

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Purchaser: Ramanjot Dhuga
Vendor: Thames Developments (2011) Ltd. c.o.b. Senator Homes
Lot #: 77 Phase: 3 Plan No.: TBA
Street:
in the : City of Woodstock
Date of Offer: January 29, 2017
Original
Closing Date: February 12,2019

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, and except for such changes noted 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:

DELETE

PURCHASE PRICE IN THE AMOUNT OF \$486,990.00 ✓
FOUR HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED AND NINETY DOLLARS

INSERT


PURCHASE PRICE IN THE AMOUNT OF \$488,610.00 ✓
FOUR HUNDRED EIGHTY EIGHT THOUSAND SIX HUNDRED AND TEN DOLLARS

Dated at this Wednesday January 10, 2018

Witness 

Ramanjot Dhuga 

Accepted at this 10th day of January 2018.
Thames Developments (2011) Ltd. c.o.b. Senator Homes

Per: 
Authorized Signing Officer

DT Legal Site Sales Const. Purchaser
☐ ☐ ☐ ☐ ☐

PURCHASER'S EXTRAS

Havelock Corners - Thames Developments (2011) Ltd.

PURCHASER: Ramanjot Dhuga ✓

TEL: RES.: 416-575-1918

LOT NUMBER	PHASE	HOUSE TYPE
77	3	McDonald (42-4) Elev B

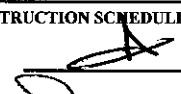
ITEM	QTY	EXTRA / CHANGE	PRICE	COMMENTS
1		1 - BONUS OFFERED INCLUDED IN SCHEDULE PE ITEM # 4 TO BE USED TOWARDS THE PURCHASE OF UPGRADES AT THE DESIGN STUDIO. NO CASH SURRENDER VALUE Note:	-\$20,000.00 ✓	Each
2		1 - LOCATION: GREAT ROOM LOCATE THE STANDARD CABLE OUTLET AT APPROXIMATELY 66" +/- HIGH ABOVE FINISHED FLOOR. CENTRED TO WALL ABOVE FIREPLACE. Note: A SEPARATE ELECTRICAL OUTLET HAS NOT BEEN PURCHASED AND WILL NOT BE SUPPLIED OR INSTALLED	\$ 0.00	Each
3		1 - LOCATION: MASTER ENSUITE SHOWER DOOR - CHROME FRAME - GLASS SHOWER DOOR - CLEAR GLASS Note:	\$ 858.00	Each
4		1 - LOCATION: DINING ROOM SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 1,405.00	Each
5		1 - LOCATION: GREAT ROOM - FAMILY ROOM SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 1,785.00	Each
6		1 - LOCATION: LANDING 1ST FLOOR TO POWDER ROOM SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 190.00	Each
7		1 - LOCATION: LANDING 1ST TO 2ND FLOOR SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 190.00	Each
8		1 - LOCATION: - MAIN HALL SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 1,165.00	Each
9		1 - LOCATION: UPPER HALL SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED IN LIEU OF STANDARD CARPET 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 1,680.00	Each
10		1 - LOCATION: MAIN STAIRS PAINT EXTRAS - STAIN RAILINGS AND PICKETS (PER FLIGHT) Note: ELEMENTS STURGEON COLOUR	\$ 1,773.20	Each
11		1 - LOCATION: MAIN STAIRS PAINT EXTRAS - STAIN STAIRS (EXCLUDING RAILINGS) (PER FLIGHT - OAK) Note: ELEMENTS STURGEON COLOUR	\$ 1,530.10	Each

Initials: RD

PREPARED BY: Steffanee Appio

PE 4,314-1

SenInvoiceSQL.rpt 22jun15

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	2019/18

HST \$266.40 || GST 102.46 || PST 163.94

PURCHASER'S EXTRAS

Havelock Corners - Thames Developments (2011) Ltd.

PURCHASER: Ramanjot Dhuga

TEL: RES.: 416-575-1918

LOT NUMBER 77	PHASE 3	HOUSE TYPE McDonald (42-4) Elev B
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ITEM	QTY	EXTRA / CHANGE	PRICE	COMMENTS
12	1	LOCATION: KITCHEN 66 CM FRIDGE CABINET - 2 GABLES & CABINET 66 CM DEEP STANDARD LINE Note:	\$ 807.95	Each
13	1	LOCATION: BEDROOM 2 SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 2,030.00	Each
14	1	LOCATION: BEDROOM 3 SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 2,235.00	Each
15	1	LOCATION: BEDROOM 4 SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 1,930.00	Each
16	1	LOCATION: MASTER BEDROOM SUPPLY AND INSTALL UPGRADE HARDWOOD - ELEMENTS OAK STAINED 3-1/2" X 3/4" Note: STURGEON COLOUR	\$ 4,470.00	Each

Initials: *RD*

PREPARED BY: Steffanee Appio

PE 4314-2
SenInvoiceSQL.rpt 22jun15

CONSTRUCTION SCHEDULING APPROVAL

PER: *[Signature]*

DATE: *2019/18*

DECOR CENTRE
250 LESMILL ROAD
NORTH YORKON M3B2T5
4164461876

SALE

MID: 5643110
TID: 003
Batch #: 004
01/10/18
APPR CODE: 01831N
VISA
*****0201
REF#: 00000005
18:17:26
Chip
/

AMOUNT \$695.65

APPROVED

VISA CREDIT
AID: A0000000031010
TVR: 80 80 00 80 00
TSI: 78 00

BY ENTERING A VERIFIED PIN, CARDHOLDER AGREES
TO PAY ISSUER SUCH TOTAL IN ACCORDANCE WITH
ISSUERS AGREEMENT WITH CARDHOLDER

THANK YOU/MERCI!

MERCHANT COPY

PURCHASER'S EXTRAS

Havelock Corners - Thames Developments (2011) Ltd.

PURCHASER: Ramanjot Dhuga

TEL: RES.: 416-575-1918

LOT NUMBER	PHASE	HOUSE TYPE
77	3	McDonald (42-4) Elev B

ITEM	QTY	EXTRA / CHANGE	PRICE	COMMENTS
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\$2,049.25 Sub Total

\$266.40 HST

\$2,315.65 Total

This is your direction to install the above extras in accordance with the following terms and conditions:

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
- It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of Thames Developments (2011) Ltd.
- The purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall not be deemed to be part of the agreement of purchase and sale entered into between them, nor an addendum thereto.

Payment Summary

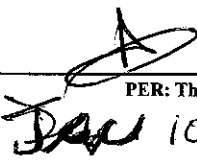
<u>Paid By</u>	<u>Amount</u>
Visa	\$695.65
Amendment	\$1,620.00 ✓
Total Payment:	\$2,315.65

PURCHASER:


Ramanjot Dhuga

10-Jan-18
DATE

VENDOR:


PER: Thames Developments (2011) Ltd.


10/20/18

PREPARED BY: Steffanee Appio

PE 4314-3

SenInvoiceSQL.rpt 22jun15

Initials: E.2

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	10/19/18

HST \$266.40 || GST 102.46 || PST 163.94

Page 3 of 4

PURCHASER'S EXTRAS

Havelock Corners - Thames Developments (2011) Ltd.

PURCHASER: Ramanjot Dhuga

TEL: RES.: 416-575-1918

LOT NUMBER	PHASE	HOUSE TYPE
77	3	McDonald (42-4) Elev B

PURCHASER ACKNOWLEDGEMENT

SENATOR HOMES DÉCOR CENTRE

Purchaser's order for upgrades MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds 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.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails 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 samples as possible, but cannot be responsible for results, which differ from the samples. Note: The 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.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally 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 a 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. 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 wood floors.

APPLIANCES: All Fridge Openings to be 36" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

KITCHEN CABINETS: The kitchen you 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.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT****

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART****

PURCHASER:


Ramanjot Dhuga

10-Jan-18

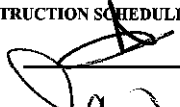
VENDOR:


PER: Thames Developments (2011) Ltd.

PREPARED BY: Steffanee Appio

PE 4314-4

SenInvoiceSQL.rpt 22jun15

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	Jan 18 / 19

HST \$266.40 || GST 102.46 || PST 163.94

Page 4 of 4



INTERIOR COLOUR SCHEME

Purchaser: Ramanjot Dhuga
Telephone Res. / Bus: (416) 575-1918 /
Decor Advisor: Steffannee Appio

Property: 77 of Plan - TBA
Project: Thames Developments (2011) Ltd.
Model and Elevation: McDonald (42-4) Elev B

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	CAMDEN MAPLE SHALE GREY CL	4954K-22 ITALIAN DI PESCO	9677 HANDLE
Kitchen Island	CAMDEN MAPLE SHALE GREY CL	4954K-22 ITALIAN DI PESCO	9677 HANDLE
Laundry Room			
Powder Room	CAMDEN OAK SHALE GREY CL	4988K-07 MERCURY VESTA	9677 HANDLE
Main Bathroom	CAMDEN OAK SHALE GREY CL	4925K-07 CALCUTTA MARBLE	171 KNOB
Master Ensuite Bathroom	CAMDEN OAK POPPY SEED	1876K-52 SPRING CARNIVAL	171 KNOB
Second Ensuite Bathroom (If Applicable)			

Appliances Custom Size Fridge Valance Lighting Microwave / Range Hood
☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
Cooktop / Rangetop Built in Wall Oven Slide-in Range
☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No

Comment

2. Flooring

	Selection
FOYER	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Main Hall	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Back Hall	
Breakfast	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Laundry Room	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Kitchen	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Powder Room	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Main Bathroom	13" X 13" SERPENTINE BEYAZ WHITE (TR.ST.BYZ.1313)
Master Ensuite	13" X 13" SERPENTINE KREM (TR.ST.KRM.1313)
Bathroom (If Applicable)	
Mud Room	
Living Room	
Dining Room	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Family / Great Room	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Den / Library / Study	
Basement Landing (If Applies)	
Lower Landing (If Applicable)	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Upper Landing	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Upper Hall	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Master Bedroom	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Bedroom #2	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Bedroom #3	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Bedroom #4	3-1/2" X 3/4" ELEMENTS OAK STAINED SURGEON
Bedroom #5	

Flooring Continued on Page 2

Initial:

 L.D.



INTERIOR COLOUR SCHEME

Purchaser: Ramanjot Dhuga
Telephone Res. / Bus: (416) 575-1918 /
Decor Advisor: Steffannee Appio

Property: 77 of Plan - TBA
Project: Thames Developments (2011) Ltd.
Model and Elevation: McDonald (42-4) Elev B

2. Flooring - Continued -

Upgrade Underpad	Type	Area
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		

3. Plumbing Fixtures / Faucets

Kitchen	STD	Second Ensuite		Powder Room	STD
Master Ensuite	STD			Other Room	
Main Bathroom	STD				

Comment

4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	8" X 10" SERPENTINE BEYAZ WHITE	<input type="checkbox"/>	<input type="checkbox"/>	TR.ST.BYZ.0810
Master Ensuite				
Tub Deck	13" X 13" SERPENTINE KREM	<input type="checkbox"/>	<input type="checkbox"/>	TR.ST.KRM.1313
Tub Apron	13" X 13" SERPENTINE KREM	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Surround	13" X 13" SERPENTINE KREM	<input type="checkbox"/>	<input type="checkbox"/>	
Shower Stall	8" X 10" SERPENTINE KREM	<input type="checkbox"/>	<input type="checkbox"/>	TR.ST.KRM.0810
Second Ensuite		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen Backsplash		<input type="checkbox"/>	<input type="checkbox"/>	
Complete Backsplash		<input type="checkbox"/>	<input type="checkbox"/>	

Comment

2" X 2" STANDARD MOSAIC WHITE SHOWER FLOOR TILE

5. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type				STANDARD					
Over Mantle				STANDARD ER22 PAINT WHITE					
Colour / Stain									
Surround				NERO					
Hearth									

Comment

Initial: P.D

Purchaser: Ramanjot Dhuga
Telephone Res. / Bus: (416) 575-1918 /
Decor Advisor: Steffanee Appio

Property: 77 of Plan - TBA
Project: Thames Developments (2011) Ltd.
Model and Elevation: McDonald (42-4) Elev B

6. Trim Carpentry

Door Hardware STANDARD

Interior Trim STANDARD

Comment

Interior Doors

- ☐ 2 Panel Arch Top
☐ 2 Panel Square Top
☒ 6 Panel



Initial for Door Style LD

7. Railings and Pickets

Railing Package STANDARD

Railing Colour STURGEON **Picket Colour** STANDARD

Wood Stairs ☐ No ☒ Oak **Tread Colour** STURGEON

Comment

STAIN OAK STAIRS TO COMPLIMENT OAK STAIRS - ELEMENT STURGEON STAIN

8. Plaster Mouldings and Medallions

Foyer			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

Comment

9. Wall Paint

STANDARD SENATOR WHITE

- Smooth Ceilings** ☐ First Floor
☐ First Floor incl. Second Floor Hall
☐ First and Second Floor
☐ Throughout
☒ Not Applicable

Trim Paint

10. Additional Comments

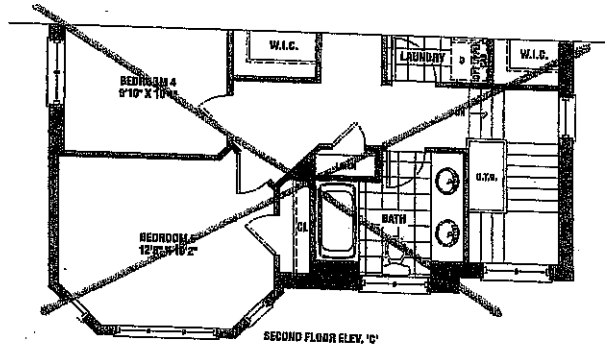
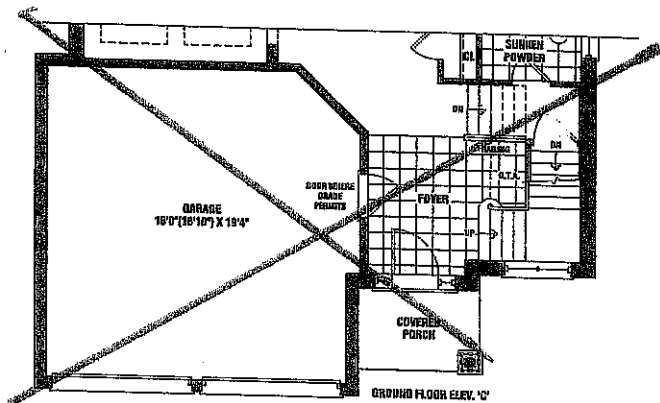
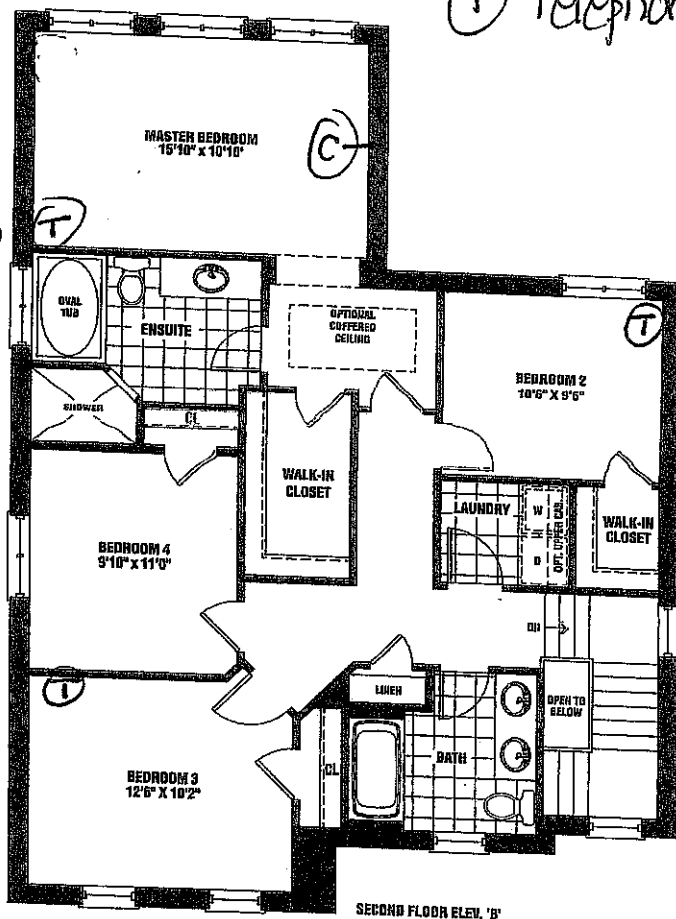
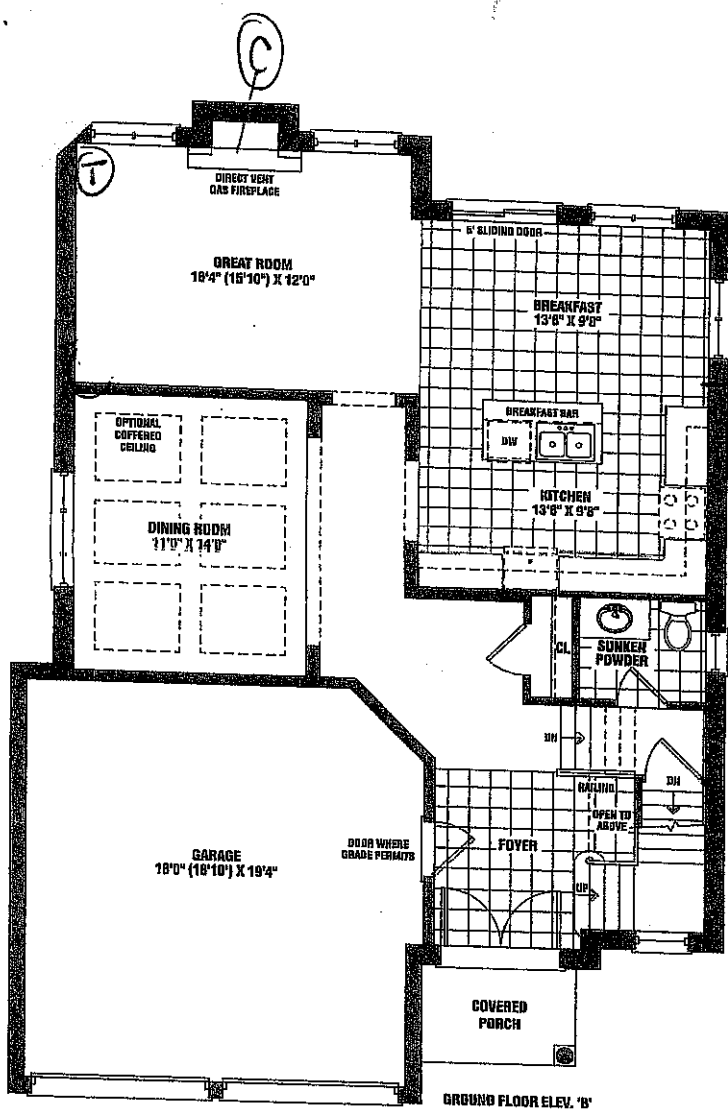
11. Disclaimers and Notes

- 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 acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. _____ Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Senator Homes Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser:
Signature: [Signature] **Date:** 01/10/2017

Vendor: [Signature]
 Thames Developments (2011) Ltd.



This sketch is provided solely for reference to those items noted on the accompanying "Upgrades/Extras". All other details, dimensions & layouts are for illustrative purposes only and may not be applicable to the Purchaser's Model

Site Themed Lot 77

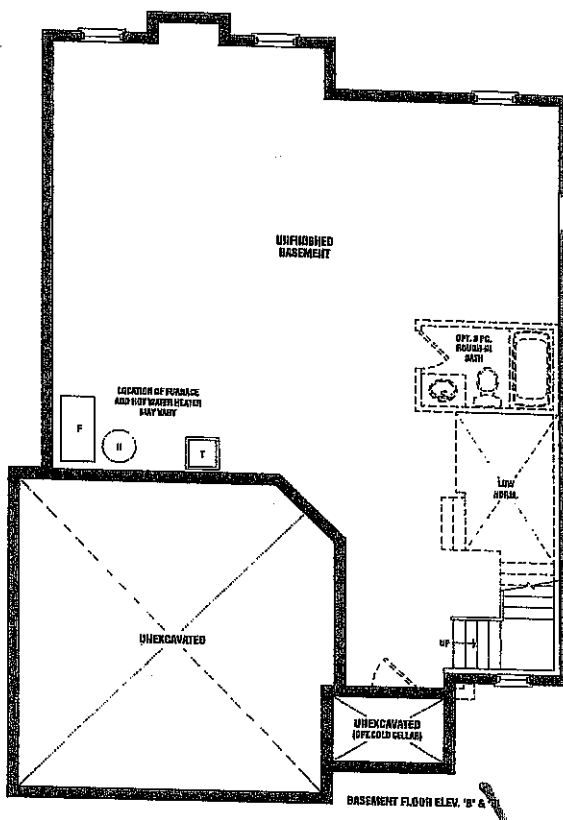
Date 1/10/18

Purchaser Initials LD Production Initials _____

McDonald

2,225 SQ. FT. ELEV. B

~~2,195 SQ. FT. ELEV. C~~



LOT 77
Phase 3A

(Handwritten initials)

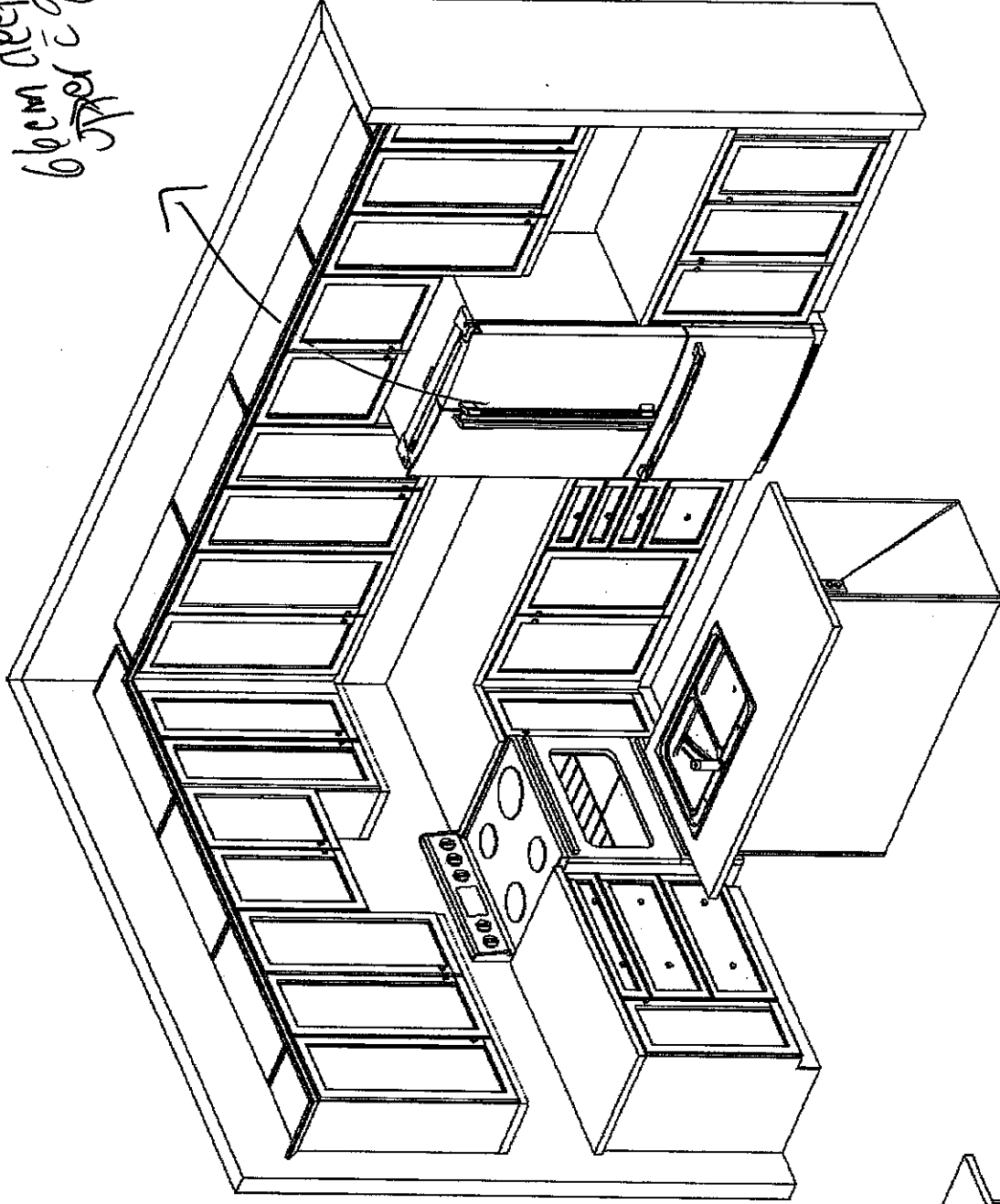
Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes open to below. Double transom windows shown on elevation are lot specific and may not apply to all lots and models, and only apply to sunken foyer condition. E. & O.E. 50-04

SCHEDULE B1

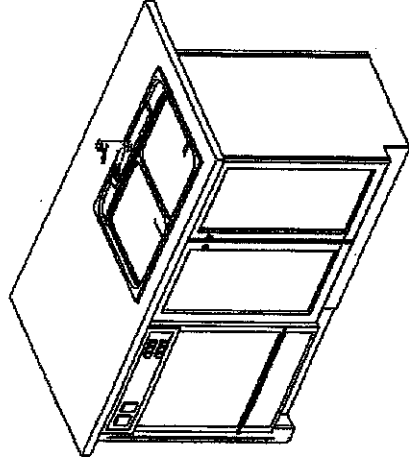
SENATOR
HOMES

Kitchen

66cm deep
upper cabinets



Island Front



This sketch is provided solely for reference to those items
noted on the schedule of materials. It is not to be used for
any other purpose. The client acknowledges that the
designer is not responsible for the accuracy of the
information provided in this sketch.

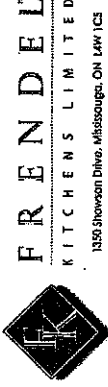
James

Date 1/10/18

Purchased at 10:00 PM

FF

This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.



FRENDEL
KITCHENS LIMITED
1258 Shawan Drive, Mississauga, ON L4W 1C5

Senator Homes

Havelock Corner PH3A
(Woodstock)

McDonald/42-4

STANDARD FEATURES:

- 100cm Uppers
- Crown moulding
- Light valance
- Bank of drawers as specified on plan
- Pot/pan drawers as specified on plan
- Blum Tandembox Antaro soft-closing drawers
- Opening for 36" FR (95cm x 180cm)
- Laminate countertops
- Laundry base as specified on plan
- Opt. Laundry uppers as specified on plan

Drawn By: Bethany O
Date: Oct 06, 2017
Scale: Not To Scale

Approved By Builder:

Date: