



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): RAJIV & VANDANA PUNJ
LOT NUMBER: 22 PHASE: 5
MODEL: KAHSHE
P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
1	Cost to provide "conduit-only" from basement to attic	
2	Valance lighting - cost to provide "rough-in only" for valance lighting with switch below upper cabinets in the kitchen area. * up to 6 fixtures; includes rough-in and switch *Note: price includes LED light fixtures and does not include kitchen valance moulding/light shield	
3	Interior Ceiling Light - IN ADDITION TO STANDARD- Add interior ceiling light with Vendor's standard fixture installed; price reflect per light. *Note: A ceiling light is included in every room and walk-in closet (except for living room), all bathrooms and powder room have light above the vanity mirror. SEE SKETCH - LOCATION MARKED WITH "CL"	
4	Provision for Wall Mount TV XXXXXXXXXX in family room, see sketch *includes: dedicated electrical, conduit for future tech cable to floor level receptacle XXXXXXXXXX *This does not include any brackets or mount for TV.	
5	Exhaust Vent - Provide 8" vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 8" vent)	
6	Gas line, Stove - Add gas line for stove in kitchen and 110V direct line with Arc Fault Protection, plus the cost to increase the gas pipe	
7	Cost to provide black/iron ore window frames throughout the main and 2nd floor, in lieu of white *includes front door frame and patio doors *Basement windows ust remain as white *Price is based on standard height for front door, patio sliders and windows *Note: Price per model, see attached schedule	
8	Cost to provide Black exterior railing at front elevation in lieu of standard *Based on standard elevation *Note: Due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back amount charged	
9	Chimney Hood Fan *provisions to cabinetry to accommodate future chimney hood fan/ exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommdate this change *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood Fan/ Exhaust fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late	
	Net upgrades continued on page 2	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 2		
	TOTAL	

The above extras and upgrades are to be included during the construction of the above house for the above-named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the price of the extra is non-refundable.

PAID: _____

Rajiv Punj
 Rajiv Punj (Dec 2, 2021 20:51 EST)

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

**File Copy for
Construction
Office**

Per: _____
 VENDOR

(Original verified at Head Office)



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
10	Built-In Appliance Provision in Kitchen *Includes cabinet and electrical provisions for future: *built-in wall oven(s) and/or microwave cut out; c/w bottom drawer; upper cabinet; *plus cooktop c/w false drawer, plus pots & pan drawers in kitchen area. *Counter depth fridge enclosure with two gables. *Note: Not all models can accommodate this upgrade. In some circumstances additional cabinetry extension may be required in order to accommodate. Which may result in additional charges. Purchaser must provide all specifications for all future built-in appliances as quickly as possible.	
11	In order to accommodate built in appliances, opening to the dining room to be relocated, as per sketch.	
12	Corner cabinet - upper angled corner cabinet or upper corner folding doors (cost per unit), not all model can accommodate this upgrade.	
13	Tub to shower - Cost to change standard tub/ shower in bathroom, approximately (2'6" to 3ft) wide x 5ft long shower enclosure *Price includes standard wall tile, standard shower jamb, standard shower floor mosaic, shower light, and shower rod * Price reflected is per bathroom. **Builder will try to size the shower to 3 ft wide, however space allotted will be dictated by current measurement of the tub. TO BE INSTALLED IN JACK AND JILL BATHROOM	
14	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Amount added to the purchase price as an adjustment on closing
		TOTAL

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- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____
Rajiv Punj
Rajiv Punj (Dec 2, 2021 20:51 EST)
PURCHASER

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