



CONSTRUCTION SUMMARY

The Reserve At Vales Of The Humber - Ostiense Construction (Sliver) Corp.

PURCHASERS: KARANBIR S SANDHU and NAVNEET SANDHU // SIMARJIT SANDHU // SUR

TEL:

LOT / PHASE 59 / 1	REG. PLAN # 43M-1981	HOUSE TYPE Auburn 4 Elev 1		
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CABINETY ACCESSORIES

1 - KITCHEN CABINETS - DIFFERENT COLOUR ISLAND - FLAT FEE 23Aug18 Note:	
1 - KITCHEN CABINETY BASE - RECYCLE PULLOUT 2 BIN - PRICE IS EACH 23Aug18 Note:	
3 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 3 23Aug18 Note:	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 3 23Aug18 Note:	

COUNTER TOP

1 - ENSUITE 4- HARD SURFACE COUNTERTOP 23Aug18 Note:	
1 - ENSUITE 2/3- HARD SURFACE COUNTERTOP 23Aug18 Note:	
1 - HARD SURFACE COUNTERTOP- POWDER ROOM 23Aug18 Note:	
1 - MASTER ENSUITE- UPGRADE COUNTERTOP TO HIGH GRADE GRANITE OR QUARTZ IN LIEU OF STANDARD 23Aug18 Note:	
1 - KITCHEN- UPGRADE COUNTERTOP TO HIGH GRADE GRANITE OR QUARTZ IN LIEU OF STANDARD 23Aug18 Note:	

HARDWOOD FLOORING

1 - FIRST FLOOR AND UPPER HALL- GROUP B 5" HARDWOOD IN LIEU OF STANDARD - MAIN HALL INCLUDED 23Aug18 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 23Aug18 Note:	
4 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY- POWDER ROOM, ENSUITE 2/3 AND ENSUITE 4 23Aug18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Aug18 Note:	
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RECEIVED AUG 23 2018

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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 Ten <i>Worksheet Note:</i>	
THE PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL PROMOTIONAL PACKAGES AND CREDITS AVAILABLE AT THE TIME OF PURCHASE. <i>Worksheet Note:</i>	
THE PURCHASER ACKNOWLEDGES AND ACCEPTS THE EXTERIOR ELEVATION AND COLOURS AS BUILT. <i>Worksheet Note:</i>	
THE PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LOT 59 IS A 47 FOOT LOT CLASS WITH THE FOLLOWING APPROXIMATE IRREGULAR DIMENSIONS: FRONT: 18.75 METERS. LEFT SIDE: 28.23 METERS. RIGHT SIDE: 27.79 METERS. REAR: 12.95 METERS. <i>Worksheet Note:</i>	
THE PURCHASER TO HAVE CHOICE OF EITHER GROUP 2 CERAMIC TILES (FROM VENDORS STANDARD SAMPLES) OR STAINED PREFINISHED 2 1/4 INCH X 3/4 INCH OAK HARDWOOD FLOOR (FROM VENDORS STANDARD SAMPLES) IN MAIN HALL. TO BE DETERMINED AT THE TIME OF COLOUR SELECTIONS <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 23 Aug 18 at 15:14

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

is hereby understood and agreed between the Vendor and the Purchaser that the following changes(s) shall be made to the below-mentioned Agreement of Purchase and Sale (the "Agreement"), and except for such changes(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: **KARANBIR S SANDHU**
Vendor: **Ostiense Construction (Sliver) Corp. c.o.b. Greenyork Homes**
Lot #: **59** Phase: **1** Plan No.: **43M-1981**
Street: **Carl Finlay Drive**
in the : **City of Brampton**
Date of Offer: **Wednesday July 18, 2018**

DELETE:

INSERT:

MAKE PROVISIONS FOR STACKABLE WASHER/DRYER AND LAUNDRY TUB ON UPPER HALL WITH STANDARD DOUBLE DOOR ENTRY IN LIEU OF WALK-IN LINEN PER SKETCH (PENDING ENGINEERING APPROVAL).

Dated at Brampton, Ontario this 23rd day of July, 2018.

Witness (Sign & Print Name)

Purchaser - KARANBIR S SANDHU

Accepted at Concord, Ontario this 27 day of July, 2018

Ostiense Construction (Sliver) Corp. c.o.b. Greenyork Homes

Per: 
Authorized Signing Officer

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
General

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Purchaser: **KARANBIR S SANDHU**

Purchaser: **NAVNEET SANDHU**

Purchaser: **SIMARJIT SANDHU**

Purchaser: **SURAJ PARTAP SANDHU**

Vendor: **Ostiense Construction (Sliver) Corp. c.o.b. Greenyork Homes**

Lot #: **59**

Phase: **1**

Plan No.: **43M-1981**

Street: **Carl Finlay Drive**

in the : **City of Brampton**

Date of Offer: **Wednesday July 18, 2018**

DELETE:

INSERT:

DELETE TUB IN SHARED ENSUITE AND INSTALL STANDARD SHOWER FROM VENDORS STANDARD SAMPLES (PENDING ENGINEERING APPROVAL).

DELETE SHOWER IN BEDROOM 4 ENSUITE AND INSTALL STANDARD TUB FROM VENDORS STANDARD SAMPLES (PENDING ENGINEERING APPROVAL).

Dated at Brampton, Ontario this 28th day of July, 2018.

Witness (Sign & Print Name)

Purchaser - **KARANBIR S SANDHU**

Witness (Sign & Print Name)

Purchaser - **NAVNEET SANDHU**

Witness (Sign & Print Name)

Purchaser - **SIMARJIT SANDHU**

Witness (Sign & Print Name)

Purchaser - **SURAJ PARTAP SANDHU**

Accepted at Concord, Ontario this 29 day of July, 2018

Ostiense Construction (Sliver) Corp. c.o.b. Greenyork Homes

Per: 

Authorized Signing Officer



Purchasers:	KARANBIR S SANDHU & NAVNEET SANDHU //			Property:	59
Telephone Res. / Bus:	/			Project:	Ostiense Construction (Sliver) Corp.
Decor Advisor:	Natalie Mancuso			Model and Elevation:	Auburn 4 Elev 1
Lock Date:	23-Aug-18	23-Aug-18		Plan #:	43M-1981

At a 45 Threshold-If App.
METAL STRIP THROUGHOUT

Entrance Vestibule	TILE- MARMANI BIANCO 12X24
Main Hall	HARDWOOD
Kitchen / Breakfast	TILE- MARMANI BIANCO 12X24
Laundry Room	TILE- MARMANI BIANCO 12X24
Powder Room	TILE- MARMANI BIANCO 12X24
Master Ensuite Bathroom	TILE- RAINBOW WHITE 13X13
Ensuite Bath - Bedroom 2/3	TILE- RAINBOW LIGHT GREY 13X13
Ensuite Bath - Bedroom 4	TILE- RAINBOW WHITE 13X13

** Refer to Construction Summary

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- SAT BLANC GROENLANDIA 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- SAT BLANC GROENLANDIA 8X16	
Ensuite Bath - Bedroom 4	TILE- SAT BLANC GROENLANDIA 8X16	

Kitchen Backsplash

**** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED**

All Bathrooms ☐ White ☐ Whirlpool ☐ Yes ☒ No

☐ Dishwasher Rough-In ☒ Yes ☐ No

☐ Waterline for Fridge ☒ Yes ☐ No

**** Refer to Construction Summary**

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

**** Refer to Construction Summary**

Initials:



Purchasers:	KARANBIR S SANDHU & NAVNEET SANDHU //Property: 59		
Telephone Res. / Bus:	/	Project:	Ostiense Construction (Sliver) Corp.
Decor Advisor:	Natalie Mancuso	Model and Elevation:	Auburn 4 Elev 1
Lock Date:	23-Aug-18	23-Aug-18	Plan #: 43M-1981

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Living Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Family Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Upper Landing	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Upper Hall	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- HOPSCOTCH - CASHMERE
Master Bedroom	CARPET-BEULIEU - A4447 WEBSTER SDN - PEARL GREY 84195
Bedroom #2	CARPET-BEULIEU - A4447 WEBSTER SDN - PEARL GREY 84195
Bedroom #3	CARPET-BEULIEU - A4447 WEBSTER SDN - PEARL GREY 84195
Bedroom #4	CARPET-BEULIEU - A4447 WEBSTER SDN - PEARL GREY 84195
Bedroom #5	
2ND FLOOR OFFICE	CARPET-BEULIEU - A4447 WEBSTER SDN - PEARL GREY 84195

Underpad	Type	Area
	STANDARD UNDERPAD	BEDROOMS AND UPPER OFFICE

**** Refer to Construction Summary**
8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- HOPSCOTCH
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- HOPSCOTCH
Treads	Standard	Colour	MIRAGE- HOPSCOTCH
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

**** Refer to Construction Summary**
9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	2ND FLOOR OFFICE	22 WARM GREY

 Smooth Ceilings First Floor ☒ Yes ☐ No

**** Refer to Construction Summary**

Initials:



Purchasers: KARANBIR S SANDHU & NAVNEET SANDHU // **Property:** 59
Telephone Res. / Bus: / **Project:** Ostiense Construction (Sliver) Corp.
Decor Advisor: Natalie Mancuso **Model and Elevation:** Auburn 4 Elev 1
Lock Date: 23-Aug-18 23-Aug-18 **Plan #:** 43M-1981

10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

**** Refer to Construction Summary**
11. Fireplace

Living Room

 Purchased ☐ As Per Plan ☐ N/A ☒

Family Room

 Purchased ☐ As Per Plan ☒ N/A ☐

Other Room - Specify

 Purchased ☐ As Per Plan ☐ N/A ☒

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

**** Refer to Construction Summary**
12. Heating and Air Conditioning

Air Conditioning NO

Gas Provisions Dryer NO

Comment

Gas Provisions Stove NO

Gas Provisions Barbecue NO

**** Refer to Construction Summary**
13. Electrical

Plugs and Switches

☒ White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Above Kitchen Cabinet Light

☐ Yes ☒ No

Below Kitchen Cabinet Light

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

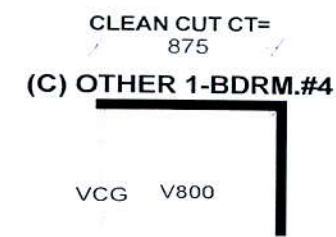
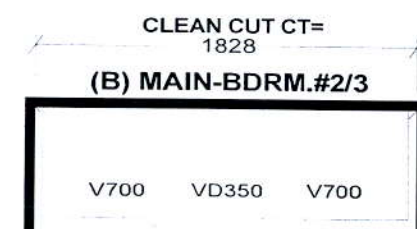
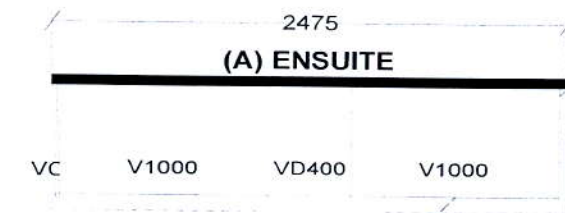
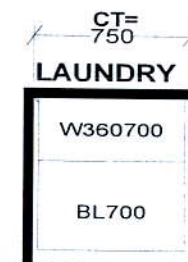
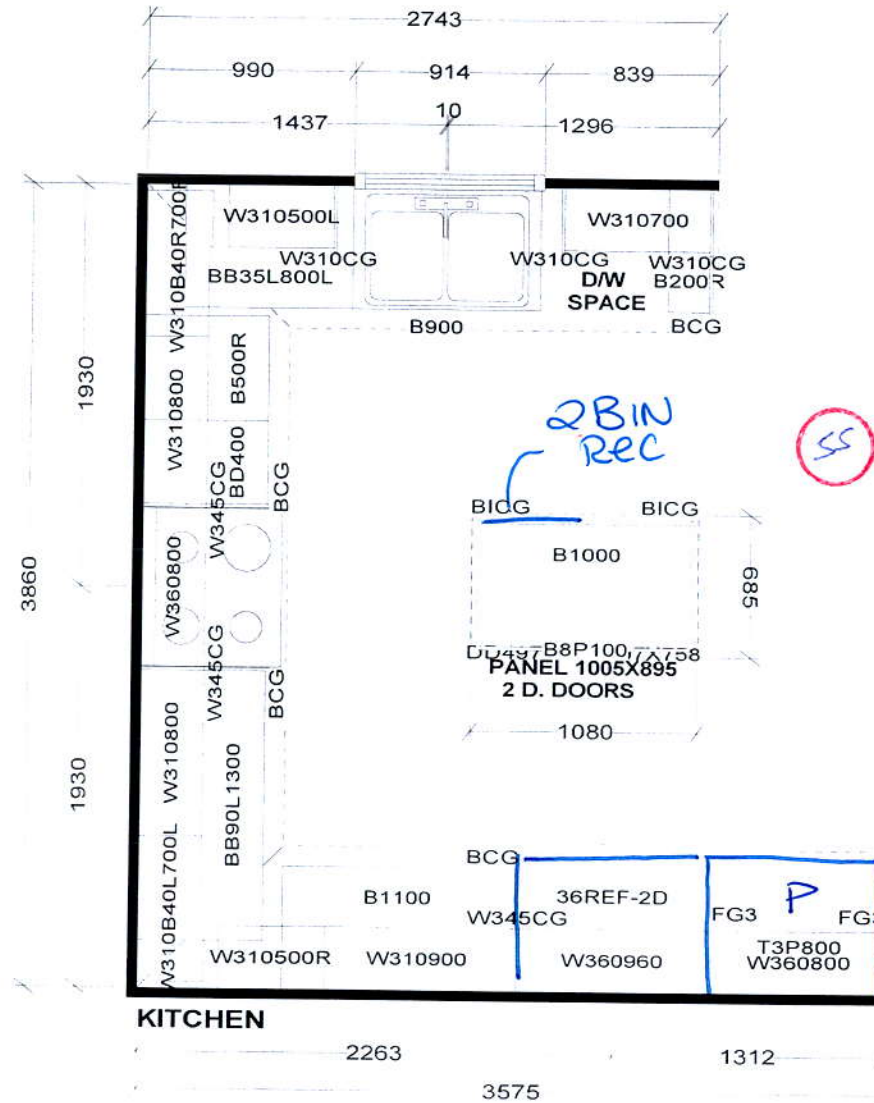
☐ Yes ☒ No

Dishwasher Rough-in Yes

**** Refer to Construction Summary**
14. General Comments
**** Refer to Construction Summary**
Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 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: Sury Sandhu Date: 08/23/18 Signature: _____ Date: _____



Selba Industries

1040MM HIGH UPPERS WITH CROWN MOULDING
 LIGHT VALANCE
 DISHWASHER SPACE
 GRANITE KITCHEN & ENSUITE COUNTERTOPS BY OTHERS
 CLEAN CUT LAMINATE VANITY COUNTERTOPS
 LAUNDRY BASE, UPPER AND LAMINATE COUNTERTOP

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.



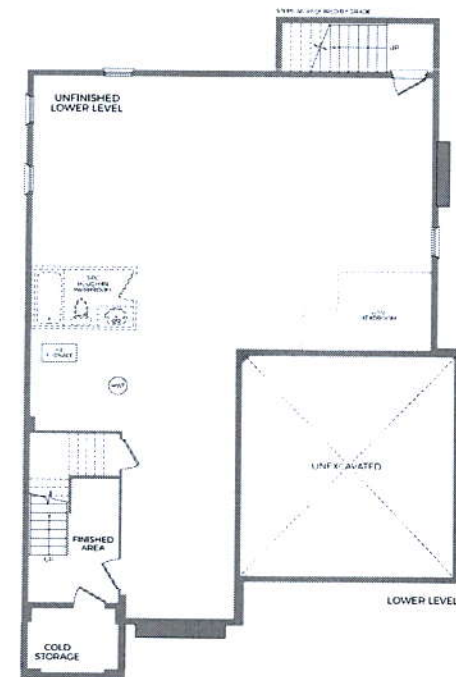
JOB NUMBER:
 BUILDER: GREENYORK
 SITE NAME: OSTIENSE CONST.
 MODEL: AUBURN 4X
 LOT #:
 DESIGNER: KS
 DATE: MAY 23 17



Auburn 4

3200 sq. ft.

Including 58 sq. ft. basement area



LOT
59

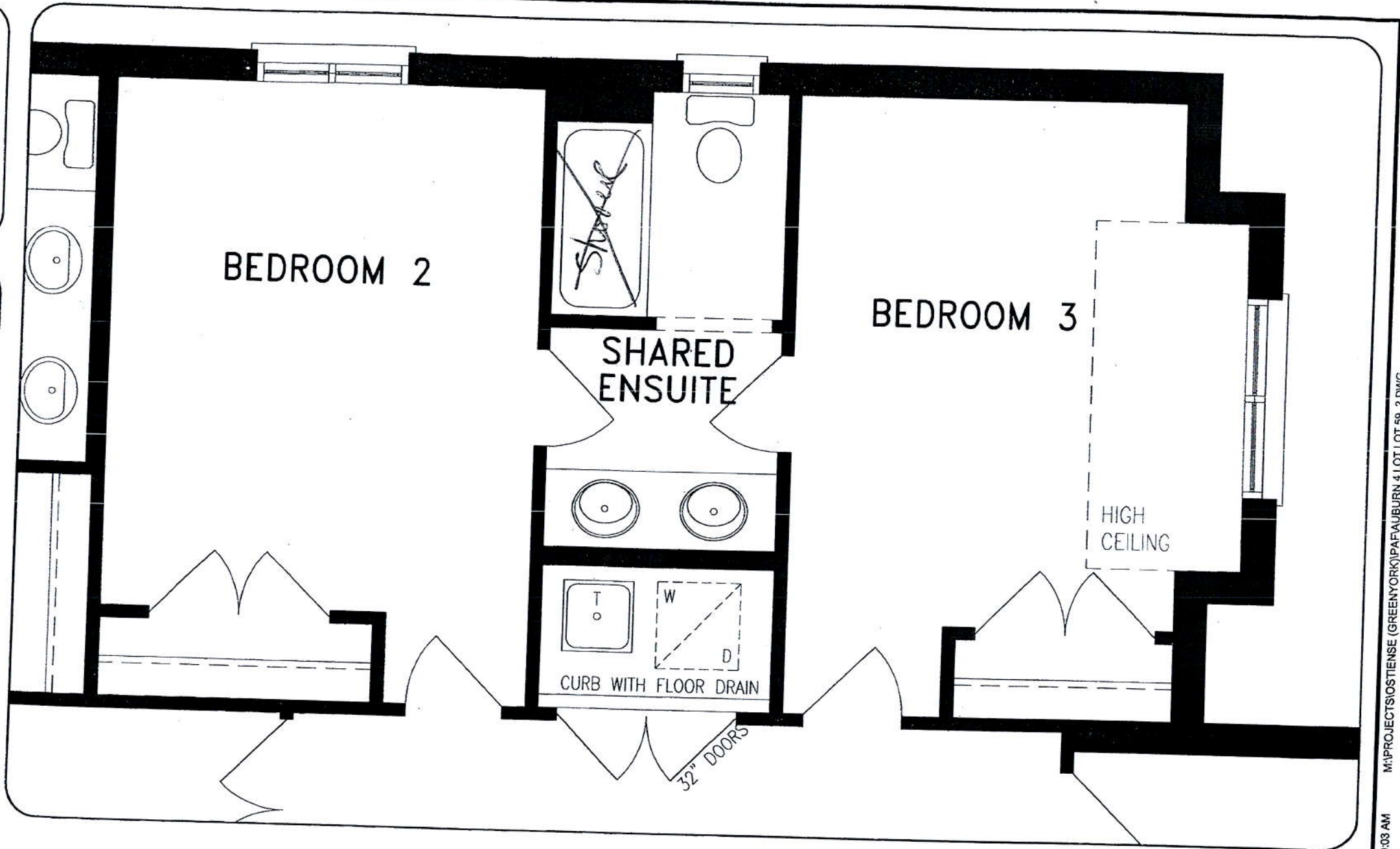
OSTIENSE
VALES OF THE HUMBER

AUBURN 4
ELEVATION I

REVISIONS:

1 - REMOVE LINEN AND ADD
STACKABLE LAUNDRY WITH
TUB, REDESIGN LAYOUT AS
PER SKETCH

ksnell



JUL 2 5 2018

UPPER LEVEL

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 VG
PAGE No.
1 OF 1

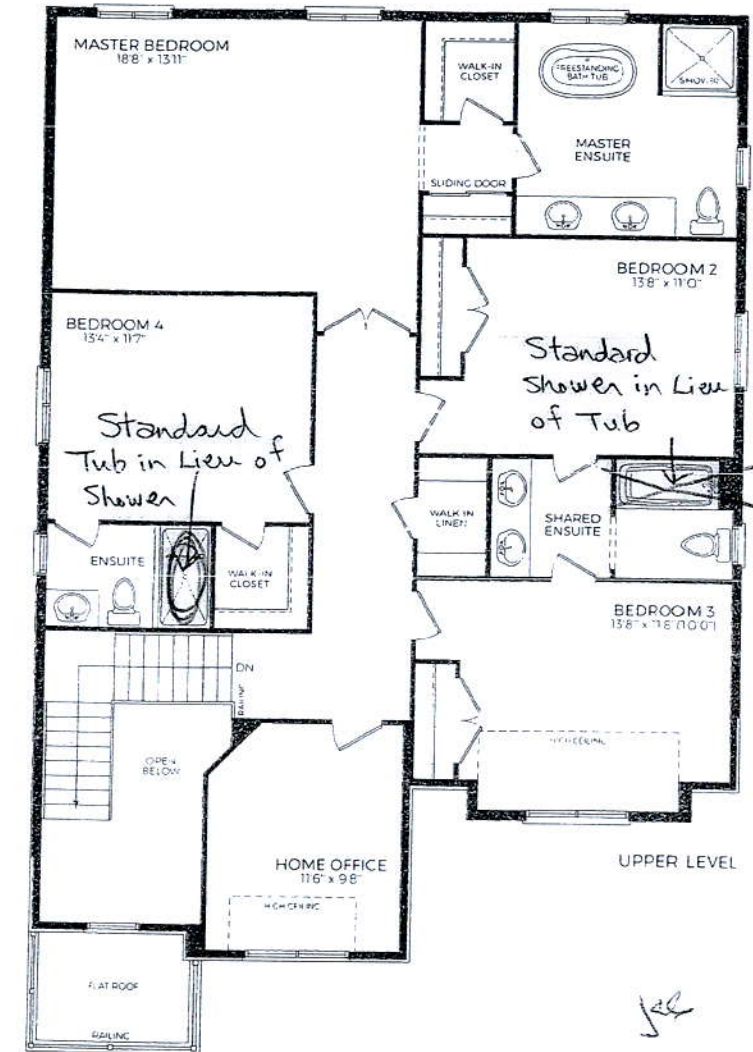
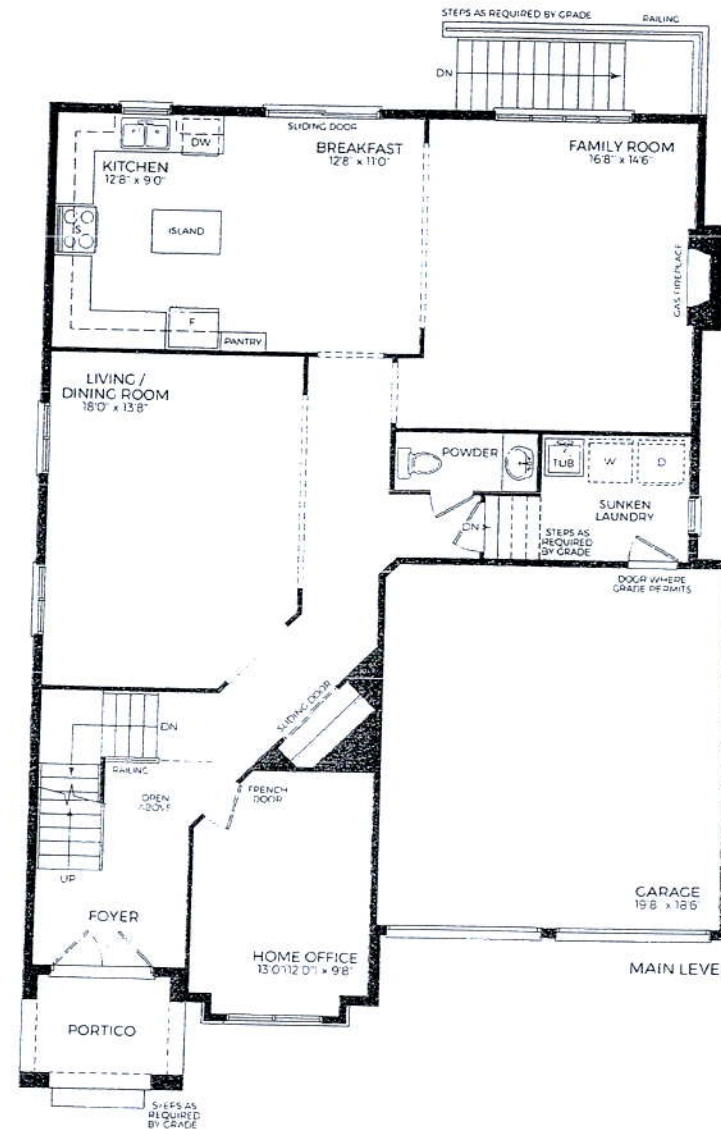
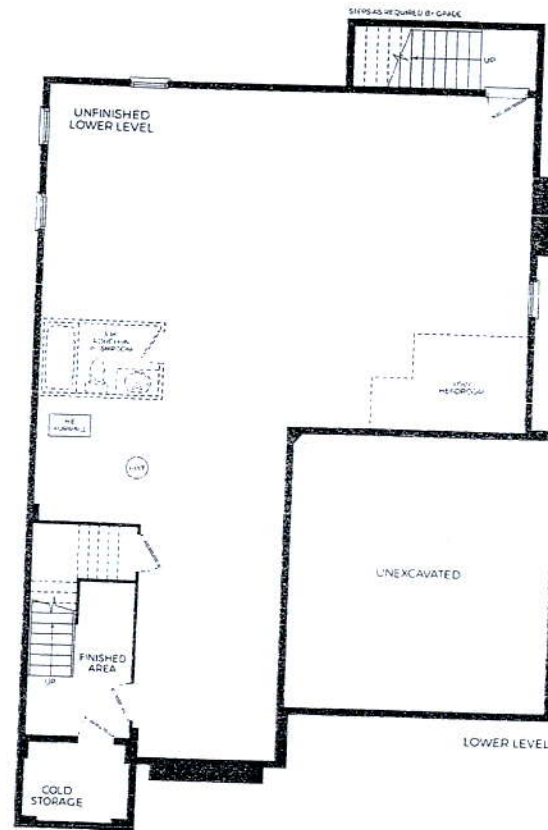
GREENYORK
HOMES



Auburn 4

3200 sq. ft.

Including 55 sq. ft. basement area



Ostienne Construction (Sliver) Corp.
Lot 59 Carl Finlay Drive

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. September 2017.