



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

**LOT # 175 P.E #002** – Model - NIPISSING - 3210 - PHASE 1

*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, #5
Internazionale Electric	#2, #3, #4, #5, #9, #10
Maple Drywall	#6, #7, #12, #13
Medi Group	#6, #7, #12, #13
Brown Window	#6, #7
Barrie Trim	#6, #7
Allstar Carpentry	#6, #7
Tamarack Lumber	#6, #7
Oak Stair	#6
Kingswood	#8, #9
Liberty	#10
Pipecon	#11

Date: Feb.-15-2022.  
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): SATISH KUMAR SEKHRI**  
**LOT NUMBER: BLOCK 175 PHASE: 1**  
**MODEL: NIPissing ELEVATION A**  
**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	Provide "conduit only" from basement to attic	
2.	Provide "conduit -only" in garage for future electric car charge	
3.	Valance Lighting - Cost to provide "rough-in only" for valance lighting with switch below upper cabinets in the kitchen area	
4.	Interior Ceiling Light - add rough-in light with capped enclosure (on separate switch) above the kitchen island	
5	Provision for Wall Mount TV - includes dedicated electrical, conduit for Future Tech cable to floor receptable. Purchaser to specify location in the family room. This does not include any brackets or mounting for TV	
6.	Provide for 10ft ceilings on the main floor in lieu of standard. Does not include areas where bulkheads are required. Window sizes will be increased by 6" in height, based on standard white window frames. Front Door(s) and patio Sliding Doors to be increased to 8ft based on standard door style/hardware/trim package. This does not include the door from house to garage (if applicable) Note: there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen and/or approximate 2ft gap between upper cabinets to ceiling if bulkhead not required.	
7	Provide 9ft ceilings on 2 <sup>nd</sup> floor, with 8ft interior door heights in lieu of standard. Does not include areas where bulkheads are required. Windows sizes will increase by 6" in height, based on standard white window frames. All interior doors on the 2 <sup>nd</sup> floor to be increased to 8ft, based on standard door style/hardware/trim package.	
8.	Exhaust Vent - Provide 8" Exhaust vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 8" vent)	
9.	GAS LINE, STOVE - Add gas line for Stove in Kitchen and 110V direct line with Arc Fault Protection, Price includes the cost to increase the size of gas pipe	
10	BUILT-IN APPLIANCE PROVISION IN KITCHEN - Includes cabinet and electrical provision for future: Built-in Wall Oven(s) and/or microwave cut out; comes with bottom drawer, upper cabinet; plus cooktop comes with false drawer plus pot and pan drawers below; counter depth fridge enclosure with two gables. Purchaser understands in order to accommodate the Built-In Appliances, the pantry will need to be deleted	
	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 for the cost of the work if the extra is not called 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 the extra is not refundable.

PAID:

Satish Sekhri

Satish Sekhri (Feb 9, 2022 16:31 EST)

PURCHASER

PURCHASER

**File Copy for Construction Office**

BELLAIRE PROPERTIES INC.

Per: \_\_\_\_\_  
VENDOR

(Original verified at Head Office)



**forming part of the Agreement of Purchase and Sale**

**BELLAIRE PROPERTIES INC.**

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.

[illegible]

The above extras and upgrades are to be included during the construction of the above house for the above-named purpose, 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 ordered by this 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.

PATD:

PAND: Satish Sekhri

Satish Sekhri (Feb 9, 2022 16:31 EST)  
PURCHASER

PURCHASER

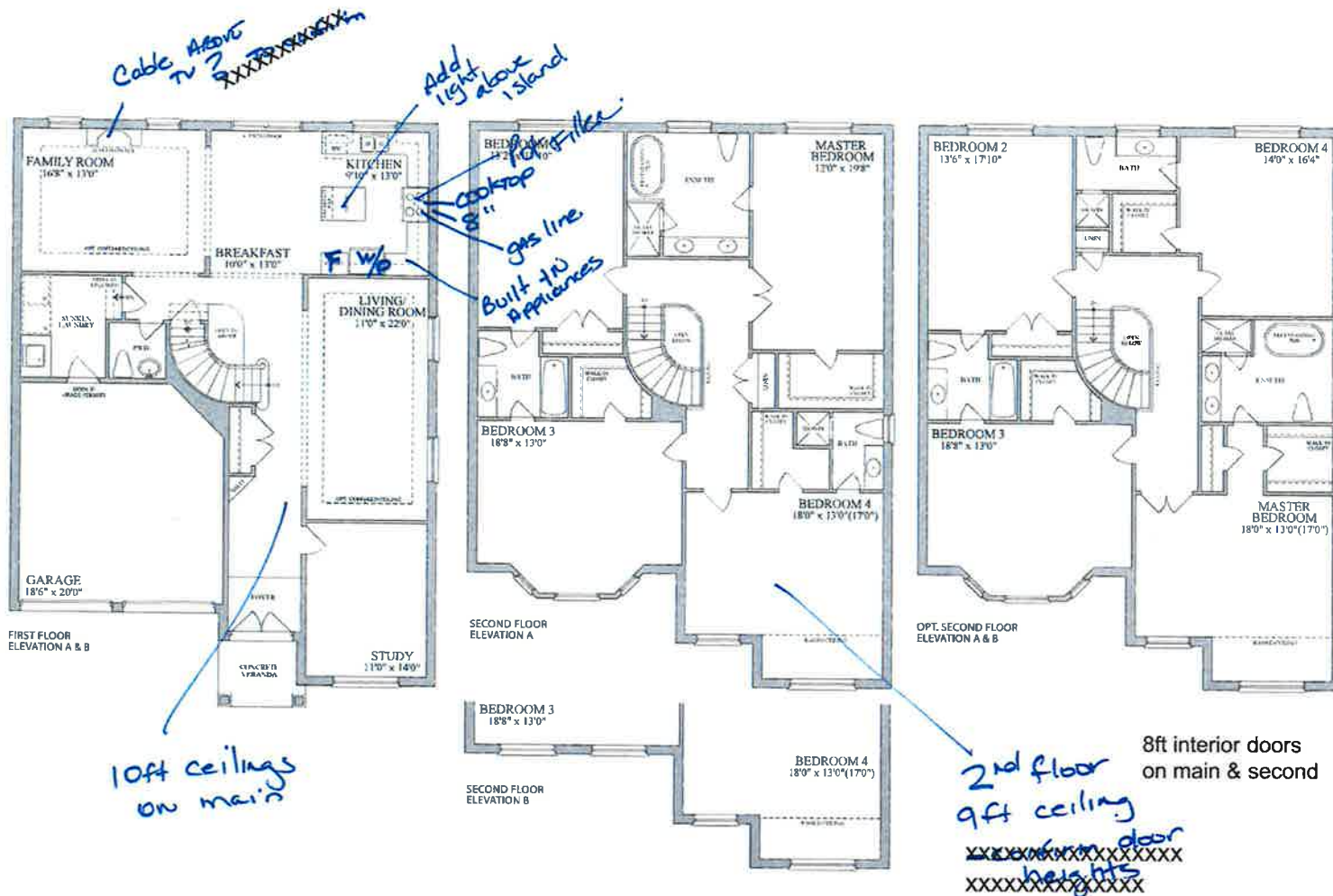
BELLEVUE PROPERTY INC.

Per: \_\_\_\_\_  
VENDOR

(Original verified at Head Office)

**47'**  
DESIGNS

The nipissing / Elev. A & B  
3210 sq.ft.



Plans and specifications are subject to change without notice, i.e., A.C.B. Actual usable floor space may vary from the stated floor area. All dimensions are in feet and inches.

Lot 1-175, PE002

*Satish Sekhri*

Purchaser: Satish Sekhri (Feb 9, 2022 16:31 EST)

Purchaser: \_\_\_\_\_



BASEMENT  
ELEVATION A & B