



LOT # 028 P.E #005 – Model - ARROWHEAD - 2650 - PHASE 5

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

Date: Mar 21, 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): PRANAY & BRIJ SHARMA

LOT NUMBER: 028 PHASE: 5

MODEL: 2650- ARROWHEAD

P.E.#: 005


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 colour of hardwood floors) from main to second floor in lieu of standard. Price is based on metal pickets.	
2.	Provide and install option 3 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
3.	Provide and install option 3 hardwood floors throughout the 2 nd floor (except for tiled areas) in lieu of standard hardwood.	
4.	Provide and install level 4 interior railing from main to second floor in lieu of level 1	
5.	Provide and install level 6 trim package (baseboards & casings) throughout the entire home	
6.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
7.	Provide and install level 4 floor tiles in the foyer, powder room and kitchen/breakfast/servery, and in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
8.	Provide two-tone cabinets in the kitchen area (island only to be a different a colour) in lieu of standard	
9.	Provide and install kitchen light valance moulding below upper cabinets in the kitchen/servery area. *Note: Purchaser has paid for rough-in electrical only - will not include light fixtures/bulbs.	
10.	Provide and install one set of pot and pans drawers in the kitchen island to be as wide as possible, actual size will be determined by kitchen contractor.	
	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: _____ TERMS: CASH OR CHEQUE IN ADVANCE


Pranay Sharma (Mar 4, 2023 23:08 EST)

PURCHASER


Brij Bhushan Sharma (Mar 5, 2023 07:40 EST)

PURCHASER

BELLAIRE PROPERTIES INC.

P: _____

VEN OF: _____

File Copy for Construction Office

(Original verified at Head Office)



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VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): PRANAY & BRIJ SHARMA

LOT NUMBER: 028 PHASE: 5

MODEL: 2650- ARROWHEAD

P.E.#: 005


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 one pullout garbage in the kitchen island to be as wide as possible, actual size will be determined by kitchen contractor.	
12.	Provide and install upgrade stone (level 4) counter top in the kitchen/servery area in lieu of level 1. *Note: I also noted a level 3, which the price is \$1,946.00 plus HST	
13.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard.	
14.	Provide and install upgrade stone (level 3) counter top in the primary ensuite bathroom in lieu of standard laminate counter top.	
15.	Provide and install upgrade under mount sinks (x2) in the primary ensuite bathroom in lieu of standard.	
16.	Provide and install upgrade stone (level 3) counter top in the shared bathroom in lieu of standard laminate counter top.	
17.	Provide and install upgrade under mount sinks (x2) in the shared bathroom in lieu of standard	
18.	Provide and install upgrade stone (level 3) counter top in the 2 nd ensuite (bdrm 4) in lieu of standard laminate counter top.	
19.	Provide and install upgrade under mount sink (x1) in the 2 nd ensuite (bdrm 4) bathroom in lieu of standard	
	Net upgrades continued on page 3	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 3		
	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.

PAID: _____


Pranay Sharma (Mar 4, 2023 23:08 EST)

PURCHASER


Brij Bhushan Sharma (Mar 5, 2023 07:40 EST)

PURCHASER

TERMS & CONDITIONS

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): PRANAY & BRIJ SHARMA
LOT NUMBER: 028 PHASE: 5
MODEL: 2650- ARROWHEAD
P.E.#: 005


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 2	
20.	Provide and install level 4 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
21.	Provide and install upgrade grout colour for the primary ensuite shower floor and shower walls - only 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	

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: _____


Pranay Sharma (Mar 4, 2023 23:08 EST)
PURCHASER


Brij Bhushan Sharma (Mar 5, 2023 07:40 EST)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

File Copy for
Construction
Office

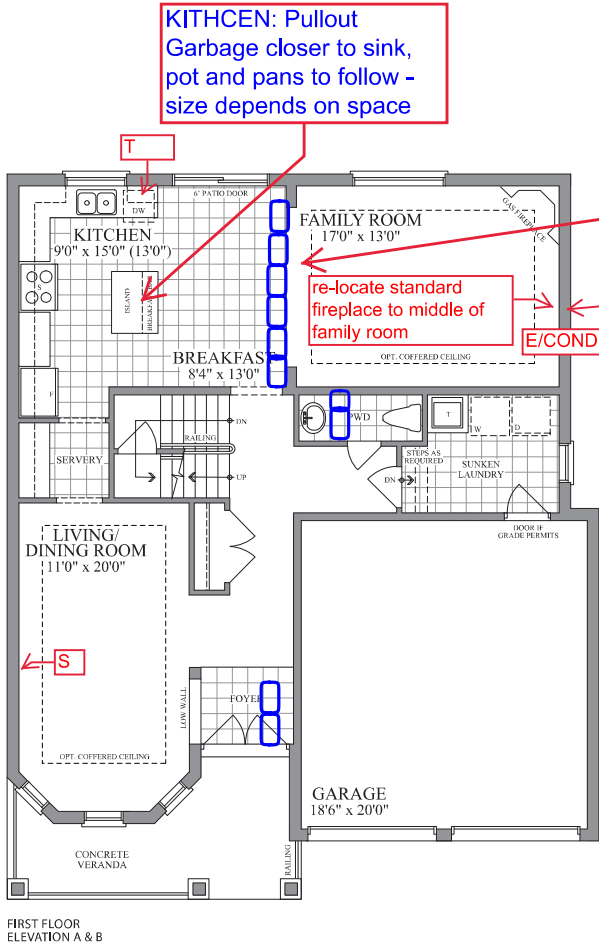
(Original verified at Head Office)

LOT 5-28, PH5, PE005, SKETCH

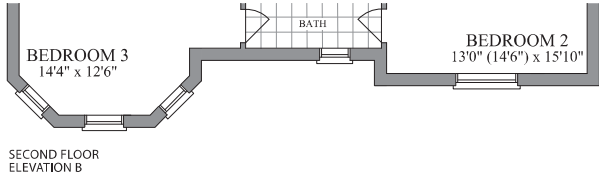
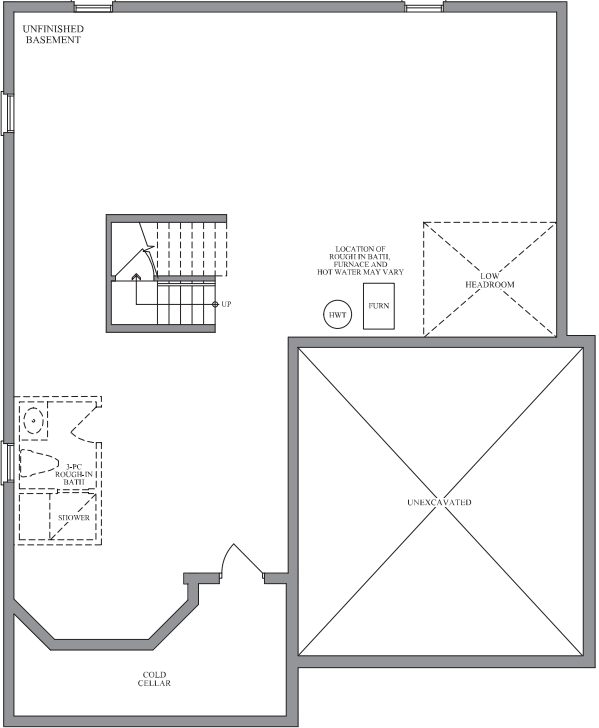
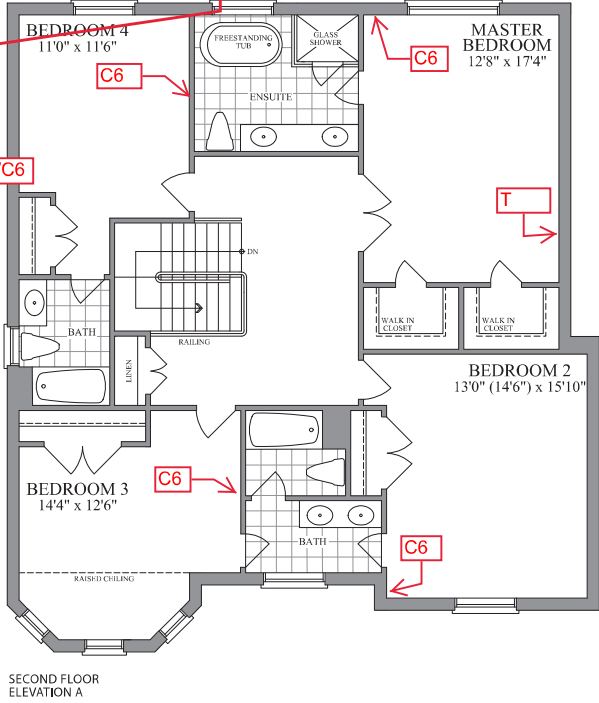
Purchaser's Initial(s): PS BBS

47'
DESIGNS

The Arrowhead / Elev. A & B
2650 sq.ft.



TILES FOR FOYER, POWDER RM & KITCHEN/BREAKFAST AREA TO BE INSTALLED STACKED VERTICALLY



~~LOT 5-28, PH5, PE005~~

PURCHASER: Pranay Sharma (Jun 10, 2022 18:54 EDT)

PURCHASER: Brij Wilson Sharma (Jun 10, 2022 20:25 EDT)



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.