

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

MANAV KALE & SARADHA SOMA

Property: 17Phase: 4 of Plan - 40M-2633

Telephone Res. / Bus:

(416) 742-8000 /

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Cortland (33-3) Elev A

KITCHEN AND VANITIES

Cabinet

Counter

Hardware

Kitchen

Lv1 - Hudson - Ontario White

Lv1 - GR-San Gabriel

12881 Handle

Main Bathroom

Lv1 - Hudson - Ontario White

Italian White DI Pesco 4954K-22

12881 Handle

Ensuite Bathroom

Lv1 - Hudson - Ontario White

Italian White DI Pesco 4954K-22

12881 Handle

Opt. Breakfast Bar

Counter Height/Flush

Kitchen Hood Fan

Standard

Kitchen Upper Height

100 cm

Stove opening – if not specified will be set to builders standard opening of approximately 30 in width

Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)

- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Counter top Edge

Kitchen

Single Edge (3/4") Pencil Round

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast

N/A

Master Bedroom

Lv1 -TXP135 Lv1 - T04

Great Room

Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural

Bedroom 2

Lv1 -TXP135 Lv1 - T04

Living / Formal Room

Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural

Bedroom 3

Lv1 -TXP135 Lv1 - T04

Dining Room

Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural

Bedroom 4

N/A

Family Room

N/A

Main Hall

N/A

Main Stairs

Oak

Upper Hall

Lv1 -TXP135 Lv1 - T04

Com. Centre/Home Office

N/A

Basement

N/A

Main Stair Landing

Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural

Basement Landing

N/A

Library/Den/Study

N/A

Basement Stairs

Paint Grade (Grey)

in Law Suite

N/A

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

NA

Lv1 Underpad-standard

NA

Opt. Flooring Extras

FLOOR AND WALL TILES

Floor Tile

Wall Tile

Front Foyer

1-13x13, Serpentine White

Decor

Listello

Main Hall

N/A

Kitchen/Breakfast

1-13x13, Serpentine White

Kitchen Backsplash

N/A

☐

☐

Powder Room

1-13x13, Serpentine White

Pwdr Wall if Applicable

N/A

☐

☐

Laundry

1-13x13, Serpentine White

Decor

Listello

Floor

Tub Wall

Shower Wall

Deck Skirt

Deck Splash

Main Bathroom

1-13x13, Serpentine White

1-8x10, Serpentine White

N/A

N/A

NA

☐

☐

Master Ens

1-13x13, Serpentine White

N/A

1-8x10, Serpentine White

1-13x13, Serpentine White

1-8x10, Serpentine White

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

Shower - Upgrade Floor

Opt. Tile Extras

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: MANAV KALE & SARADHA SOMA

Telephone Res. / Bus: (416) 742-8000 /

Decor Advisor: Caroline Rajcsanyi

Property: 17Phase: 4 of Plan - 40M-2633

Project: 2174372 Ontario Ltd.

Model and Elevation: Cortland (33-3) Elev A

PLUMBING / FAUCETS

powder Room

main Bath

master Ensuite

nd Ensuite

.J. Bath

Standard

Standard

Standard

NA

*3 Piece

Laundry

Standard

itchen Sink

itchen Faucet

Standard

Standard

rain for 2nd floor Laundry

aterline for fridge

☐ Yes ☒ No

☐ Yes ☒ No

upply and install all toilet paper holders, towel bars and soap dishes

☒ Yes ☐ No

Whirlpool

pt. Plumbing Extras

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

Natural

Natural

Natural

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

*Yes-Grade Permitting

*Pewter Knob

*1 - 2 3/4in Case & 4in Baseboard

Stair Type

Ext. Door Hardware

Cold Cellar

Oak

*Pewter Exterior package

☐

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

Basement Windows Upgrade

☐ Yes ☒ No

Misc.

HEATING

Fireplace

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

Type

☐ *Yes ☒ No

☒ 6 inch ☐ 8 inch ☐ 10 inch

☐ Yes ☒ No

☐ Yes ☒ No

Mantle

Surround

Hearth

Gas Provisions for BBQ

Humidifier

☐ Yes ☒ No

☐ Yes ☒ No

Exterior Colour Scheme: Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.

b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.

c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final not withstanding that the Purchaser may have completed a colour selection schedule

d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: [Signature] Date: 16-Sep-2020

Printed 9/10/2020 11:49:33

Signature: _____ Date: _____

Builder's Agent: [Signature] Date: Sept 10 2020



PURCHASERS: MANAV KALE and SARADHA SOMA

Through years of doing business, we at Highcastle Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Purchaser's Extras forms and all Interior Colour Scheme forms.

Fireplace Marble: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace will not be identical to the samples. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

Many variables including variegation can affect tile colour, pattern and/or design which mean installed tiles may not be identical to the samples. We will make every attempt to come as close as possible, but cannot be responsible for results which differ from the samples.

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normal appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring.

Shrinking and expanding/cupping of the hardwood floors may occur if the humidity levels in the home are not kept at industry recommendations. If the hardwood floors shrink or expand due to the homeowner not complying with these levels, the hardwood floor will no longer be under warranty and it will be the homeowner's responsibility to repair the flooring.

Due to many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, will not be identical to samples. Factors such as density, age humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The purchaser is responsible for choosing the stain on these areas to their satisfaction.

All fridge openings are set to builder's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets is required for any built - in appliances. The purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The kitchen you order/purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

Shrinking and expanding of the kitchen cabinets may occur if the humidity levels in the home are not kept at industry recommendations. If the cabinets shrink or expand due to the homeowner not complying with these levels, the cabinets will no longer be under warranty and it will be the homeowner's responsibility to repair the cabinets.

Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be construed as a defect or damage.

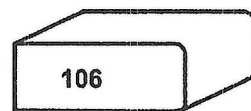
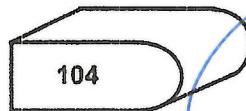
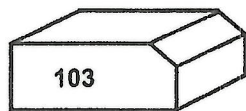
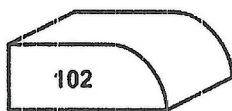
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): [Signature] **Date:** 16-Sep-2020

Lot 17.
Northglenn P#

STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge

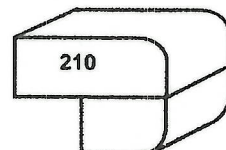
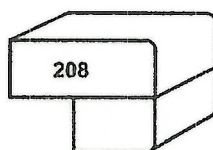
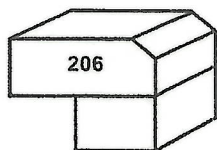
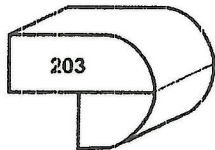


Kitchen

Pencil Round

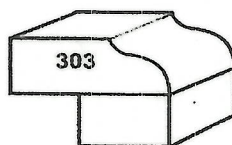
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



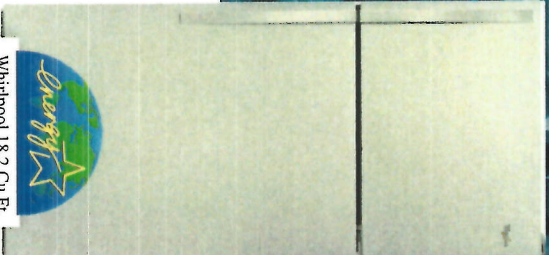
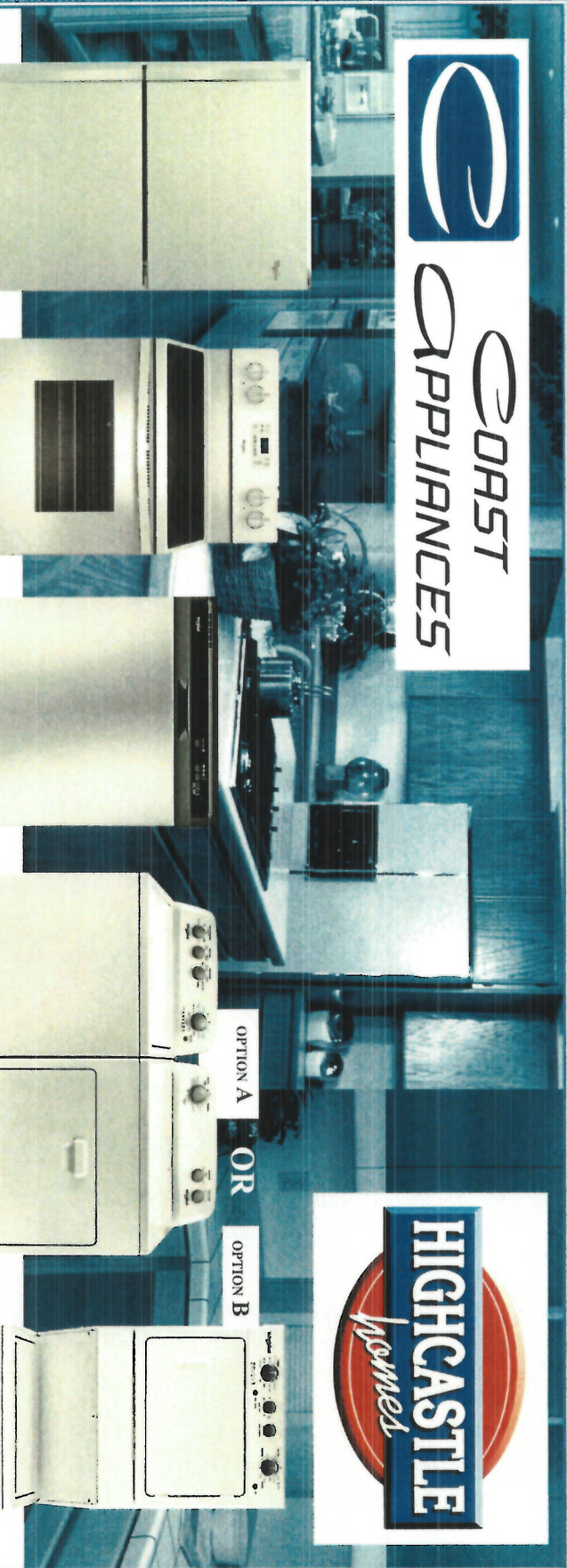
Sign
Sign

Date
Date

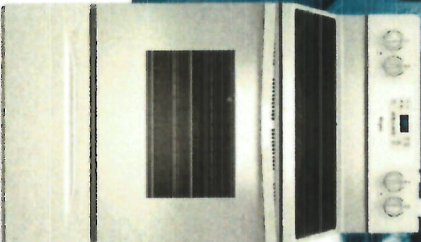
16-54-22



COAST
APPLIANCES



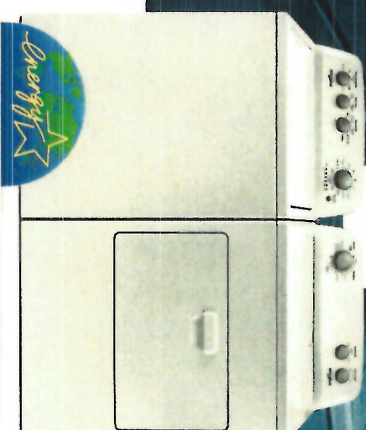
Whirlpool 18.2 Cu Ft.
Stainless Steel
Refrigerator



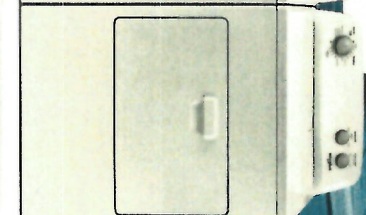
Whirlpool Stainless Steel,
30" Self Clean Range



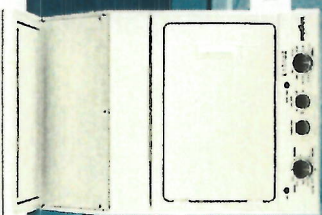
Whirlpool Stainless
Steel 24"
Dishwasher



Whirlpool White
27" Top Load Washer



Whirlpool White 27"
Top Load Electric Dryer



Whirlpool White 27"
Electric Laundry Centre

OPTION A

OR

OPTION B

This certificate entitles you to the above appliances supplied by
Coast Appliances courtesy of Highcastle Homes.

Nancy Kate Saradna Sand

August 2000

ISSUED TO

DATE OF ISSUE



THIS OFFER BY APPOINTMENT ONLY. PLEASE CONTACT

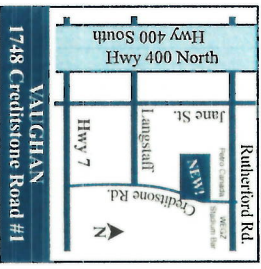


FRANK DEROSE

fderoose@coastappliances.com

Tel: (905) 303-6909 Fax: (905) 856-9908 1-888-745-0622

Voucher expires 60 days after closing. This offer applies to all Highcastle Homes purchasers that receive an Appliance Package in their offer to purchase. Appliance pictures are for representation only. Models may change without notice. See reverse for terms and conditions





COAST
APPLIANCES

1748 Creditstone Road, Unit 1, Vaughan, ON L4K 5V8



APPLIANCE
VOUCHER

1. Book an appointment with Frank DeRose at 905-303-6909
2. This certificate is voided if homeowner agreement is voided or if the agreement is amended or revised to delete any or all of the appliances.
3. It is the customer's responsibility to arrange appliance installation. All appliance packages include free delivery of products and removal of packaging materials.
4. In the event that the customer wishes to upgrade appliances, a credit based on the wholesale value will be applied to the price of the upgraded product.
5. Appliance models are subject to change without notice. Door swings must be stated at time of purchase.
6. Once the standard package is delivered, exchanges or returns will not be permitted.
7. Purchasers may upgrade appliances directly with Coast Appliances. Any upgrades are to be paid directly to Coast Appliances and purchasers are to inform Highcastle Homes of any changes to the dimensions of the appliances. Highcastle Homes will not be responsible for not fitting appliances due to late upgrades. Cabinetry, gas lines and rough-ins are not included and must be arranged through Highcastle Homes. Highcastle Homes is not responsible for any upgrades purchased through Coast Appliances.
8. Certificate has no cash value, and is non-transferable.
9. Standard appliances are to be arranged for delivery 30 days before closing.
10. Premium packages are to be arranged 2 months before closing.
10. Purchaser(s) are to order appliances and arrange for delivery after closing.
11. Installation is not included.

FRANK DEROSE Tel: (905) 303-6909 fderose@coastappliances.com



HOMEOWNER ACKNOWLEDGES THAT THEY HAVE READ AND ACCEPT THE ABOVE TERMS AND CONDITIONS.

APPLIANCE PACKAGE INCLUDES REFRIGERATOR, RANGE,
DISHWASHER, WASHER AND DRYER OR LAUNDRY CENTRE

SITE: Northglen Pt 4

HOMEOWNERS:

Naman Kale
Saradha Sona

BLOCK # LOT # 17

CLOSING DATE: Feb 11, 2021

HOME #

CELL # 647-638-2179

EMAIL: naman@manavkale.com
saradha@manavkale.com

BUS #

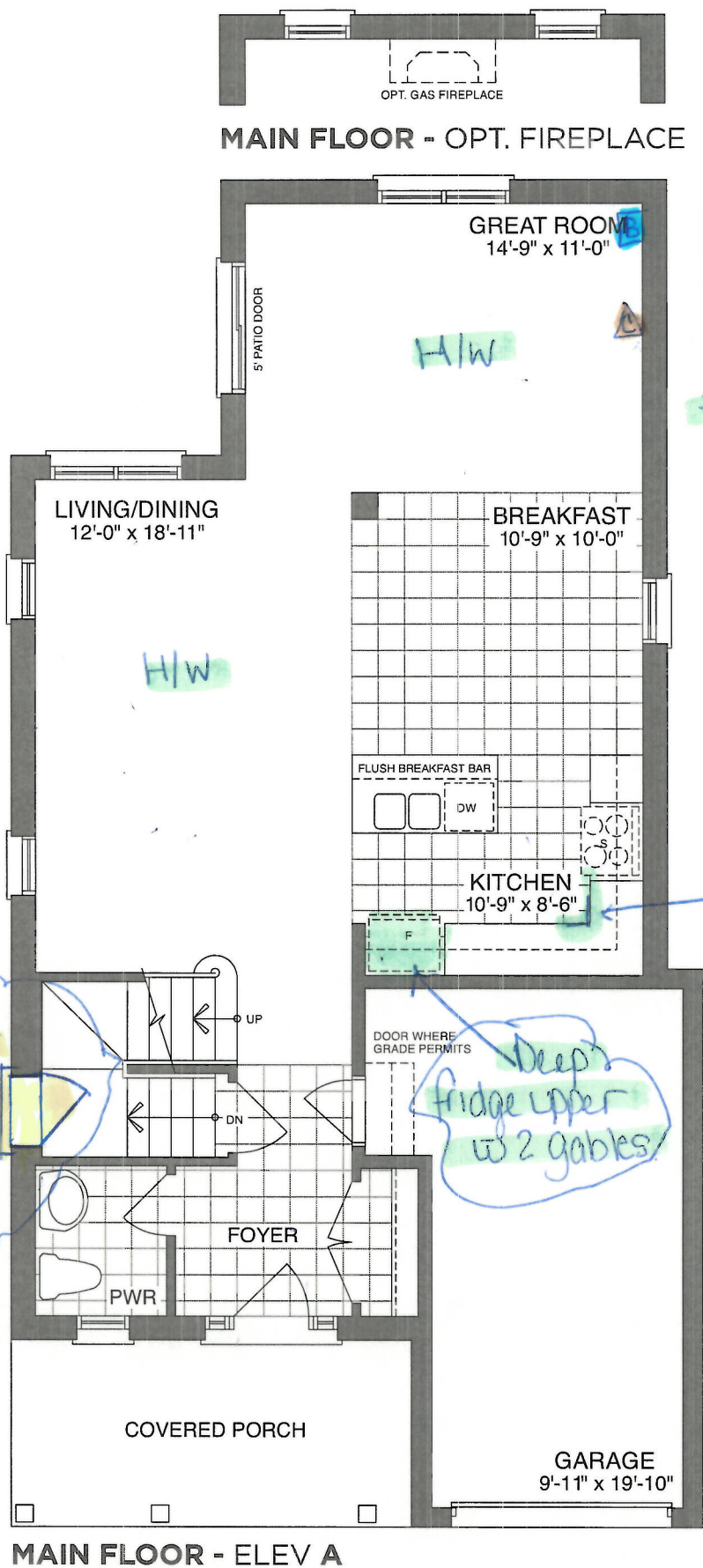
AUTHORIZATION:

DATE

PER

EXTENDED WARRANTIES AVAILABLE - *ASK FOR COMPLETE DETAILS

Lot 17
Northglenn PH4

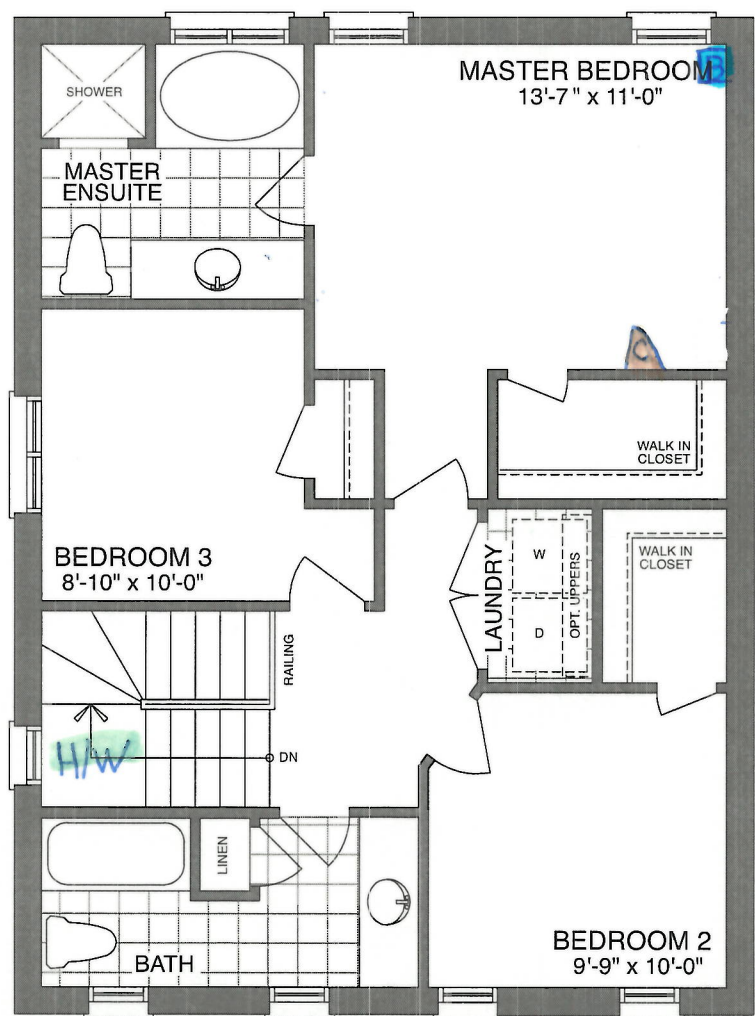


Sign
Sign

Date
Date

16 - Sep 2020

Lot 17
Northglenn
Pm4



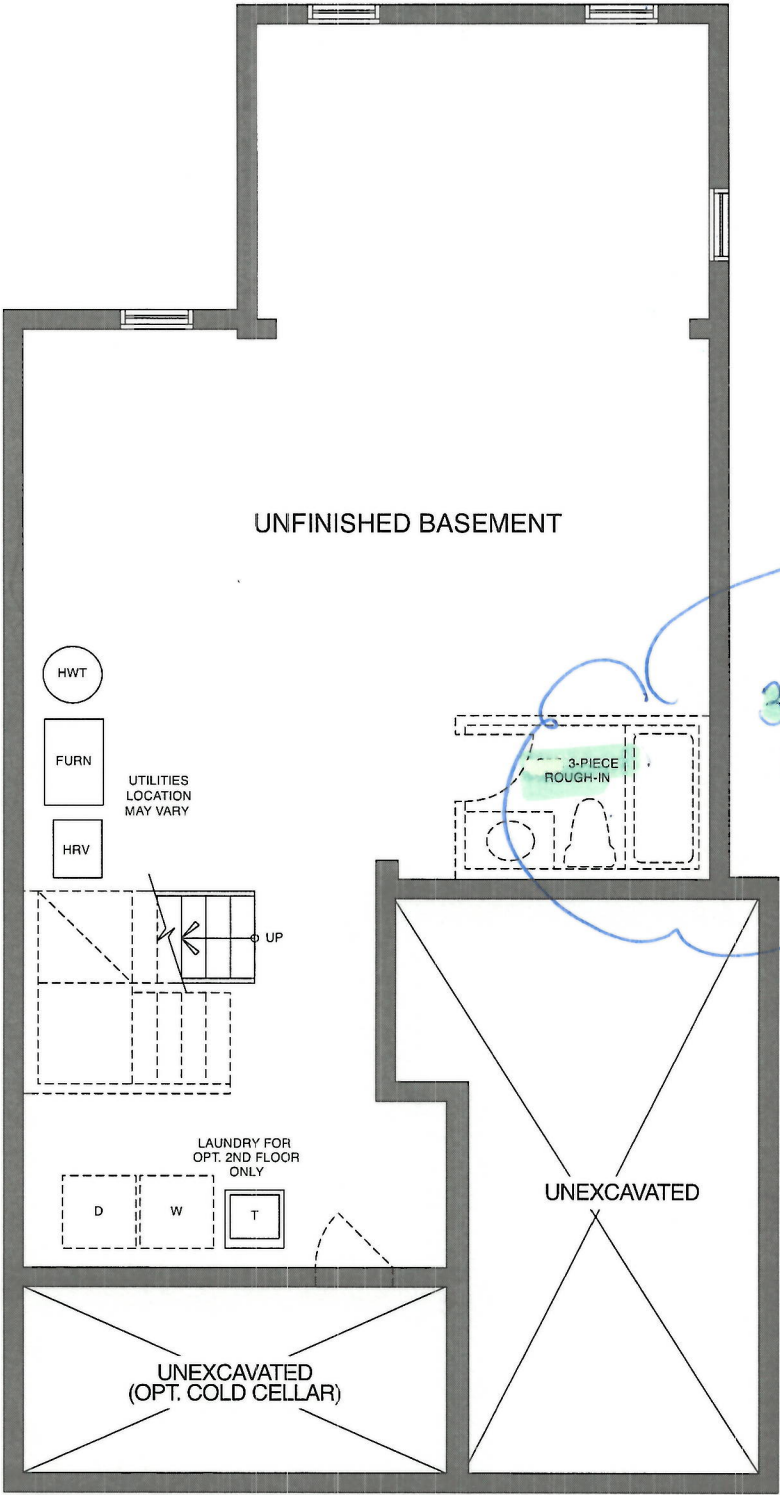
Bell
cable

SECOND FLOOR - ELEV A

Sign ght
Sign

Date 16- Sep -2020
Date

Lot 17
Northglen PH4



BASEMENT - ELEV A

Sign
Sign

Date
Date

16-Sep-2020



<div>CONSTRUCTION SUMMARY</div> <div>Northglen (H) - 2174372 Ontario Ltd.</div>				
PURCHASERS: MANAV KALE and SARADHA SOMA			TEL: RES.: 416-742-8000	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
17 / 4	40M-2633	Cortland (33-3) Elev A		11-Feb-21

Agreement of Purchase and Sale

BONUS: 5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE <i>Worksheet</i> <i>Note:</i>	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: \$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> <i>Note:</i>	

4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT <i>10Sep20</i> <i>Note:</i> 11,499/36166	
--	--

9) CABINetry

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 <i>10Sep20</i> <i>Note:</i> 11,499/36165	
1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4 <i>10Sep20</i> <i>Note:</i> 11,499/36164	
1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) <i>10Sep20</i> <i>Note:</i> 11,499/36163	

WINDOWS AND DOORS - EXTERIOR

1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT (***DOOR TO BE 1 STEP ABOVE LANDING HEIGHT***) <i>10Sep20</i> <i>Note:</i> 11,499/36168	
---	--

This Document is Extremely Time Sensitive - Printed 10 Sep 20 at 11:48