



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

LOT # 015 P.E #003 – Model - SUPERIOR - 3615 2 CAR - 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

Liberty	#1, #9
Weston Flooring	#2, #3, #4, #5, #6
North York Tile	#3, #4, #10, #13, #16, #17, #18, #19, #20
Barrie Trim	#5, #11, #12
Advance Marble	#7
Pipcon	#14
Miranda Painting	#15

Date: Feb.-10-2023
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): Dinesh Satrohan & Vanita Meera Satrohan

LOT NUMBER: 015 PHASE: 5

MODEL: 3615 SUPERIOR-2 CAR

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.	CONFIRMATION - OPENING FOR FUTURE COOKTOP AND HOODFAN TO BE 30"INCHES WIDE	
2.	Provide and install Option 133 laminate/vinyl flooring throughout the main hallway, living room, dining room and family room in lieu of standard hardwood.	
3.	Provide and install Option 133 laminate/vinyl flooring in the kitchen/breakfast area in lieu of level 1 floor tiles.	
4.	Provide and install Option 133 laminate/vinyl flooring in the powder room in lieu of level 1 floor tiles.	
5.	Provide and install Option 133 laminate/vinyl flooring upper floor (2 nd floor) except for tiled areas in lieu of level 1 carpet.	
6.	Provide and install Option 133 laminate/vinyl flooring at lower level-finished area (except for tiled areas) in lieu of level 1 carpet.	
7.	Provide and install upgrade stone (level 6) counter top in the kitchen area in lieu of level 1	
.		
9.	Provide and install upgrade kitchen canopy-hoodfan cover in the kitchen area, based on level 1 cabinetry. *Note: Style similar to photo attached for reference only, may not be exactly shown and moulding piece at bottom of canopy cabinet is not included. Stacked uppers, crown moulding, island and built-in appliances are not included.	
10.	Provide and install level 4 floor tiles in the foyer and finished area (lower level) in lieu of level 1 floor tiles. Tiles to be installed stacked.	
	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: _____

Dinesh Satrohan
Dinesh Satrohan (Jan 5, 2023 21:11 EST)
PURCHASER

Vanita Satrohan
Vanita Satrohan (Jan 5, 2023 21:20 EST)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Pe: _____
VENDOR

File Copy for

Construction

Office

(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): Dinesh Satrohan & Vanita Meera Satrohan
LOT NUMBER: 015 PHASE: 5
MODEL: 3615 SUPERIOR-2 CAR
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 7 trim package (baseboards and casings) throughout the entire home in lieu of level 1	
12.	Provide and install option 6 interior levers (with matching coloured hinges & door stops) throughout the entire home in lieu of standard. *Note: All exterior gripsets and interior trim to remain standard	
13.	Provide upgrade grout colour in the shower enclosure (walls and floors) in the primary ensuite bathroom	
14.	Provide and install upgrade roman tub faucet (3pc) in the primary ensuite bathroom in lieu of standard.	
15.	Provide Stain to stairs, handrail, and posts etc. (to complement colour of laminate/vinyl flooring) from main floor to lower level and from main floor to second floor in lieu of standard.	
16.	Provide and install level 7 shower floor mosaics in the primary ensuite shower enclosure in lieu of standard mosaics	
17.	Provide and install upgrade grout colour for shared bathroom shower enclosure (walls and floors) in lieu of standard	
18.	Provide and install upgrade grout colour for lower level bathroom shower enclosure (walls and floors) in lieu of standard	
19.	Provide and install level 7 shower floor mosaics in the shared bathroom shower enclosure in lieu of standard mosaics	
20	Provide and install upgrade grout colour for the 2 nd ensuite bathroom (bedroom 4) bathroom in lieu of standard.	
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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- 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.

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BELLAIRE PROPERTIES INC.

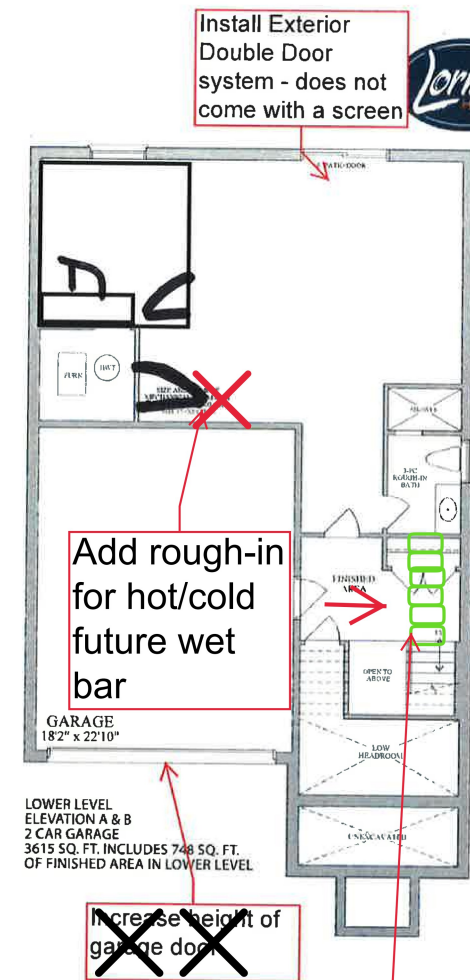
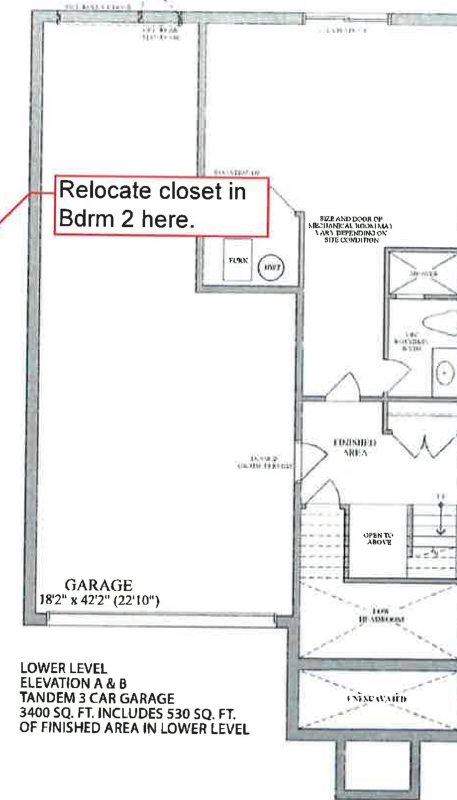
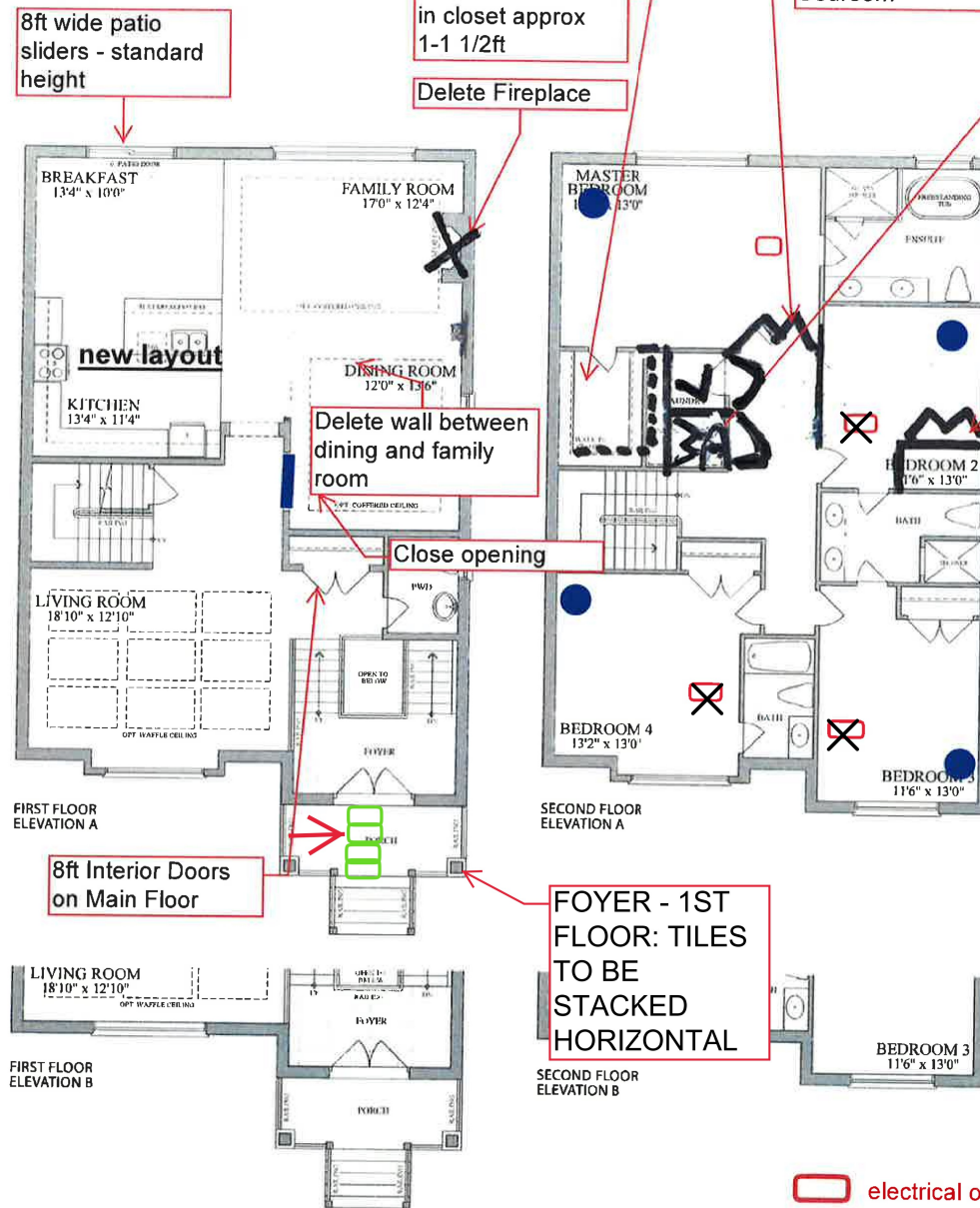
File Copy for
Construction
Office

(Original verified at Head Office)

TILE DIRECTION

38'
DESIGNS

The Superior / Elev. A & B
3 Car Tandem 3400 sq.ft. - includes 530 sq. ft. of finished area in lower level
2 Car Garage 3615 sq.ft. - includes 748 sq. ft. of finished area in lower level



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.

electrical outlet on ceiling
● standard light fixture location

LOT 5-15, PH5
GARAGE ENTRY/FINISHED AREA(lower level): TILES STACKED HORIZONTAL

PURCHASER: _____

PURCHASER: _____

Trinsic, Matte Black, Roman Tub Trim (3pc)

PRICE: \$748.00 plus HST

Purchaser's Initial(s): DS VS



LOT 5-15, CANOPY EXAMPLE

Purchaser's Initial(s): VS

EXAMPLE ONLY *FOR CANOPY*,
REFER TO PE 003, ITEM #9