



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

LOT # 065 P.E #003 – Model - KAHSHE - 3000 - PHASE 2

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

Internazionale Electric	#1, #2, #7, #9
Liberty	#2
Kingswood	#1, #2
Weston Flooring	#3
National Fireplace	#4
Miranda Painting	#5
Pipecon	#6, #10, #11, #12, #13, #14, #15
Advance Marble	#6, #7, #10, #11, #12, #13, #14, #15
Liberty	#7, #8, #10, #11, #12, #13, #14, #15
Kingswood	#9

Date: Mar.-04-2022
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): Karan Bhanot and Monika Shangari
LOT NUMBER: 065 PHASE: 2
MODEL: 3000 Kahshe
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.	DELETE #3 (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 to provide all specifications for future chimney style hood fan/exhaust fan), as per Purchaser's Extras #002 Dated, August 12, 2021.	
2.	Purchaser to remain with under cabinet hood fan/exhaust fan, provide and install standard upper cabinets above stove/range space in kitchen area.	
3.	Provide and install option 5 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood	
4.	Provide and install upgrade fireplace mantle in the family room in lieu of standard	
5.	Leave Stairs Unfinished/Unsanded Purchasers to Complete Their Own Stairs at Their Own Expense and Responsibility and Agrees to Waive the Vendor of All Warranties and Obligations Regarding the Staining of Stairs, as in Accordance with Tarion.	
6.	Provide and install upgrade undermount kitchen sink in lieu of standard	
7.	Provide and install 2'ft x 8ft kitchen island plus flat breakfast bar in lieu of standard, as per sketch. Price is based on level 1 cabinetry and level 1 stone counter top.	
8.	Provide and install Extended Extended uppers in the kitchen area (to 9'ft with bulkhead). *Note: Crown moulding not possible, small filler to bulkhead.	
9.	Provide and install gas line for future Stove in kitchen and 110V direct line with Arc fault protection, plus the cost to increase the gas pipe.	
10.	Provide and install upgrade stone (level 1) counter top in the primary ensuite bathroom in lieu of standard	
	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: _____
Karan Bhanot
Karan Bhanot (Apr 6, 2022 14:29 EDT)
PURCHASER
Monika Shangari
Monika Shangari (Apr 7, 2022 12:44 EDT)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

per: _____

VENDOR

File Copy for Construction Office

(Original verified at Head Office)



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forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Karan Bhanot and Monika Shangari
LOT NUMBER: 065 PHASE: 2
MODEL: 3000 Kahshe
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
	Net upgrades continued from page 1	
11.	Provide and install two (2) upgrade under mount lav (bath) sinks for the primary ensuite bathroom	
12.	Provide and install upgrade stone (level 1) counter top in the 2nd ensuite bathroom in lieu of standard	
13.	Provide and install one (1) upgrade under mount lav (bath) sink for the 2nd ensuite (bdrm 4) bathroom	
14.	Provide and install upgrade stone (level 1) counter top in the shared bathroom in lieu of standard	
15.	Provide and install two (2) upgrade under mount lav (bath) sinks for the shared bathroom	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Amount to be Added to the Purchase Price as an Adjustment on Closing		
	TOTAL	

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