

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

3B-10415

Purchaser: Jatinder B.S. Goraya
Purchaser: Manveen Goraya// Amandeep Kaur Dhillon J
Vendor: Kingsmen (Thames) Inc.
Lot #: 15 Phase: 3B Plan No.: TBA
Street:
in the : City of Woodstock
Date of Offer: May 19, 2017
Original
Closing Date: March 29,2019

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 \$549,990.00 ✓
FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NINETY DOLLARS

INSERT

PURCHASE PRICE IN THE AMOUNT OF \$560,890.00 ✓
FIVE HUNDRED SIXTY THOUSAND EIGHT HUNDRED AND NINETY DOLLARS

Dated at this Monday October 15, 2018

Purchaser: Jatinder B.S. Goraya
Purchaser: Manveen Goraya// Amandeep Kaur Dhillon J
Vendor: Kingsmen (Thames) Inc.
Lot #: 15 Phase: 3B Plan No.: TBA

Street:
in the : City of Woodstock
Date of Offer: May 19, 2017
Original
Closing Date: March 29,2019

Witness Jatinder Goraya
Jatinder B.S. Goraya

Witness Manveen Goraya// Amandeep Kaur Dhillon J
Accepted at this 16th day of October 2018.
Kingsmen (Thames) Inc. c.o.b. Senator Homes

Per: 
Authorized Signing Officer Aldo Mirigello

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

PURCHASER'S EXTRAS Havelock Corners - Kingsmen (Thames) Inc.			TEL: RES: 647-885-7149
PURCHASERS: Jatinder B.S. Goraya and Manveen Goraya// Amandeep Kaur Dhillon J			

LOT NUMBER	PHASE	HOUSE TYPE
15	3B	Bartley (36-1) Elev B

ITEM	QTY	EXTRA / CHANGE	PRICE	COMMENTS
1		1 - AS PER SCHEDULE PE ITEM #8 - BONUS OFFER INCLUDED IN AGREEMENT IS TO BE USED TOWARDS THE PURCHASE OF UPGRADES AT THE DESIGN STUDIO. NO CASH SURRENDER VALUE Note:	-\$12,000.00	Each
2		1 - LOCATION: KITCHEN 59 CM FRIDGE CABINET - 2 GABLES & CABINET 59 CM DEEP - STANDARD LINE Note:	\$ 1,265.00	Each
3		1 - LOCATION: MAIN STAIRS PAINT EXTRAS - STAIN RAILINGS AND PICKETS (PER FLIGHT) Note: ELEMENTS BEARSKIN COLOUR	\$ 2,775.00	Each
4		1 - LOCATION: MAIN STAIRS PAINT EXTRAS - STAIN STAIRS (EXCLUDING RAILINGS) (PER FLIGHT - OAK) Note: ELEMENTS BEARSKIN COLOUR	\$ 2,395.00	Each
5		1 - LOCATION: FAMILY ROOM HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - GREAT ROOM Note: ELEMENTS BEARSKIN COLOUR	\$ 2,785.00	Each
6		1 - LOCATION: LIVING/DINING ROOM HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - LIVING - DINING ROOM Note: ELEMENTS BEARSKIN COLOUR	\$ 3,170.00	Each
7		1 - LOCATION: MAIN HALL HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - MAIN HALL Note: ELEMENTS BEARSKIN COLOUR	\$ 1,295.00	Each
8		1 - LOCATION: LOWER LANDING HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - STAIRS DOWN LANDING Note: ELEMENTS BEARSKIN COLOUR	\$ 210.00	Each
9		1 - LOCATION: MAIN STAIR LANDING HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - STAIRS UPPER LANDING Note: ELEMENTS BEARSKIN COLOUR	\$ 210.00	Each
10		1 - LOCATION: UPPER HALL HARDWOOD - UPGRADE 2 - KENTWOOD 3 1/2 IN X 3/4 IN - UPPER HALL IN LIEU OF STANDARD CARPET Note: ELEMENTS BEARSKIN COLOUR	\$ 1,190.00	Each
11		3 - LOCATION: KITCHEN CROWN MOULDING - NOT APPLICABLE FOR THERMOVISION - PRICE IS PER 8 FOOT LENGTH Note:	\$ 1,890.00	
12		1 - LOCATION: MASTER ENSUITE SHOWER STALL FRAMELESS GLASS SHOWER ENCLOSURE WITH FRAMELESS GLASS DOOR IN LIEU OF STANDARD NOTE: HALF GLASS ON TUB SIDE Note:	\$ 5,590.00	Each

PURCHASER'S EXTRAS			Havelock Corners - Kingsmen (Thames) Inc.		TEL: RES.: 647-885-7149
PURCHASERS: Jatinder B. S. Goraya and Manveen Goraya// Amandeep Kaur Dhillon J					

LOT NUMBER	PHASE	HOUSE TYPE
15	3B	Bartley (36-1) Elev B

ITEM	QTY	EXTRA / CHANGE	PRICE	COMMENTS
13	1	1 - LOCATION: KITCHEN	\$ 2,600.00	Each
		SUPPLY AND INSTALL UPGRADE RANGE HOOD - 30" CYCLONE SCB500 WITH BAFFLE FILTERS INCLUDES 15 AMP ELECTRICAL REQUIRED Note:		
14	1	1 - COURTESY 10% DISCOUNT OFFER BY A. MIRIGELLO	-\$1,337.50	Each
		Note:		

\$12,037.50	Sub Total
\$1,564.88	HST
\$13,602.38	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 Kingsmen (Thames) Inc.
- 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	
Paid By	Amount
Visa	\$2,702.38
Amendment	\$10,900.00
Total Payment:	\$13,602.38

PURCHASER: Jatinder B.S. Goraya 15-Oct-18 DATE
Jatinder B.S. Goraya

VENDOR: Aldo Mirigello PER: Kingsmen (Thames) Inc.

PURCHASER: Manveen Goraya// Amandeep Kaur Dhillon J 15-Oct-18 DATE

Initials: S.G. JL

CONSTRUCTION SCHEDULING APPROVAL
PER: <u>[Signature]</u>
DATE: <u>Oct 16/18</u>

60715-3B
DECOR CENTRE
250 LESMILL ROAD
NORTH YORK, ON M3B2T5
4164461876

SALE

MID: 5643110
TID: 003
Batch #: 003
10/15/18
APPR CODE: 092961
VISA
*****0895
REF#: 00000012
16:43:00
Chip
/

AMOUNT

\$2,702.38

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

RECEIVED
OCT 15 2018

DECOR CENTRE
250 LESMILL ROAD
NORTH YORK, ON M3B2T5
4164461876

SALE

MID: 5643110
TID: 003
Batch #: 003
10/15/18
APPR CODE: 092961
VISA
*****0895
REF#: 00000012
16:43:00
Chip
/

AMOUNT

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APPROVED

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TO PAY ISSUER SUCH TOTAL IN ACCORDANCE WITH
ISSUERS AGREEMENT WITH CARDHOLDER

THANK YOU/MERCI

CUSTOMER COPY

PH3B-10715

PURCHASER'S EXTRAS		
Havelock Corners - Kingsmen (Thames) Inc.		
PURCHASERS: Jatinder B.S. Goraya and Manveen Goraya// Amandeep Kaur Dhillon J		
TEL: RES.: 647-885-7149		
LOT NUMBER	PHASE	HOUSE TYPE
15	3B	Bartley (36-1) Elev B

PURCHASER ACKNOWLEDGEMENT

KINGSMEN 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. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. 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:	 Jatinder B.S. Goraya	15-Oct-18 DATE	VENDOR:		PER: Kingsmen (Thames) Inc.
PURCHASER:	 Manveen Goraya// Amandeep Kaur Dhillon J	15-Oct-18 DATE			

3B-10415

Purchasers: Jatinder B.S. Goraya & Manveen Goraya// AmanrProperty: 15 of Plan - TBA
Telephone Res. / Bus: (647) 885-7149 / Project: Kingsmen (Thames) Inc.
Decor Advisor: Steffannee Appio Model and Elevation: Bartley (36-1) 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 POPPY SEED	1876K-52 SPRING CARNIVAL	9677 HANDLE
Kitchen Island	CAMDEN MAPLE POPPY SEED	1876K-52 SPRING CARNIVAL	9677 HANDLE
Laundry Room	BELWOOD ONTARIO WHITE	1573-60 FROSTY WHITE	149 KNOB
Powder Room	CAMDEN MAPLE POPPY SEED	1877K-52 AUTUMN CARNIVAL	171 KNOB
Main Bathroom	PVC SLAB CARAWAY	4954K-22 WHITE DI PESCO	9677 HANDLE
Master Ensuite Bathroom	CAMDEN MAPLE SHALE GREY	1882K-52 CIPOLLINO GRIGIO	171 KNOB
Second Ensuite Bathroom (If Applicable)			

Appliances

Custom Size Fridge
☐ Yes ☒ No

Valance Lighting
☐ Yes ☒ No

Microwave / Range Hood
☐ Yes ☒ No

Cooktop / Rangetop
☐ Yes ☒ No

Built in Wall Oven
☐ Yes ☒ No

Slide-in Range
☐ Yes ☒ No

Comment

2. Flooring

	Selection
FOYER	13" X 13" KEATON ICE - 46-173 STANDARD
Main Hall	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Back Hall	
Breakfast	13" X 13" KEATON ICE - 46-173 STANDARD
Laundry Room	13" X 13" KEATON ICE - 46-173 STANDARD
Kitchen	13" X 13" KEATON ICE - 46-173 STANDARD
Powder Room	13" X 13" KEATON ICE - 46-173 STANDARD
Main Bathroom	13" X 13" MALENA ICE - 46-164 STANDARD
Master Ensuite	13" X 13" MALENA CARBON - 46-166 STANDARD
Bathroom (If Applicable)	
Mud Room	
Living Room	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Dining Room	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Family / Great Room	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Den / Library / Study	
Basement Landing (If Applies)	
Lower Landing (If Applicable)	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Upper Landing	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Upper Hall	3-1/2" X 3/4" ELEMENTS ENGINEERED OAK - BEARSKIN COLOUR
Master Bedroom	MOHAWK SO SWEET #01 WITH STANDARD UNDERPAD
Bedroom #2	MOHAWK SO SWEET #01 WITH STANDARD UNDERPAD
Bedroom #3	MOHAWK SO SWEET #01 WITH STANDARD UNDERPAD
Bedroom #4	MOHAWK SO SWEET #01 WITH STANDARD UNDERPAD
Bedroom #5	

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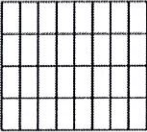
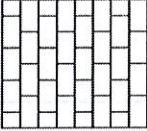
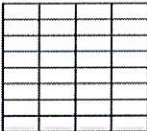
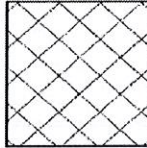
2. Flooring - Continued -

Upgrade Underpad	Type STANDARD	Area BEDROOMS ONLY
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		
MOHAWK SO SWEET #01 WITH STANDARD UNDERPAD		

3. Plumbing Fixtures / Faucets

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

4. Wall Tile

Main Bathroom	Tile Selection			Listello	Insert	Insert Selection
Master Ensuite	8" X 10" MALENA ICE - 52-189 STANDARD	☐	☐	☐		
Tub Deck	13" X 13" MALENA CARBON - 46-166 STANDARD	☐	☐	☐		
Tub Apron	13" X 13" MALENA CARBON - 46-166 STANDARD	☐	☐	☐		
Tub Surround	8" X 10" MALENA CARBON - 52-190 STANDARD	☐	☐	☐		
Shower Stall	8" X 10" MALENA CARBON - 52-190 STANDARD	☐	☐	☐		
Second Ensuite		☐	☐	☐		
Kitchen Backsplash		☐	☐	☐		
Complete Backsplash		☐	☐	☐		
Comment	2" X 2" MOSAIC SHOWER FLOOR TILE - SOHO WARM GREY					
					horizontal stacked	brick pattern

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	STANDARD	
Mantle Type	ER22 WHITE PAINT GRADE	
Over Mantle		
Colour / Stain		
Surround		
Hearth		
Comment		

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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 LSH

7. Railings and Pickets

Railing Package STANDARD

Railing Colour BEARSKIN

Picket Colour BEARSKIN

Wood Stairs ☐ No ☒ Oak

Tread Colour BEARSKIN

Comment

STAIN OAK STAIRS TO COMPLIMENT HARDWOOD - ELEMENTS BEARSKIN COLOUR

8. Plaster Mouldings and Medallions

Foyer

Main Hall

Living Room

Dining Room

Family Room

Comment

Kitchen/Breakfast

Den/Library

Lower Landing

9. Wall Paint

STANDARD KINGSMEN 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. LSH Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser:

Signature: Jatinder Goraya Date: Oct 15/2018

Signature: Jatinder Goraya Date: _____

Vendor:

Kingsmen (Thames) Inc.

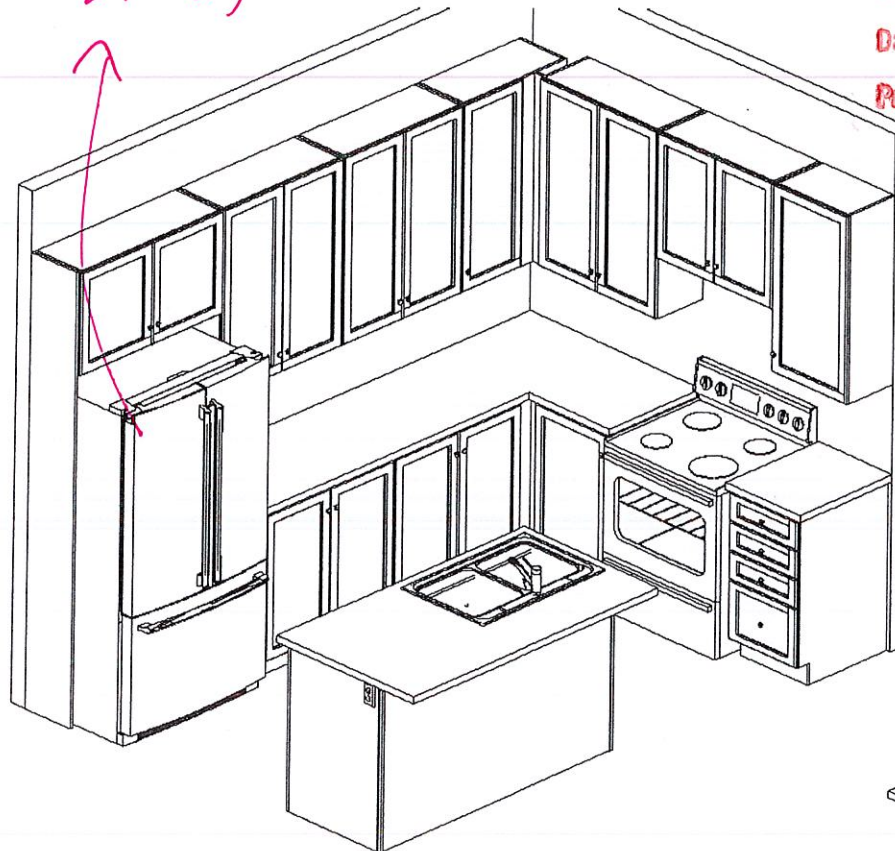
Aldo Virigello

Oct 16, 18

33-1015

Kitchen

59cm deep uppers
& gables (2)



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

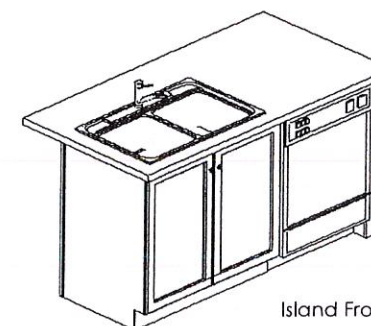
Site Woodstock

Lot 15-3B

Date 10/15/18

Purchaser Initials JW

Production Initials W



Island Front

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



Havelock Corner PH3B
(Woodstock)

Bartley/36-1

STANDARD FEATURES:

- Blum standard hinges
- Blum Metabox drawers
- 100cm Uppers
- Bank of drawers as specified on plan
- Opening for 36" FR (95cm x 186cm)
- Laminate countertops
- Laundry base as specified on plan
- Opt. Laundry uppers as specified on plan

Drawn By: BethanyO
Date: June 11, 2018
Scale: Not To Scale

Approved By Builder:

Date:

Wall Mount Range Hood

Sometimes strength and beauty can co-exist. Strong and sturdy, yet attractive and unimposing, the SCB500 combines the eye-pleasing design of European hoods with the power and efficiency of North American fans. A perfect match. Give your kitchen the look, feel, and capability that you have always wanted. Fitted with time-delay OFF feature up to nine minutes, bright LED lights spaced for optimum light distribution, and a digital three-speed push button control panel.



Features

- 6" round duct
- 550 CFM centrifugal fan
- Dishwasher-safe baffle filters
- Non-stick coated fan blades
- Available size: 30"/36"
- Available finish: stainless steel

Green Initiatives

Maximize Energy Use: 3 speed fan control panel allows you to manage power while long-lasting LED lights illuminate cooking area

Minimizing Wasted Energy: Time-delay OFF feature up to nine minutes clears the air after cooking ensuring that the fan is not left running by accident

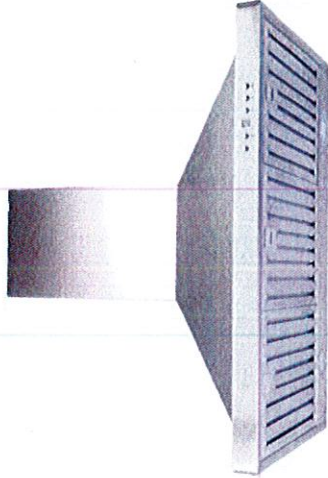
Improve Air Quality: Avoid mold and extend the lifespan of your kitchen by efficiently removing moisture, smoke and other airborne contaminants caused by cooking indoors

Reduce Landfill: High-quality baffle filters eliminate the need for periodic replacement filters, reducing landfill

Avoid Grease Build-up: Utilize grease extraction technology with reusable grease cup

Specifications

Air Flow Volume: 550 CFM
Electrical Connection: 120V/60Hz
Power Consumption: 200 Watts
Current: 2.0 Amps
Fan Speed: 1599 RPM
Finishes: Stainless Steel
Duct: 6" Round
Knock-out: 6" Round - Top Only
Dimensions: Width: 30"/36"
Height: 46"
Depth: 18"
Noise Level: Min. 2 Sones
Max. 6 Sones



SCB500 - Baffle Filter

Ordering Model Chart

Model	Colour	Knock-out	Duct	Size	Filter
SCB50030	Stainless Steel	6"	6" Round	30"	Baffle
SCB50036	Stainless Steel	6"	6" Round	36"	Baffle

Notes

