



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Manu Prasher and Shikha Prashar

LOT NUMBER: 70, **PHASE:** 5

MODEL: Temagami Elevation B

P.E.#: 003

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.	Basement window - add additional basement window at rear elevation - size is approximately 6ft wide x 5ft tall. Based on upgraded window colour (at rear only) - side elevations not included	
2	Valance Lighting - Cost to provide "rough-in only" for valance lighting with switch below upper cabinets in the kitchen area	
3	Interior Ceiling Light - Add rough-in light with capped enclosure above the kitchen island	
4	Provision for TV above fireplace. Includes dedicated electrical, conduit for future Tech cable to floor level receptacle and to end beside the fireplace	
5	Exhaust Fan - Provide 8" Exhaust 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, includes the cost to increase the gas pipe	
7	Chimney Hood Fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. 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.	
8	Provide for Built-In Appliance Provision in kitchen - Includes cabinet and electrical provisions for future - built-in over(s), comes with bottom drawer; microwave cut-out, upper cabinet; plus cooktop c/w false drawer, plus pots and pan drawers in kitchen area. Counter depth fridge enclosure with two gables., Additional cabinetry is required in order to accommodate. Pricing based on standard cabinetry and granite	
9	MAIN BATHROOM - TUB TO SHOWER - cost to change standard tub/shower in bathroom, to 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) Builder will try to size the shower to 3ft wide, however space allotted will be dictated by current measurement of the tub	
10	MAIN BATHROOM - Changed to shower in lieu of tub, provide for frameless glass shower enclosure with frameless glass shower door. 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 total cost of this extra is not refundable.

PAID:

Shikha Prashar
Shikha Prashar (Oct 13, 2021 11:00 EDT)

PURCHASER

PURCHASER

**File Copy for
Construction
Office**

(Original verified at Head Office)

FORM C-101 (REVISED) (1/1/2015)

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per:
0003

Detached - Additional PE: Form - 04/30/15



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 003

[illegible]

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PURCHASER

VENDOR

(Original verified at Head Office)