

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

5A-137

Purchaser: KULBIR SINGH
Vendor: KINGSMEN (THAMES) INC.
Lot #: 137 Phase: 5A Plan No.: Draft Approval SB17-03-08
Street:
Date of Offer:
Original
Closing Date:

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 \$679,900.00

INSERT

PURCHASE PRICE IN THE AMOUNT OF \$689,315.00

Dated at Concord this Friday October 7, 2022

B. Luccia
Witness

Kulbir Singh
KULBIR SINGH

Accepted at Concord this 7th day of October 2022

KINGSMEN (THAMES) INC.

Per: Matthew Castell
Authorized Signing Officer

Sales

☐

Legal

☐

Site Sales

☐

Const.

☐

Purchaser

☐

W

Invoice

Havelock Corners (Kingsmen) - Phase 5A

PURCHASER: KULBIR SINGH

Printed: 7-Oct-22 1:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
137	5A	Edward (3602) Elev C 4 Bed - 2+1 Bath	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1	1	- As per schedule "PE": Vendor to install capped gas line (rough in only) at rear of ome for future BBQ location. Location to be finalzied at vendors sole discretion.		Each
74906	Note:			
2	1	- As per schedule "PE": Vendor to supply & install air conditioning unit, sized accordingly, from vendors standard samples.		Each
74907	Note:			
3	1	- As per schedule "PE": Vendor to include level 1, 2cm. quartz in all bathrooms, as per plan, in lieu of the include laminate counter tops. Selections to be made from builders standard samples.		Each
74908	Note:			
4	1	- To supply & install the standard T.V. rough in in the great room and master bedroom... see sketch # 1 & # 2		Each
74909	Note:	Install the standard T.V. at approx. 66" + - up from the floor, centered + - to the F/P mantle.		
5	1	- To supply & install the standard Phone (CAT 5) rough in in the great room, master bedroom & bedroom # 4 ... see sketch # 1 & # 2		Each
74910	Note:	Install the standard Phone (CAT 5) at approx. 66" + - up from the floor, centered + - to the F/P mantle.		
*6	*1	- To SUPPLY AND INSTALL AN ADDITIONAL BASIC RECEPTACLE (NOT DEDICATED) at approx. 66" + - up from the floor centered +- to the F/P mantle	\$ 150.00	Each
156937	Note:	in the great room...see sketch # 1		
74916		This is for a future wall mount T.V.. NO CONDUIT PIPE HAS BEEN PURCHASED.		
*7	*1	- Kitchen - To SUPPLY AND INSTALL EXTRA CEILING BOX ROUGH IN CAPPED (DOES NOT INCLUDE SWITCH) over the island in the kitchen... see sketch # 1	\$ 150.00	Each
156956	Note:	This cap will be connected to a sep. switch, switch is sold sep.		
74917				
*8	*1	- Kitchen - To supply & install AN ADDITIONAL SINGLE POLE SWITCH connected to the capped elec. over the island in the kitchen.	\$ 150.00	Each
156913	Note:			
74918				
9	1	- To supply & install a stand up shower in leiu of the standard bathtub in the main bathroom. To include frameless glass shower panel, which sits on a 42" + - half wall and a frameless glass door and a shower pot light.... see sketch # 2	\$ 6,500.00	Each
74919	Note:			
*10	*1	- To supply & install a VANITY BANK OF DRAWERS - in the master ensuite bathroom... see sketch # 2	\$ 565.00	Each
158547	Note:			
74920				
*11	*5	- To supply & install the VANITY SINK - CONTRAC CATENA UNDERMOUNT - MODEL 4210CIY in the powder room, master ensuite and main bathroom in lieu of the standard top mount vanity sinks.... see spec's	\$ 2,250.00	
164839	Note:	still to install the standard lav. faucets.		
74921				
*12	*1	- Kitchen - To KITCHEN SINK - BLANCO QUATRUS U2 DBL UNDERMOUNT - MODEL 401247 in the kitchen in lieu of the standard top mount kitchen sink...see spec'sS	\$ 1,788.00	Each
164860	Note:	Still to install the standard single hole kitchen faucet, NO PLATE.		
74922				
13	1	- Relocate the standard light from the upper stair landing to the O.T.B area on the second floor... see sketch # 2	\$ 200.00	Each
74923	Note:			
14	1	- Amendment Fee	\$ 150.00	Each
74924	Note:			

Vendor Initials: Purchaser Initials: K.S

PREPARED BY: Barbara Coccia

LOCKED BY: Barbara Coccia

PE 5,904-1

InvoiceSQL.rpt 02Feb22

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: 07/22

Invoice			
Havelock Corners (Kingsmen) - Phase 5A			
PURCHASER: KULBIR SINGH		Printed: 7-Oct-22 1:23 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
137	5A	Edward (3602) Elev C 4 Bed - 2+1 Bath	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$11,903.00
HST	\$1,547.39
Total	\$13,450.39

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.
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of the Vendor.
- Purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall form part of the agreement of purchase and sale entered into between them. All other terms and conditions of the agreement of purchase and sale shall remain in full force and effect."
- In the event that the agreement of purchase and sale and/or any schedules or amendments thereto or any third-party agreement(s) entered into by the purchaser in connection with the agreement of purchase and sale that includes promotional items, upgrade incentives, cash back incentives, stipulated monetary credits against the purchase price and/or décor credits (the "Inducements") and such Inducements are stipulated as being specific to the purchaser and/or are stipulated as having no cash value and/or as non-transferrable, then in such instance where there is an assignment:
 - to the extent that the Inducements have not been utilized by the purchaser, then such Inducements shall be terminated and null and void; or
 - if the purchaser has utilized such Inducements for the purchase of upgrades or Extras or has used them in any manner, then the assignee shall reimburse the Vendor on the Closing Date with the stipulated value of such Inducements (the "Cash Value"). In such event Schedule B, Part I of the Addendum to the agreement of purchase and sale shall be deemed to be amended to include the Cash Value of the applicable Inducements.

Payment Summary		
Paid By	Amount	Date
Amendment	\$9,415.00	07-Oct-22
Visa	\$3,000.00	07-Oct-22
Visa	\$1,035.39	07-Oct-22
Total Payment:	\$13,450.39	

PURCHASER: Kulbir Singh 07-Oct-22
KULBIR SINGH DATE

VENDOR: [Signature] PER: KINGSMEN (THAMES) INC.
DATE: Oct 7, 2022

Vendor Initials: [Signature] Purchaser Initials: [Signature]

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>[Signature]</u>
DATE:	<u>Oct 7/22</u>

5A-10137

RECEIVED
OCT 07 2022

TRANSACTION RECORD
BRECAS MANAGEMENT
105B WINGES RD
WOODBRIDGE ON

Purchase

Oct 07, 2022 13:07:48
VISA *****1017
TID: I4021979 Entry: Chip (C)
Sequence: 001 366
Auth#: 479259 Response: 01-027
Batch: 001

Amount \$ 3 000.00
Total \$ 3 000.00

A0000000031010 SCOTIABANK VISA
TVR 0080008000 TSI F800

Approved
VERIFIED BY PIN

Merchant copy

TRANSACTION RECORD
BRECAS MANAGEMENT
105B WINGES RD
WOODBRIDGE ON

Purchase

Oct 07, 2022 13:15:59
VISA *****1017
TID: I4021979 Entry: Chip (C)
Sequence: 001 368
Auth#: 499571 Response: 01-027
Batch: 001

Amount \$ 1 035.39
Total \$ 1 035.39

A0000000031010 SCOTIABANK VISA
TVR 0080008000 TSI F800

Approved
VERIFIED BY PIN

Merchant copy

LOT: 137

Thames

PHSA

Invoice			
Havelock Corners (Kingsmen) - Phase 5A			
PURCHASER: KULBIR SINGH		Printed: 7-Oct-22 1:23 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
137	5A	Edward (3602) Elev C 4 Bed - 2+1 Bath	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

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.

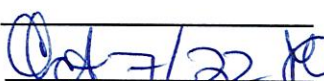
****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT****


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

K.S

Handwritten signature

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 04/7/22 

Purchaser:

KULBIR SINGH

Telephone Res. / Bus:

/

Decor Advisor:

Barbara Coccia

Property:

137 of Plan - Draft Approval SB17-03-08

Project:

KINGSMEN (THAMES) INC.

Model and Elevation:

Edward (3602) Elev C 4 Bed - 2+1 Bath

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#3 Simcoe Moonlight	#1, C/S # 9141 Ice Snow 3cm.	#12881 Handle
Kitchen Island	#3 Simcoe Moonlight	#1, C/S # 9141 Ice Snow 3cm.	#12881 Handle
Laundry Room	/		
Powder Room	#3 Simcoe Moonlight	#1, C/S # 9141 Ice Snow 2cm.	#12881 Handle
Main Bathroom	#3 Charleston 3DL Orchid	#1, C/S # 3040 Cement 2cm.	#12881 Handle
Master Ensuite Bathroom	#3 Charleston 3DL Orchid	#1, C/S # 3040 Cement 2cm.	#12881 Handle
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
Main Hall	3 1/2" Elements Oak Natural
Back Hall	/
Breakfast	13 x 13" Keaton Ice
Laundry Room	13 x 13" Keaton Ice
Kitchen	13 x 13" Keaton Ice
Powder Room	13 x 13" Keaton Ice
Main Bathroom	13 x13" Cinq Black
Master Ensuite	13 x13" Cinq Black
Bathroom (If Applicable)	/
Mud Room	/
Master ens.& Main bathroom	Shower floor: 2x2" Ontario Snow White matte
Living Room	/
Dining Room	3 1/2" Elements Oak Natural
Family / Great Room	3 1/2" Elements Oak Natural
Den / Library / Study	/
Basement Landing (If Applies)	
Lower Landing (If Applicable)	3 1/2" Elements Oak Natural
Upper Landing	(If applicable) 3 1/2" Elements Oak Natural
Upper Hall	Modern Story 1, # 945 Felt Hat
Master Bedroom	Modern Story 1, # 945 Felt Hat
Bedroom #2	Modern Story 1, # 945 Felt Hat
Bedroom #3	Modern Story 1, # 945 Felt Hat
Bedroom #4	Modern Story 1, # 945 Felt Hat
Bedroom #5	/
Master ens.& Main bathroom	Shower jamb: Anatolia Marmiline SNOW



Purchaser: KULBIR SINGH

Telephone Res. / Bus: /

Decor Advisor: Barbara Coccia

2. Flooring - Continued -

Property: 137 of Plan - Draft Approval SB17-03-08

Project: KINGSMEN (THAMES) INC.

Model and Elevation: Edward (3602) Elev C 4 Bed - 2+1 Bath

Upgrade Underpad	Type	Area
	Standard	2nd. floor
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	/	/
/		

3. Plumbing Fixtures / Faucets

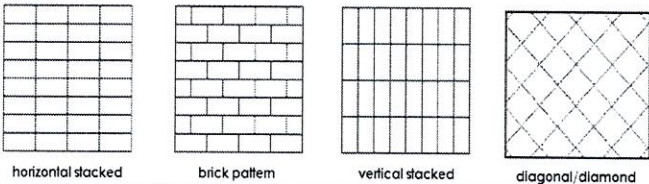
Kitchen	Standard	Second Ensuite	/	Powder Room	Standard
Master Ensuite	Standard			Other Room	/
Main Bathroom	Standard	/			

Comment
Purchaser has upgraded to an under mount kitchen sink, still to install the standard single hole kitchen faucet, NO PLATE.
Purchaser has upgraded to under mount vanity sinks in ALL bathrooms, still to install the standard lav. faucets.

4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	(SHOWER) 8x10" Cinq Black	<input type="checkbox"/>	<input type="checkbox"/>	
Master Ensuite				
Tub Deck	13 x 13" Cinq Black	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Apron	13 x 13" Cinq Black	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Surround	13 x 13" Cinq Black	<input type="checkbox"/>		
Shower Stall	8x10" Cinq Black	<input type="checkbox"/>	<input type="checkbox"/>	
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
Install the standard 8x10" wall tiles on the 10" side stacked horizontally in the bathrooms where applicable.



5. Fireplace

	Living Room			Family Room			Other Room - Specify Great Room		
	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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Mantle Type							Front Facing		
Over Mantle							NF-08		
Colour / Stain							/		
Surround							White		
Hearth							/		
Comment							/		
/									



Initial: _____

Purchaser: KULBIR SINGH

Telephone Res. / Bus: /

Decor Advisor: Barbara Coccia

Property: 137 of Plan - Draft Approval SB17-03-08

Project: KINGSMEN (THAMES) INC.

Model and Elevation: Edward (3602) Elev C 4 Bed - 2+1 Bath

6. Trim Carpentry

Door Hardware Standard Handle

Interior Trim Standard

Comment /

Interior Doors

☐ 2 Panel Arch Top

☒ 2 Panel Square Top

☐ 6 Panel

Initial for Door Style 

7. Railings and Pickets

Railing Package Standard Oak STRAIGHT picket package

Railing Colour Elements natural

Wood Stairs ☐ No ☒ Oak

Comment /

Picket Colour Elements natural

Tread Colour Elements natural

8. Plaster Mouldings and Medallions

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

Comment /

9. Wall Paint

Kingsmen White

Smooth Ceilings ☐ First Floor

☐ First Floor incl. Second Floor Hall

☐ First and Second Floor

☒ Throughout

☐ Not Applicable

Trim Paint Kingsmen White

10. Additional Comments

/


RECEIVED

OCT 07 2022

11. Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.


2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) 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

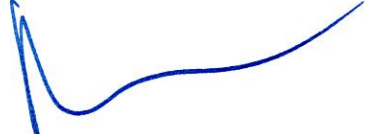
4) The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser:

Signature:  Date: 07/10/2022

Vendor:



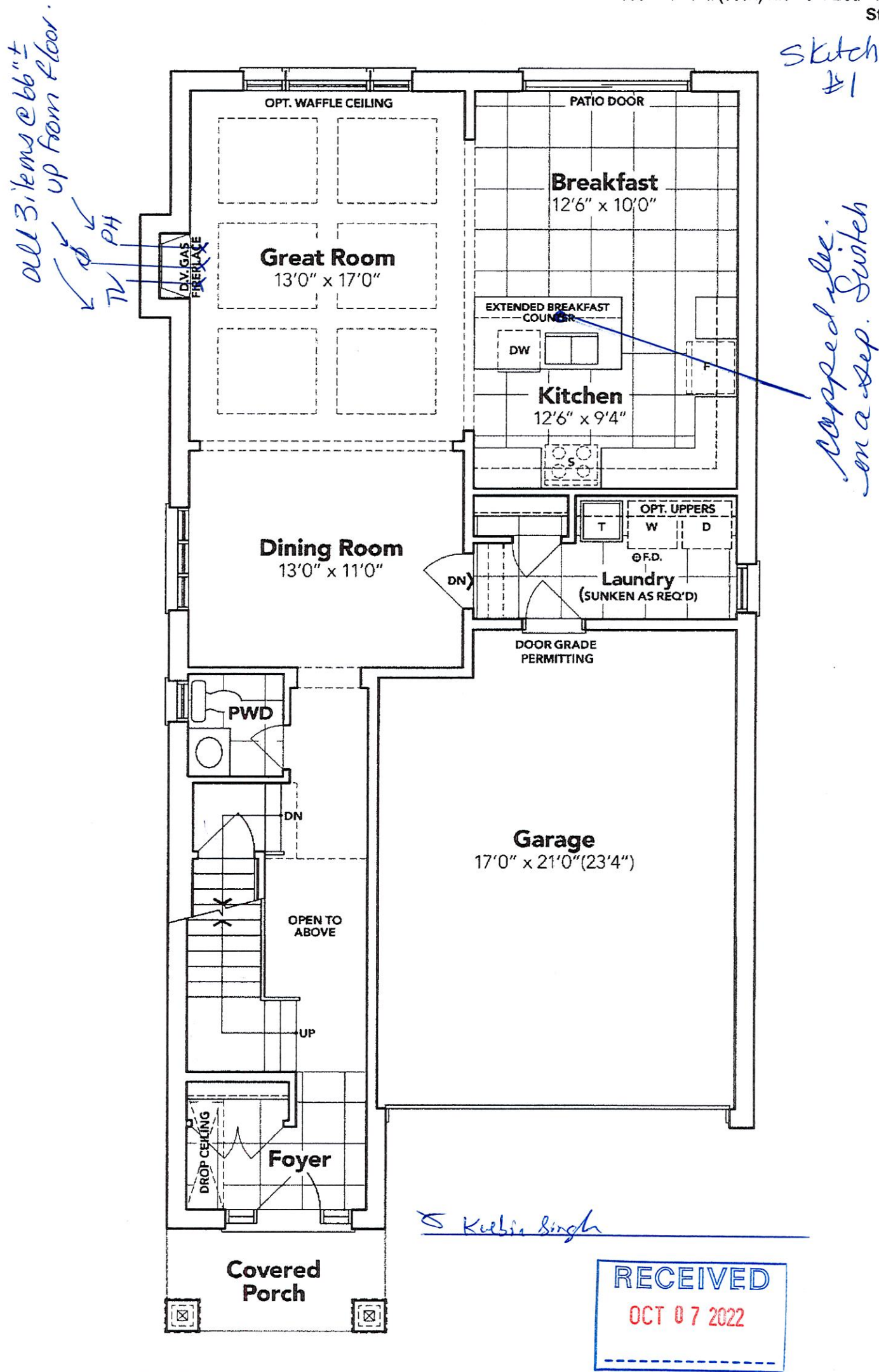
KINGSMEN (THAMES) INC. 07/10/22

Printed 10/7/2022 13:23:40

Page 3 of 3

SCHEDULE "B-1"
Floor Plan

Lot 137
Phase 5A
Model: Edward (3602) Elev C 4 Bed - 2+1 Bath
Standard



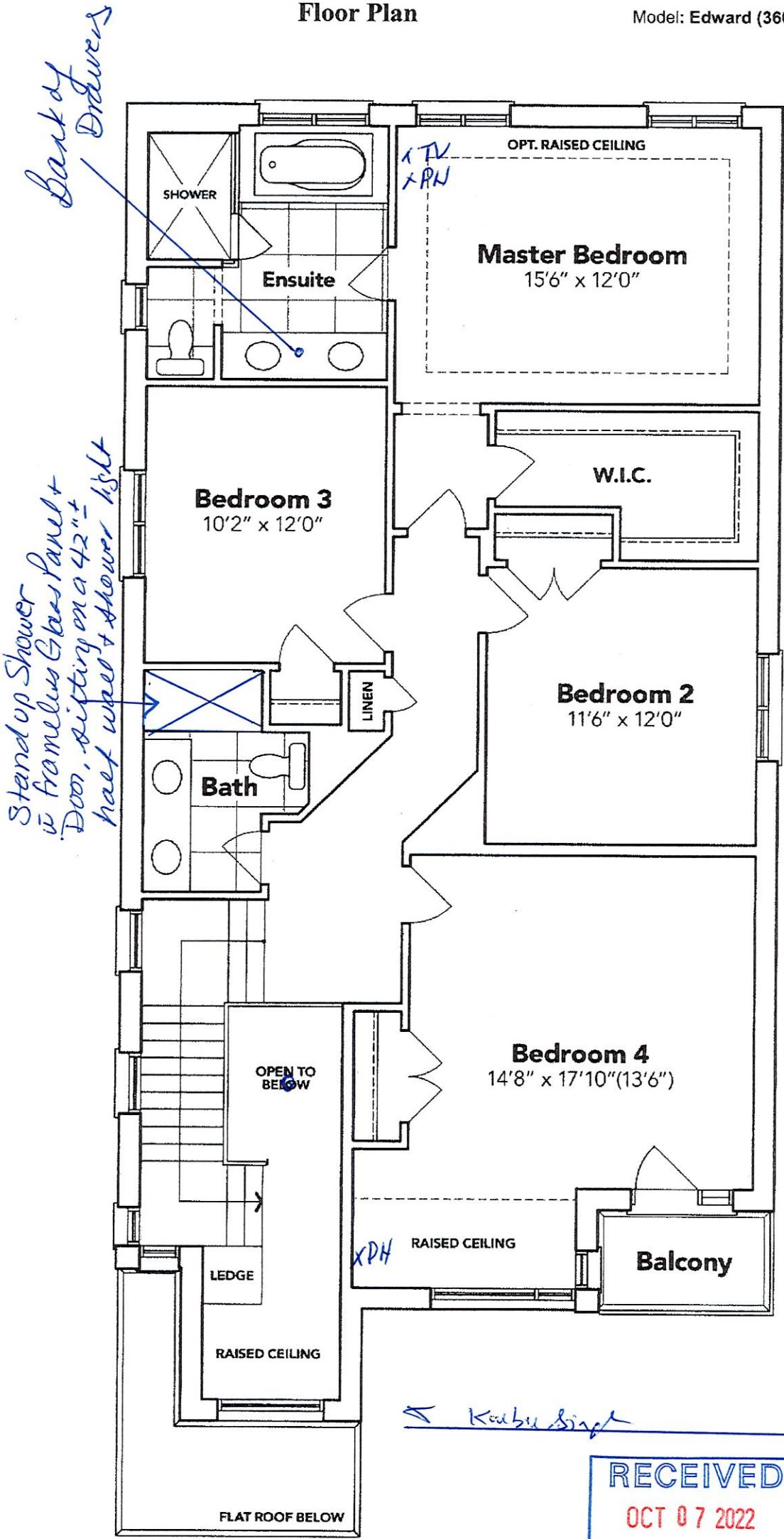
GROUND FLOOR EL. C

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

SCHEDULE "B-1"
Floor Plan

Lot 137
Phase 5A
Model: Edward (3602) Elev C 4 Bed - 2+1 Bath
Standard

Sketch
#2



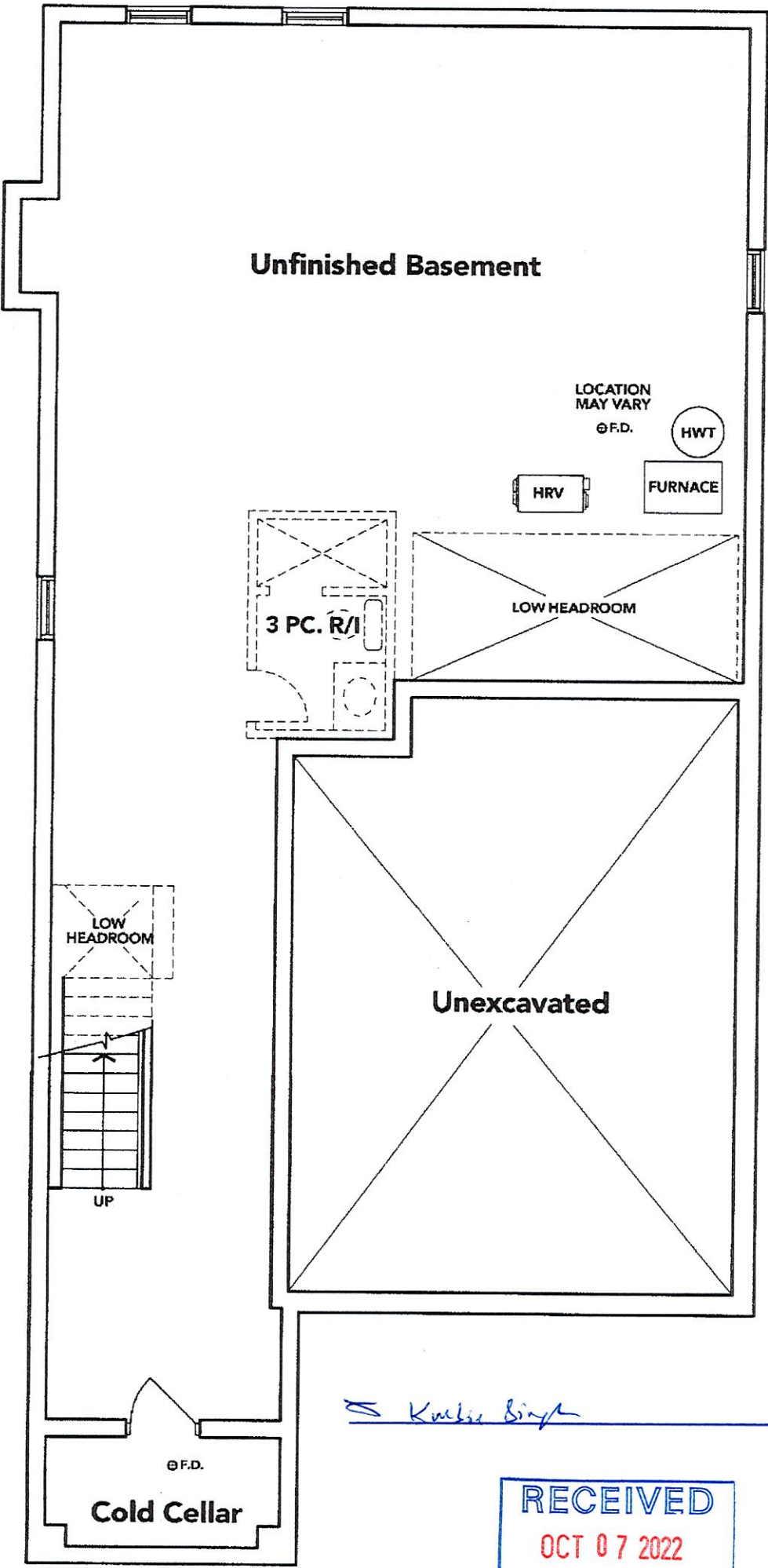
SECOND FLOOR EL. C

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

SCHEDULE "B-1"
Floor Plan

Lot 137
Phase 5A
Model: Edward (3602) Elev C 4 Bed - 2+1 Bath
Standard

Sketch
#3



BASEMENT EL. C

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

LOT 137 THAMES PH. 5A
RE: UPGRADED UNDER MOUNT KITCHEN
SINK

BLANCO

Sink Specifications

Colour	SKU
brushed finish	401247

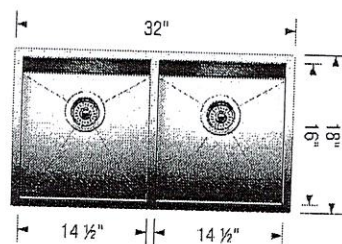
QUATRUS U 2

Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:

Installation clips, Sink template, Installation instructions, 3 ½" (90 mm) stainless steel strainers



Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.

Kushia Singh

LOT 137 THAMES PH. 5A
RE: UPGRADED UNDER MOUNT VANITY
SINKS IN ALL BATHROOMS.

CATENA
RECTANGULAR UNDERMOUNT SINK

4210CIY Undermount Sink

PRODUCT SPECS:

- Vitreous china
- Front overflow hole
- Template and mounting hardware supplied

DIMENSIONS:

Outer:

510mm W x 390mm D x 190mm H
20" W x 15 1/2" D x 7 1/2" H

Inner:

450mm W x 340mm D x 140mm H
18" W x 13 1/2" D x 5 1/2" H

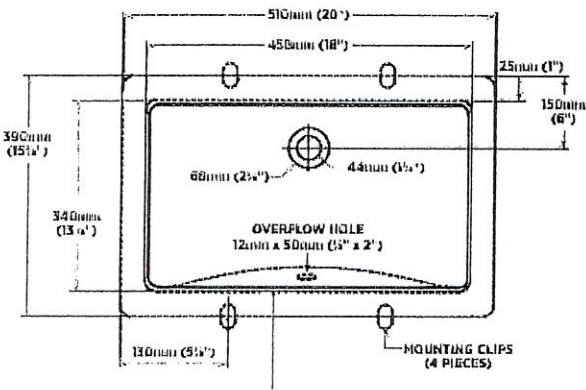
COMPLIANCE CERTIFICATIONS

Meets or exceeds the following:

- IAPMO cUPC
- ASME A112.19.2 / CSA B45.1
- OBC Section 3.8 Barrier Free design and CSA B651 Standard

SHIPPING

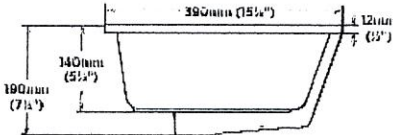
Cube 1.72
GW 27 lbs



TO BE SPECIFIED

- ☐ Soft White
- ☒ Soft White

NOTES: Dimensions of fixtures were verified and they only within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change in production. Responsibility is assumed for use of a replacement of related parts. Product is designed to comply with CSA standard and OBC barrier free requirements. It shall be the responsibility of the installer to comply with the local building codes and standards prior to installing the product.



Kulbir Singh