard paint as per constuction specificationThroughout.

Comment

** Refer to Construction Summary

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6. General Comments

Revision Detail

Disclaimers and Notes

The following disclaimers apply to all of the Purchaser's Extra, Purchaser's Estimate Request and all Interior Colour Selection Schedules. The Purchaser(s) acknowledges that the following items may affect matters relating to their unit:

Natural Stone
 The Purchaser acknowledges that natural stone products such as granite, marble and quartz that are installed in their dwelling may vary in shading, pattern, texture, veining, pores, colour and fissures from the sample in the Vendor's Décor Centre despite having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone

Ceramic Tile
 any variables affect tile colour, pattern and/or design which means that installed tiles may not be identical to the samples. As a result of the manufacturing process, tiles with the same name but of different sizes, may have different colours, pattern or and will not be an exact match to each other. Furthermore, the staggered pattern of the laid tiles will vary due to size of the tile. Purchaser accepts tiles as laid by Vendor.


Hardwood/Laminate Flooring
 Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood

Appliances
 All appliance openings are set to Vendor's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets and openings are required for any appliance. The Purchaser is responsible for costs and fees associated with changes to standard kitchen cabinets and openings and shall provide the Vendor with appliance specifications prior to of colour chart.

If applicable, where appliances are supplied by the Vendor, the model may vary according to availability and the Purchaser acknowledges that the Vendor may substitute appliances for same or better quality as determined by the Vendor in its sole unfettered discretion.

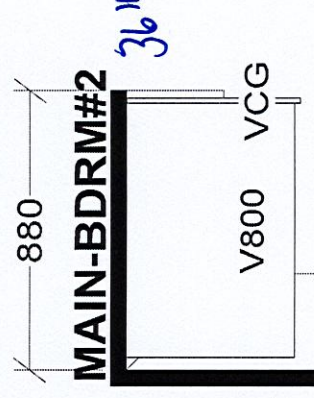
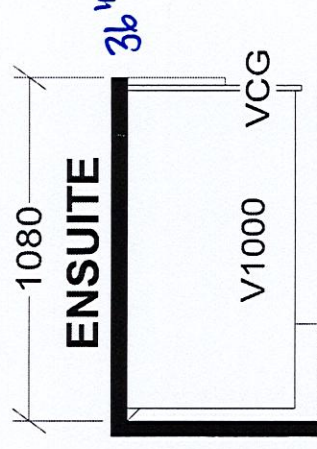
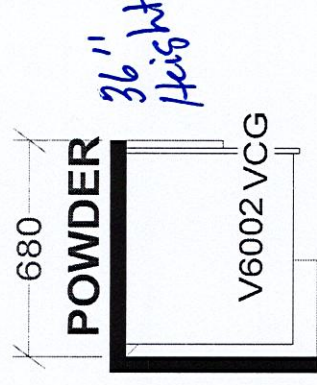
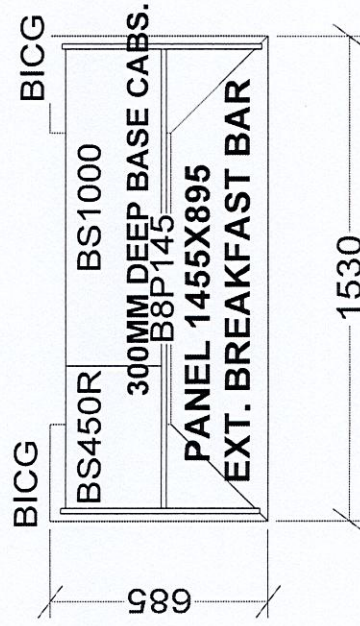
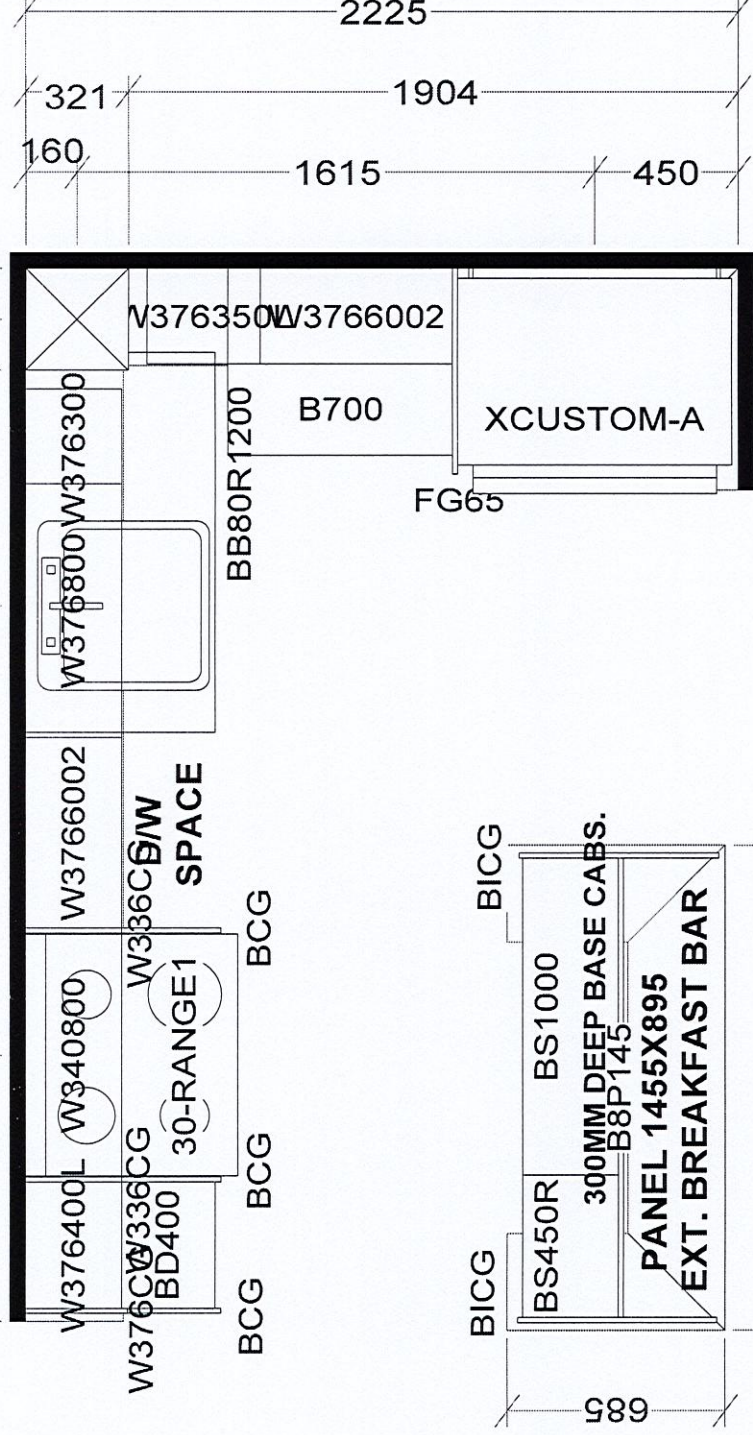
The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the Purchaser.

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 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.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Muhammad Qureshi Date: _____ Signature: _____ Date: _____

3320

Figure 1 shows a rectangular structure with dimensions. The total width is 3320, divided into 3000 and 320. The total height is 160, divided into 840 and 904. The width 3000 is further divided into 1416 and 1584. The height 840 is further divided into 1416 and 160.



KITCHEN

X 40 UNITS

Selba Industries

7

W WDTH _____ W HGHT _____ W CNT _____ This drawing is the intellectual property of
 FLOOR HGHT _____ DOOR HGHT _____ 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.

of JOB NUMBER:

Builder: GREENPARK

SITE: DULCINA (Charisma C)

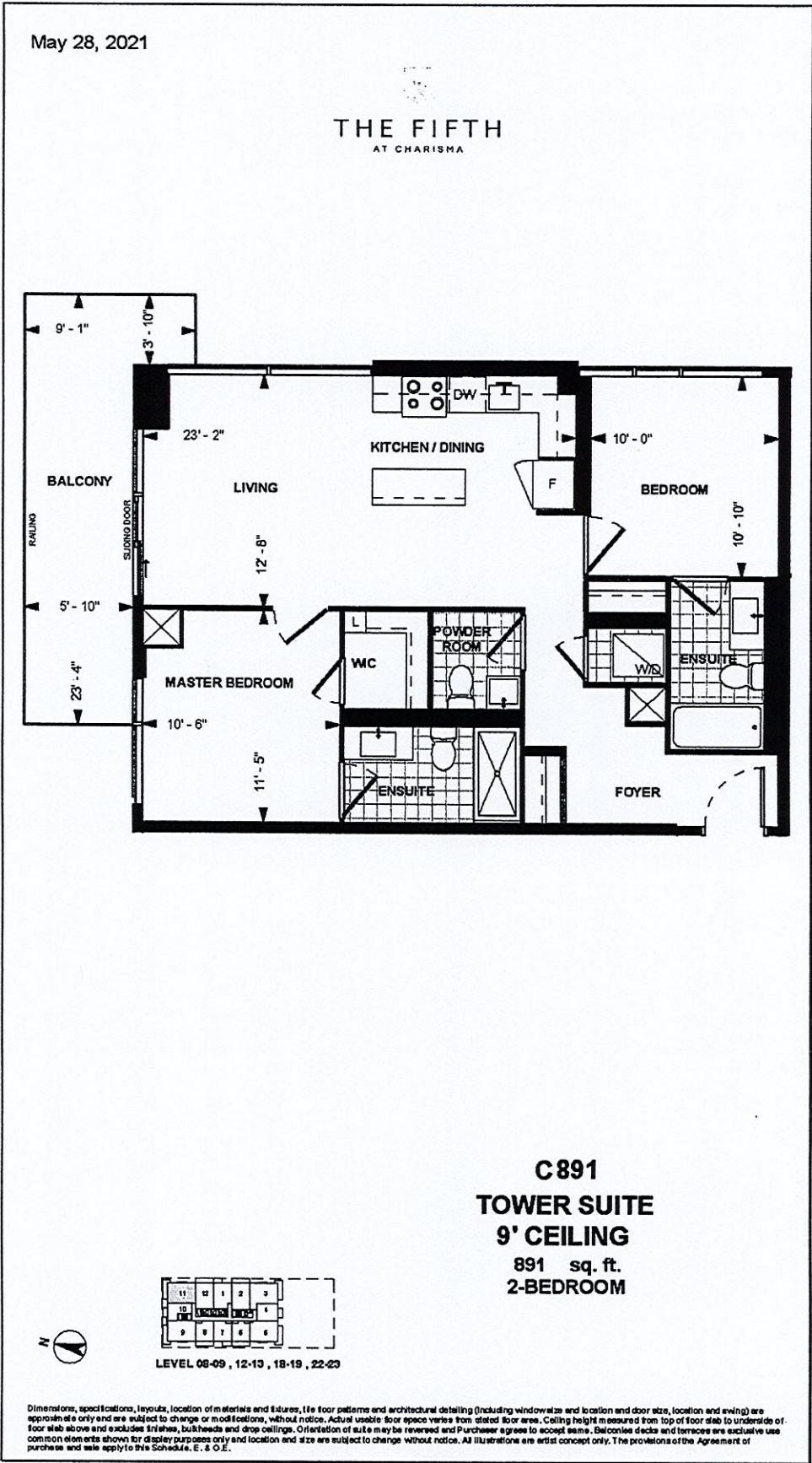
MODEL: C891X

Lot #:

DESIGNER: KS

DATE: APR 20 23

SCHEDULE "A"
Agreement of Purchase and Sale



Unit 11, Level 18 Suite 1911

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, patios 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. Oct 23, 2021