



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

**LOT # 023 P.E #005** – Model - MADAWASKA - 3190 - 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**

Weston Flooring	#1, #2
Barrie Trim	#2,
Miranda Painting	#3
National Fireplace	#4
North York Tile	#5, #6, #12, #15, #16
Liberty	#7, #8, #9, #10, #11, #13, 314, #17, #18
Pipecon	#7, #8, #9, #10, #11, #13, #14, #17, #18
Advance Marble	#7, #8, #9, #10, #11, #13, #14, #17, #18

Date: Mar.-27-2023  
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): Jeyaseelan Sawrwanadam & Jeyananthathevy Jeyaseelan  
LOT NUMBER: 023 PHASE: 5  
MODEL: 3190 MADAWASKA  
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 and install option 28 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard.	
2.	Provide and install option 28 hardwood floors at upper hallway *only* on the 2 <sup>nd</sup> floor in lieu of level 1 carpet.	
3.	Provide stain to stairs, handrail and posts etc. (to complement the colour of hardwood floors) from main to second floor in lieu of standard. Price is based on metal pickets	
4.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
5.	Provide and install level 5 floor tiles throughout the main floor in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
6.	Provide and install level 5 floor tiles in the shared bathroom floor and 2 <sup>nd</sup> ensuite bathroom floor in lieu of level 1 floor tiles.*Note: Tiles to be installed stacked	
7.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard.	
8.	Provide and install upgrade stone counter top (level 1) in the 2 <sup>nd</sup> ensuite (bdm 4) in lieu of standard laminate counter top	
9.	Provide and install upgrade under mount sink 2 <sup>nd</sup> ensuite bathroom in lieu of standard	
10.	Provide and install upgrade stone counter top (level 1 ) in the shared bathroom in lieu of standard laminate counter top	
	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

J Jey  
Jeyananthathevy Jeyaseelan (Mar 25, 2023 14:00 EDT)  
PURCHASER  
S  
Jeyaseelan Sarwanandam (Mar 25, 2023 22:26 EDT)  
PURCHASER

BELLAIRE PROPERTIES INC.

Per: \_\_\_\_\_  
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): Jeyaseelan Sawrwanadam & Jeyananthathevy Jeyaseelan  
LOT NUMBER: 023 PHASE: 5  
MODEL: 3190 MADAWASKA  
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 upgrade under mount sinks (x2) in the shared bathroom in lieu of standard	
12.	Provide and install level 5 floor tiles in the primary ensuite bath floor in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
13.	Provide and install upgrade stone counter top (level 5) in the primary ensuite bathroom in lieu of standard laminate counter top	
14.	Provide and install upgrade under mount sinks (x2) in the primary bathroom in lieu of standard	
15.	Provide and install level 5 floor tile in the basement bath floor in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
16.	Provide and install kitchen backsplash ( level 2 tiles) counter height, tiles to be installed stacked horizontally.	
17.	Provide and install upgrade stone counter top (level 1) in the basement bathroom in lieu of standard laminate counter top	
18.	Provide and install upgrade under mount sink in the basement bath 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: \_\_\_\_\_

Jeyananthathevy Jeyaseelan (Mar 25, 2023 14:00 EDT)  
PURCHASER

Jeyaseelan Sarwanandam (Mar 25, 2023 22:26 EDT)  
PURCHASER

TERMS OF SALE FOR CLOSURE AND PAYMENT

BELLAIRE PROPERTIES INC

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

VENDOR

File Copy for Construction Office

(Original verified at Head Office)