



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

**BLK # 175 P.E #003** – Model - NIPISSING - 3210

*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**

Miranda Painting	#1
Weston Flooring	#2, #10
Barrie Trim	#10
North York Tile	#3, #4, #11, #12
Liberty	#5, #6, #7, #8, #13, #15
Internazionale Electric	#8, #14
Kingswood	#8
Advance Marble	#9
Allstar Carpentry	#15

Date: Oct.-31-2022  
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: 3210 NIPissing  
 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.	Provide stain to stairs, handrail, and posts etc. (to complement the colour of laminate/vinyl flooring) from main to second floor in lieu of standard. Price is based in metal pickets.	
2.	Provide and install option 133 laminate/vinyl flooring throughout the main floor (except for tiled areas) in lieu of standard hardwood	
3.	Provide and install level 6 floor tiles in the foyer and powder room in lieu of level 1 tiles. *Note: Tiles to be installed stacked.	
4.	Provide and install level 8 floor tiles in the kitchen/breakfast area in lieu of level 1 floor tiles.	
5.	Provide and install two-tone cabinet colour in the kitchen area - island to be a different	
6.	Provide and install light valance moulding below upper cabinets in the kitchen area. *Note: Price does not include light bulbs/fixtures. Purchaser has paid for rough-in wiring only.	
7.	Provide and install Extended/Extended Uppers in the kitchen area to 9'ft with bulkhead *Note: Crown moulding not possible, small filler to bulkhead	
8.	Provide cabinet 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 Hoodfan/ exhaust fan as soon as possible	
9.	Provide and install upgrade (level 3) stone counter top in the kitchen area in lieu of level 1.	
10.	Provide and install option 133 laminate/vinyl flooring at the upper hallway *ONLY* in lieu of level 1 carpet,	
	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: Satish Sekhri  
 Satish Sekhri (Oct 28, 2022 13:35 EDT)  
 PURCHASER

PURCHASER

**File Copy for  
Construction  
Office**

Per:  
VENDOR

(Original verified at Head Office)



## 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: 3210 NIPissing  
 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 level 6 floor tiles in the primary ensuite bathroom floor in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
12.	Provide and install level 2 wall tiles in the primary ensuite shower enclosure in lieu of level 1 wall tiles	
	DELETE ITEM# 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), as per Schedule B-3 - Purchaser's Extras #002 Dated January 26, 2022. - PURCHASER IS PROCEEDING WITH STANDARD KITCHEN LAYOUT	
14.	Relocation of electrical already installed for prior request for Built in Appliances	
15.	Note - Purchaser has removed counter depth fridge enclosure, proceed with standard opening and upper cabinets above the fridge	
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		
	<b>TOTAL</b>	

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 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 complete for any reason whatsoever, the extra cost of this extra shall not be refundable.

PAID Satish Sekhri  
 Satish Sekhri (Oct 28, 2022 13:35 EDT)  
 PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

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

**File Copy for  
 Construction  
 Office**

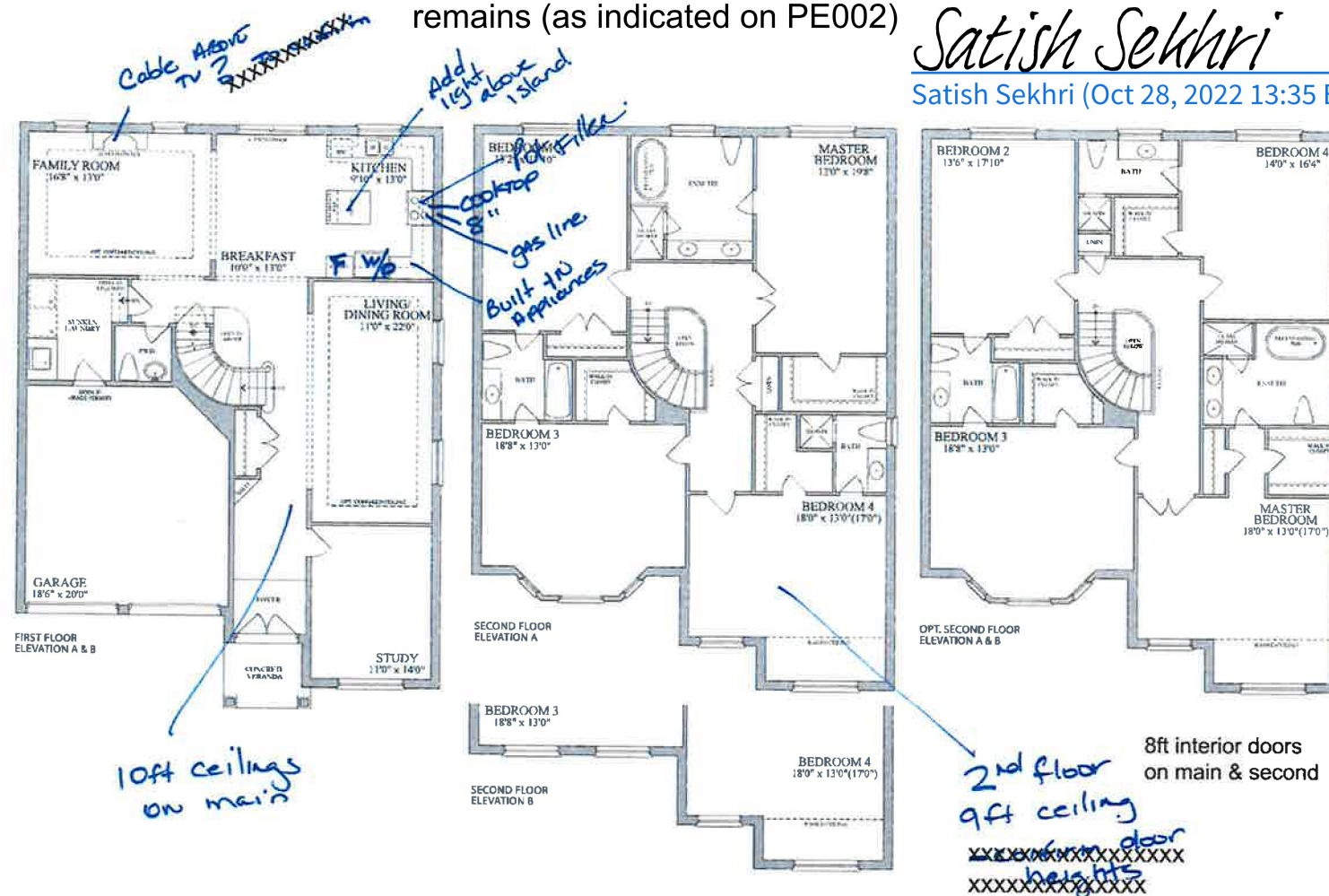
(Original verified at Head Office)

Note - 8" vent remains, rough-in for pot filler remains, gas line remains (as indicated on PE002) *Satish Saldani*

Satish Sekhri (Oct 28, 2022 13:35 EDT)



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



Lot 1-175, PE002  
Satish Sekhri

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

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



Plans and specifications are subject to change without notice. Actual floor coverings may vary from the images shown. All measurements are approximate.