



BELLAIRE PROPERTIES INC. (CARSON’S CREEK)
PURCHASER EXTRAS

LOT 064 P.E #002 – Model - KAHSHE - 3000 - PHASE 5

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

TRADE: ITEMS TO BE COMPLETED

All-Tronic	#1, #4
Internazionale Electric	#2, #3, #4, #5, #7, #13
Kingswood	#5, #7
Basecrete	#6
Liberty	#7, #8, #10
Allstar Carpentry	#10
Barrie Trim	#10

Date: Mar.-14-2022
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): SHAUKAT JAVED KHAN & NASREEN NASIR
LOT NUMBER: 64 PHASE: 5
MODEL: KAHSHE – ELEV B
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	add an additional electrical receptical in the grarage at location indicated on the drawing labeled ER	
3	Interior Electrical Receptacle - IN ADDITION TO STANDARD- Additional Interior electrical (duplex) receptacle (price refelect per receptacle) Marked on provided sketch.	
4	Provision for Wall Mount TV - OR- above Fireplace *includes: Dedicated electrical, conduit for future tech cable to floor level receptacle and/or to end besides the fireplace. Marked on provided sketch.	
5	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.	
6	Basement Windows - Add additional basement window - Standard size 30x20, standard white window frame. *Size of window cannot be increased *Note: Not all models can accommodate this upgrade, some may already be at maximum allowable window ratio.	
7	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 accommodate 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.	
8	Pantry: 3 Door Unit 30cm(2ft) deep pantry, ext. height, x 152cm(5ft). Location marked on provided sketch	
9	Frameless glass shower with framless glass shower door in the Primary Ensuite bathroom (clear glass/ Chrome handle hardware), included as STANDARD, as per plan. No increase to shower size.	
	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 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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

Shaukat Khan

Shaukat Khan (Mar 9, 2022 14:10 EST)

PURCHASER

Nasreen Nasir

Nasreen Nasir (Mar 10, 2022 00:43 EST)

PURCHASER

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

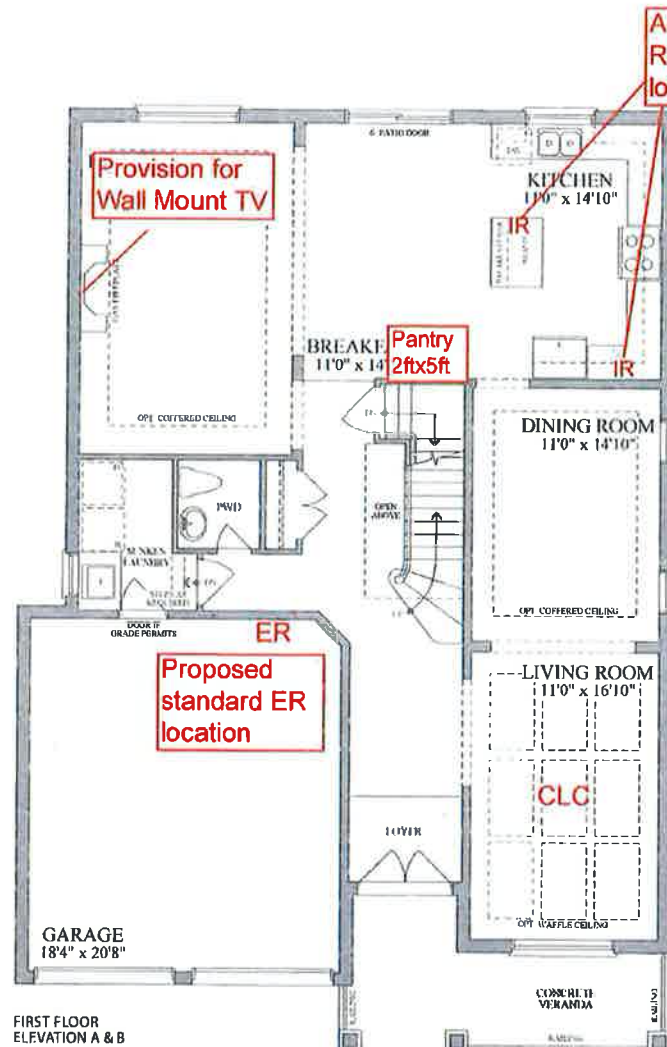
No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
10	Provide standard height interior door on second floor from hallway to Jack and Jill bathroom. Location on provided sketch	
11	Provide and install fridge water line on main floor	
12	Interior Ceiling Light - Add rough-in light with capped enclosure (on separate switch), Cost per item. Marked on provided sketch with "CLC"	
<p style="text-align: right;">Extra's Subtotal:</p> <p style="text-align: right;">H.S.T.</p> <p style="text-align: right;">New Total:</p> <p style="text-align: right;">Less Bonus Package (if Applicable)</p> <p style="text-align: right;">TOTAL:</p> <p style="text-align: right;">Balance of Bonus Package to be used towards the purchase of upgrades:</p>		
	TOTAL	

- 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.

Per: _____
VENDOR

47'
DESIGNS

The Kahshe / Elev. A & B
3000 sq.ft.

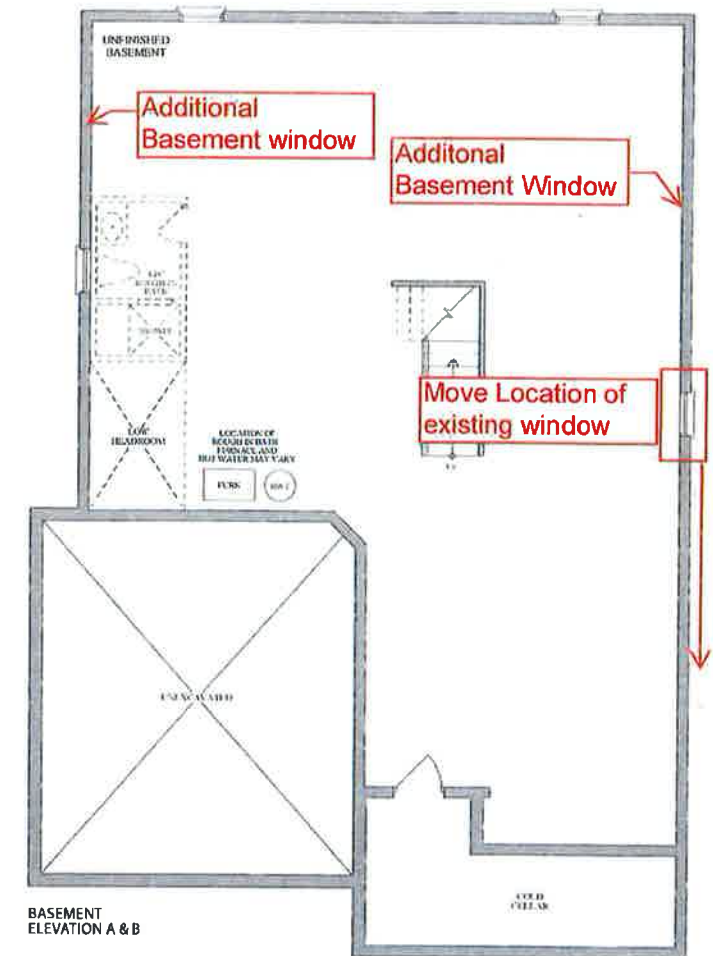
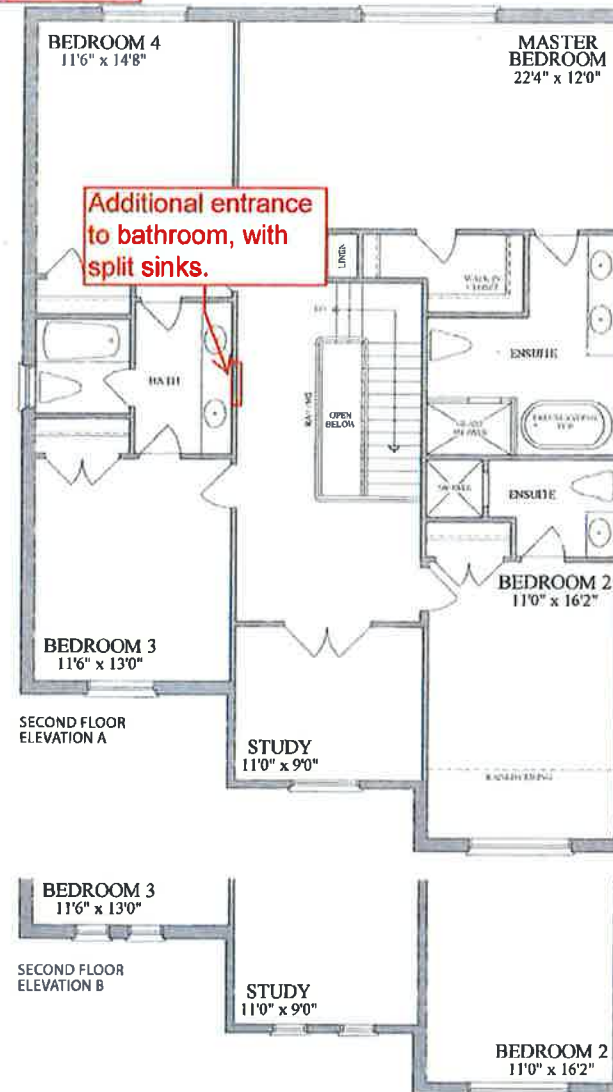


Shaukat Khan
Shaukat Khan (Mar 9, 2022 14:10 EST)

Nasreen Nasir
Nasreen Nasir (Mar 10, 2022 00:43 EST)



Plans and specifications are subject to change without notice. E & O E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.



LOT 5-64, PH5, PE002