

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Purchaser: Gijo Punnapuzha James
Purchaser: Joice Gijo
Vendor: DCR Phoenix Development Corporation c.o.b. Phoenix Homes
Lot #: 42 Phase: 3 Plan No.: 27M-47
Street: 268 Antler Court
in the : Town of Mississippi Mills
Date of Offer:
Original
Closing Date:

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale, and except for such changes noted below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

DELETE

INSERT

Purchase price to be increased by \$ _10593.75___ NET as per invoice PE # _9070___
Purchase price to be adjusted on closing.

This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that each party has signed at least one counterpart. The reproduction of signatures and initials by way of facsimile or electronic submission, including DocuSign, shall be treated as though such reproductions were executed originals.

The Purchasers acknowledge and agree to receive an electronic copy of the Amendment to their Agreement of Purchase and Sale and further, understands that an executed original copy of the Amendment will not be provided.

Dated at Ottawa this Tuesday December 7, 2021

Witness

Witness

DocuSigned by:
Gijo Punnapuzha James
876CA7EAA09A49B...

DocuSigned by:
Joice Gijo
3EA387E8C11B46F...

Accepted at Ottawa this 7th day of December 2021
DCR Phoenix Development Corporation c.o.b. Phoenix Homes
Per: Joe Buckley
Authorized Signing Officer
948FB64751D04DF...

DC	Legal	Site Sales	Const.	Purchaser
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS			
White Tail Ridge			
PURCHASERS: Gijo Punnapuzha James and Joice Gijo			TEL: RES.: 613-318-9237
LOT NUMBER	PHASE	HOUSE TYPE	
42	3	ANNAPOLIS ELEV A 4 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*1 31,954 147799	1 - Drain rough-in and water lines for future sink in Basement Note: As per B-1		\$ 0.00 (1/58/0)
*2 31,953 147801	1 - 3-Piece plumbing rough-in in Basement Note: as per B-1		\$ 0.00 (1/37/0)
3 147805	1 - Deleted Door in Ensuite 2 - Entrance from upper hall - as per plan Note:		\$ 0.00 (1/66/0)
4 147808	1 - Upgrade main staircase to Oak Note:		\$ 8,110.00 (1/29/8110)
5 147809	1 - Oak nosing under railings and spindles - include upper hall Note:		\$ 1,265.00 (1/59/1265)

Initials.

DS
GPJ

DS
JG

PREPARED BY: Rebeca Aparicio
PE 9070 - 1

PhoInvoiceSQL.rpt 09jan19

CONSTRUCTION SCHEDULING APPROVAL

PER: Joe Buckley

DATE: 12/7/2021



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS				
White Tail Ridge				
PURCHASERS: Gijo Punnapuzha James and Joice Gijo				TEL: RES.: 613-318-9237
LOT NUMBER		PHASE		HOUSE TYPE
42		3		ANNAPOLIS ELEV A 4 BED
ITEM	QTY	EXTRA / CHANGE		PRICE
				INTERNAL USE
				\$9,375.00 Sub Total
				\$1,218.75 HST
				\$10,593.75 Total

This is your direction to install the above extras in accordance with the following terms and conditions:

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of DCR Phoenix Development Corporation
6. The purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall not be deemed to be part of the agreement of purchase and sale entered into between them, nor an addendum thereto.
7. Prices are estimates only and guaranteed for a period of 5 days only.
8. No post dated cheques will be accepted.
9. No Estimates or orders will be accepted once construction has commenced.
10. Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (A \$50.00 minimum charge and a maximum \$250.00 charge will apply.)
11. No estimates will be considered official orders until resubmitted on a signed Purchaser Extras Form, accompanied by payment in full.

PE 9,070-2

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

DocuSigned by:

Gijo Punnapuzha James

870CA7EAA09A49B...

21-Sep-21

DATE

PURCHASER:

DocuSigned by:

Joice Gijo

5EA387E8C11B46F...

21-Sep-21

DATE

VENDOR:

DocuSigned by:

Joe Buckley

948FB64764D04DF...

PER: DCR Phoenix Development Corporation

PREPARED BY: Rebeca Aparicio
PE 9070 - 2

DocuSigned by:	
CONSTRUCTION SCHEDULING APPROVAL	
PER:	Joe Buckley
12/7/2021	
DATE:	



DCR/PHOENIX GROUP OF COMPANIES

Site: WTR3 Lot: 42

Please find attached a copy of the revised drawings customized to include any revisions you have made as detailed on the Schedule B1 of your Agreement of Purchase and Sale and any subsequent Upgrade Forms. Please review these plans and if there are no discrepancies please sign them off, with this letter, so that we may proceed with your approval.

Should any modifications need to be made, please initial each change on this set of plans in order for the changes to be accommodated. Your signature is also required at the bottom of each page. All black line changes must have an accompanying invoice noting the changes made. If the changes are substantial or numerous, we will need to redo the set of plans for approval.

Plans are subject to change without notice due to site conditions- including any exterior elevations. Actual usable floor space may vary from the stated floor area. Layout for kitchen, furnace, HWT, laundry tubs and any relating items may vary from the plan. Vertical and horizontal bulkheads, which are not shown on the plans, may be required for plumbing and heating runs. Structural posts may vary from plans and are subject to change without notice. **E. O. E. April 27, 2021**

Appliances- If no appliance specs are provided at the time of meetings; provided by the purchasers then the purchaser is responsible to supply and install appliances in the standard openings provided- after closing.

Flooring- Phoenix Homes is not responsible for product failure resulting from or connected to improper cleaning and maintenance to the floor. It is the homeowner's final decision to follow through with flooring that is not recommended in certain areas, such as proceeding with engineered hardwood or laminate wood in wet areas. Wood flooring in wet/high moisture areas could result in damage and gradual colour change.

Please ensure you review any changes that you make with your Design Consultant to ensure that they correspond with the paperwork that is written up for these changes. We will proceed with these documents to construct your home.

The purchaser acknowledges that after this document is signed that no further changes will be permitted and/or purchaser(s) will be subject to a late change fee of minimum \$1000- non-negotiable. LATE CHANGES HAVE TO BE APPROVED BY HEAD OFFICE BEFORE PROCEEDING.

If there are any additional questions or concerns, you can address them with your Design Consultant and/or a member of the sales team.

Notes:

1.

Purchaser's Signature:	<div>DocuSigned by: <i>Ejo Punnapuzha James</i> 876CA7EAA09A49B...</div>	<div>DocuSigned by: <i>Joe Khoury</i> 5EA387E8C11B40F...</div>
Date:	12/7/2021	12/7/2021
Design Consultant's Signature:	<div>DocuSigned by: <i>Joe Khoury</i> 30FFC02F4D9D499...</div>	12/7/2021

Pricing is subject to change without notice and is non-negotiable.
Changes approved by Head Office will be at current prices and are non-negotiable. Plans are subject to change without notice due to site conditions- including any exterior elevations.
E. O. E. September 2nd, 2021



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Gijo Punnapuzha James and Joice Gijo

TEL: RES.: 613-318-9237

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
42 / 3	268 Antler Court	ANNAPOLIS ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	PERMITTED

Plumbing

1 31,953 21Sep21	1 - 3-Piece plumbing rough-in in Basement Note:as per B-1	DS GPJ	DS JG
2 31,954 21Sep21	1 - Drain rough-in and water lines for future sink in Basement Note:As per B-1	DS GPJ	DS JG

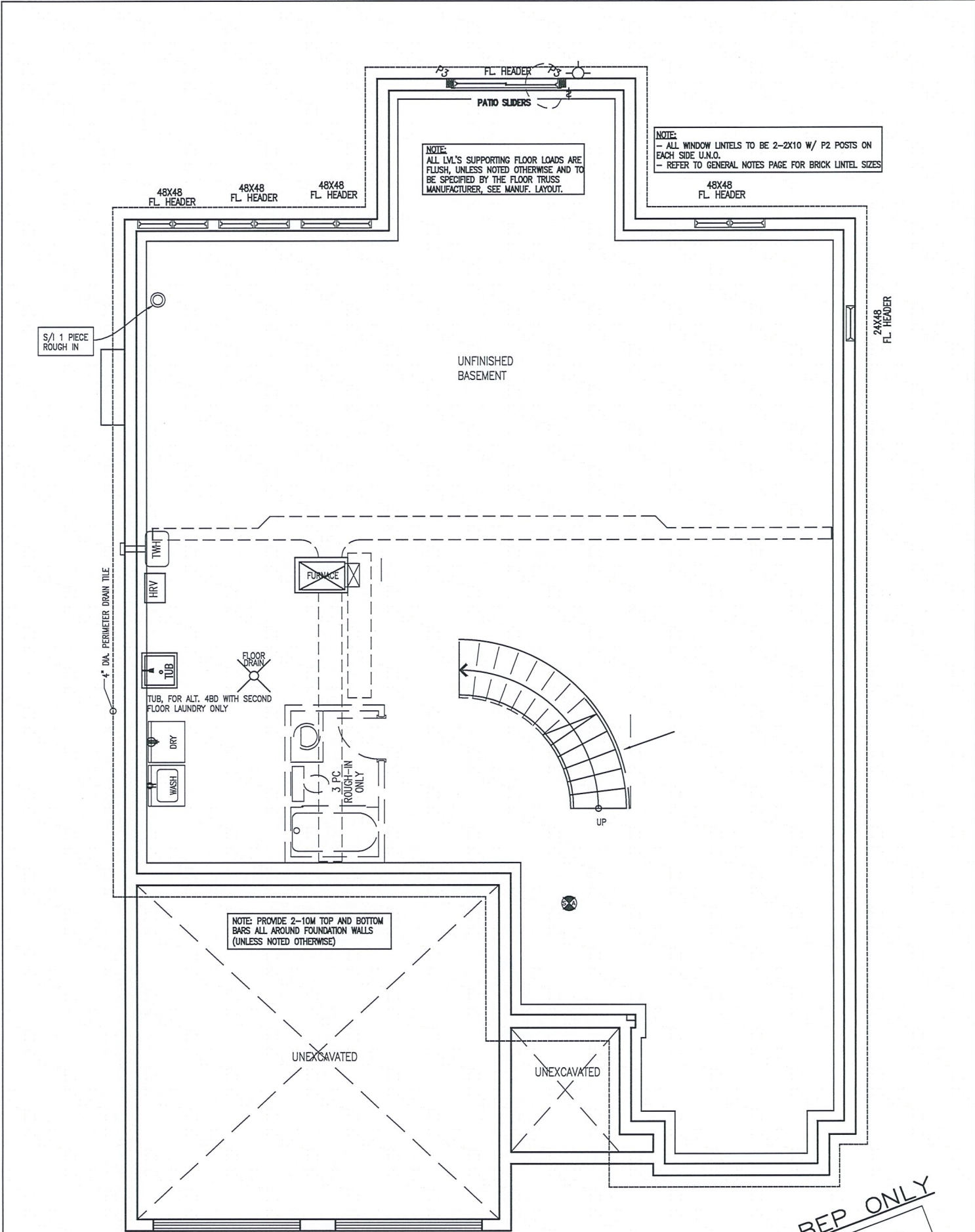
Stairs

3 0 21Sep21	1 - Oak nosing under railings and spindles - include upper hall Note:	DS GPJ	DS JG
4 0 21Sep21	1 - Upgrade main staircase to Oak Note:	DS GPJ	DS JG

Trim

5 0 21Sep21	1 - Deleted Door in Ensuite 2 - Entrance from upper hall - as per plan Note:	DS GPJ	DS JG
1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	DS GPJ	DS JG
2A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	DS GPJ	DS JG
3A Offer Worksheet	Optional ground floor bedroom with ensuite Note:	DS GPJ	DS JG
4A Offer Worksheet	Remove the 1 foot 6 inch bump out to flush garage front for siting of Annapolis Elev. A on lot WT/42 Note:	DS GPJ	DS JG
5A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	DS GPJ	DS JG

This Document is Extremely Time Sensitive - Printed 7 Dec 21 at 13:35



E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES

FOR BEP ONLY
B.E.P.

BASEMENT FLOOR PLAN EL. A,B,E,F



ANNAPOLIS-2019-A,B,E,F

SITE: WHITE TAIL RIDGE 3

LOT NUMBER: 42

CIVIC ADDRESS: 268 ANTLER COURT

No.	Description	Date	By
7	BEP BLACKLINES	OCT-08-21	GK
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
REVISIONS			

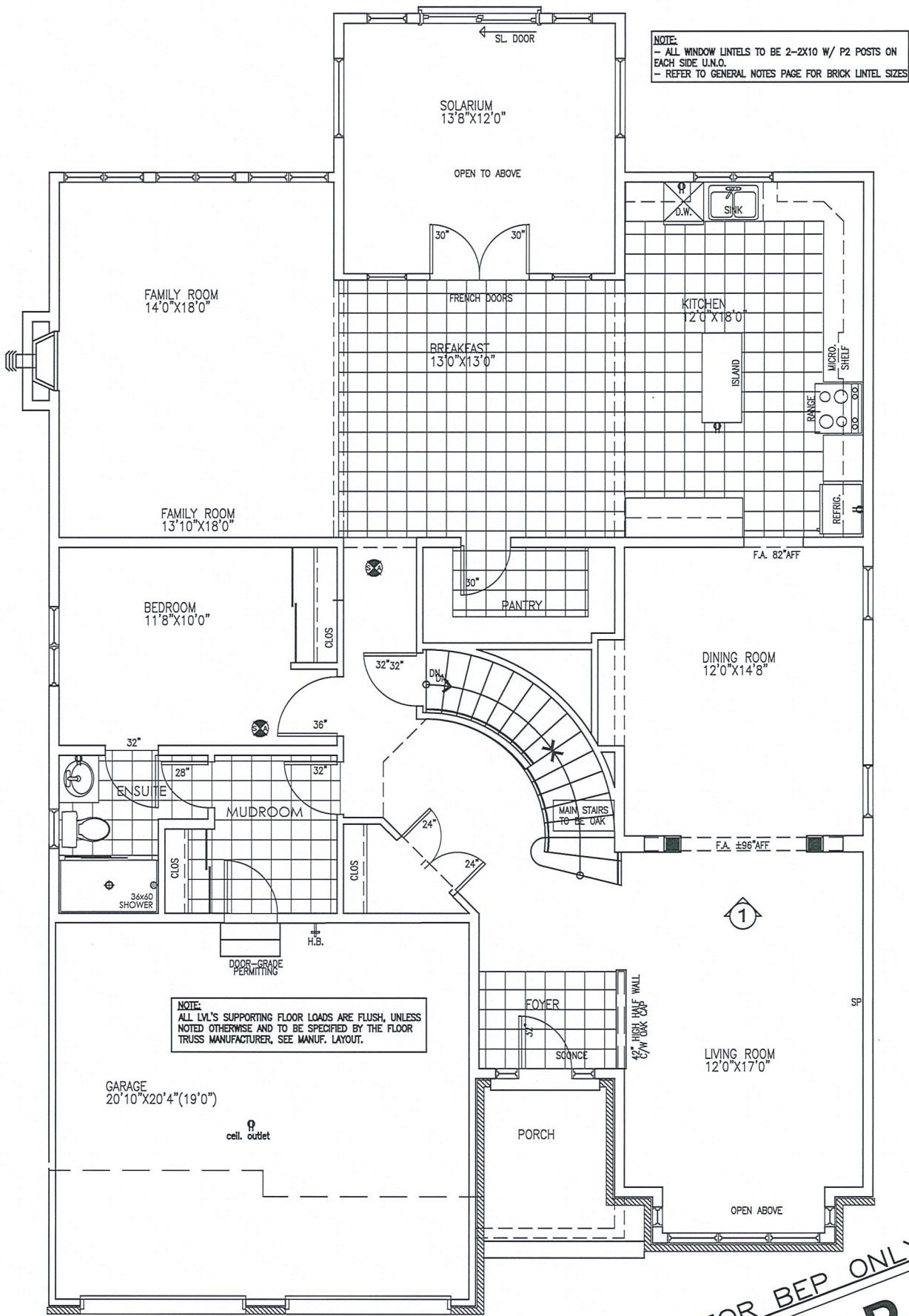
file number: 509

drawn by: T.L.

date: DEC. 2012

scale: 3/16"=1'

DCL-192 sheet no: 29



FOR BEP ONLY
B.E.P.

E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES

MAIN FLOOR PLAN ELEV. A – 1958 SF

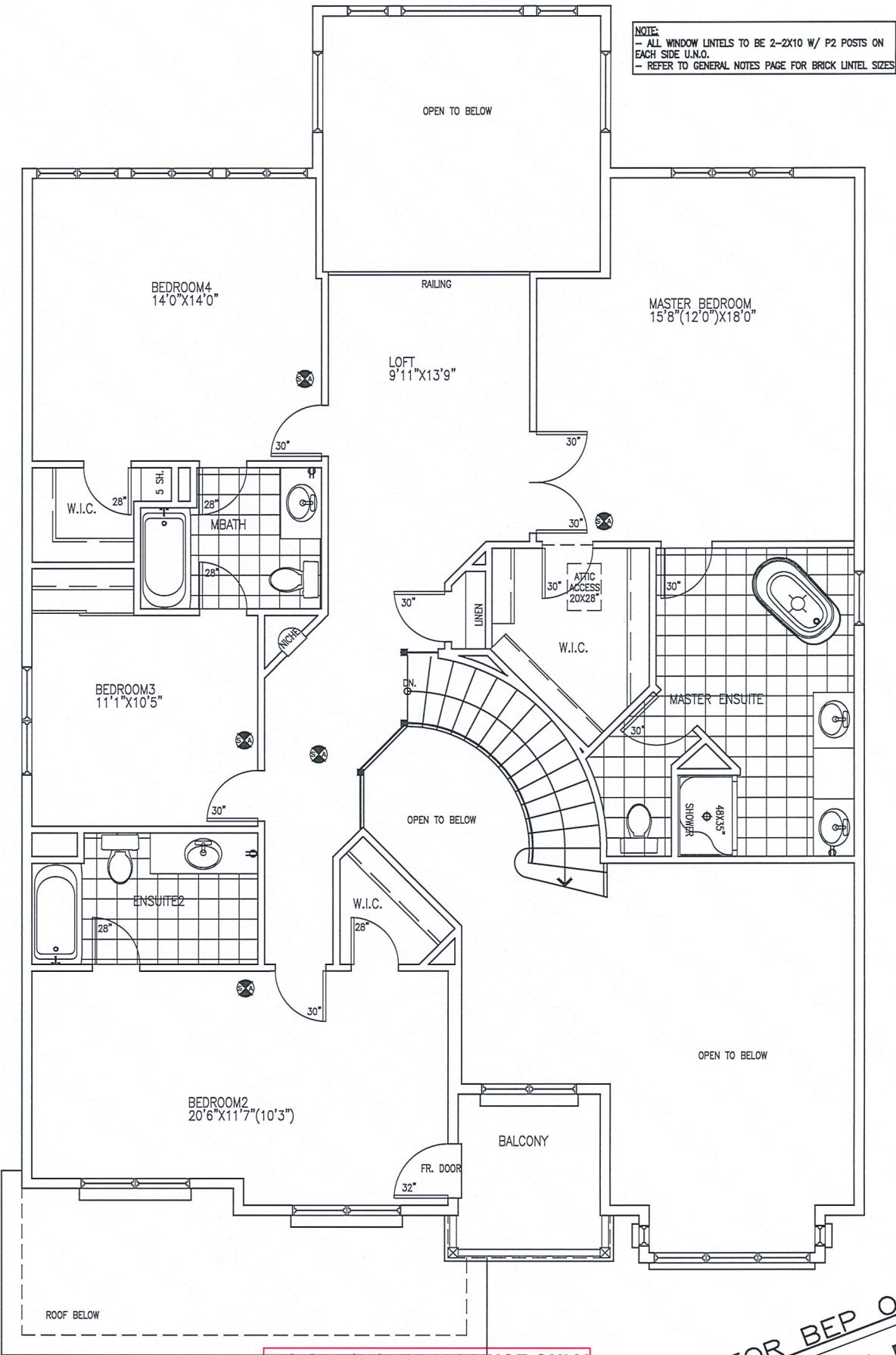
DS
EPJ JG



ANNAPOLIS-2019-A	
SITE: WHITE TAIL RIDGE 3	
LOT NUMBER:	42
CIVIC ADDRESS: 268 ANTLER COURT	

7	BEP BLACKLINES	OCT-08-21	GK
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No.	Description	Date	By
REVISIONS			

file number:	509
drawn by:	T.L.
date:	DEC. 2012
scale:	3/16"=1'
DCL-192 sheet no:	3A
3	9



E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES

FOR BEP ONLY
B.E.P.

SECOND FLOOR PLAN ELEV. A – 1672 SF



ANNAPOLIS-2019-A

SITE: WHITE TAIL RIDGE 3

LOT NUMBER: 42

CIVIC ADDRESS: 268 ANTLER COURT

No.	Description	Date	By
7	BEP BLACKLINES	OCT-08-21	GK
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
REVISIONS			

file number: 509

drawn by: T.L.

date: DEC. 2012

scale: 3/16"=1'

DCL-192 sheet no: 4

4A
9

Heritage Series
Exterior Colour Package – 9

* All items are if applicable depending on model chosen

SITE _____ WTR3 – Lot 42 _____

ITEM	COLOUR
Shingles	Weathered Wood
Stone	Harbour Mist Artiste
Siding	Gentek Pebble Kaki
Shakes	Foundry Vintage Taupe 820
Fascia, Soffit, Window Surrounds, Garage Door Surround	Gentek Pebble Kaki
Frieze Board	Gentek Pebble Kaki
4” Vinyl Vertical Corner Trims	White
Railings and Posts	White
Window Frames	White
Shutters	Musket Brown 083
Garage Door(s)	Amarr TT-Terratone
Paint Colour (Front Door)	Dulux Amarr Terratone

* Any metal roofing shall be a close match to shingle
* Step flashing shall also be a close match to shingle

Package #9 - Front Elevations with Stone

LOT# _____ 42 _____ STREET :268 ANTLER COURT

MODEL _____ ANNAPOLIS _____

PURCHASER(S) _____ Gijo Punnapuzha James and Joice Gijo

Dated at Ottawa this _____ 7 _____ day of _____ December _____ 2021

DocuSigned by:
Gijo Punnapuzha James
576CATEA09A9B...
Purchaser Signature

DocuSigned by:
Joice Gijo
5EA387E8C11B48F...
Purchaser Signature

Accepted at Ottawa this _____ 7 _____ day of _____ December _____ 2021

DocuSigned by:
Joe Khoury
30FF002F4D9D499...
Design Consultant

Exterior materials shown will not be an identical match to what will be installed due to different dye lots, etc. Phoenix homes reserves the right to substitute any exterior material of equal or greater value without notice