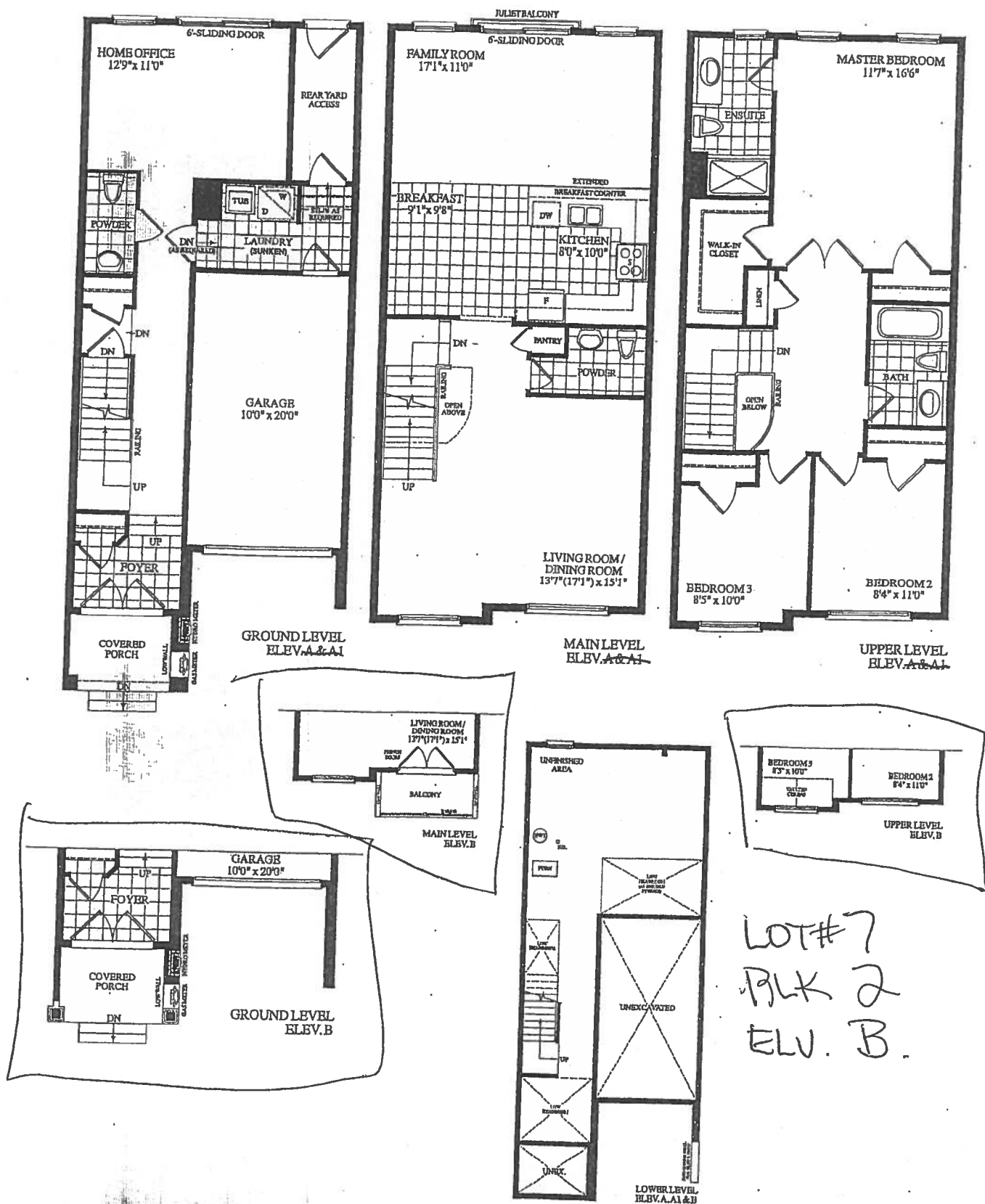


Original

2140 SQ. FT.
(INCLUDES 10 SQ. FT. OF OPEN AREA)



LOT#7
BLK 2
ELV. B.

A.L. S.L. 

Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
- BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
- CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN

SITE WINDOW COPY Addition



PURCHASER'S EXTRAS (PE)

The Manors Of Claireville - Forestside Estates Inc.

PURCHASERS: ANURADHA LILMOHAN and TAMESHWAR NAUTH LILMOHAN

TEL: RES.: 647-463-7453

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
7 Block 2	6	CHESTNUT-ELEV B		
Item	QTY	Description		
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Separate Switch. To be installed at master ensuite shower stall (See Sketch) Note:		
2		1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:		



Sub Total
HST
Total

- 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.
- 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.
- 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).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of FORESTSIDE ESTATES INC..
- The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
- For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By

Amendment

Total Payment:

Amount Detail

PURCHASER:

ANURADHA LILMOHAN

04-Feb-20

CONSULTANT:

Melissa Di Marino

DATE

PURCHASER:

TAMESHWAR NAUTH LILMOHAN

04-Feb-20

VENDOR:

PER: Forestside Estates Inc.

☐ Decor

☐ Builder

☐ Purchaser

Printed: 4-Feb-20 at 2:33 pm

18' TOWNHOMES

BLK. 2 LOT 7 EL.B

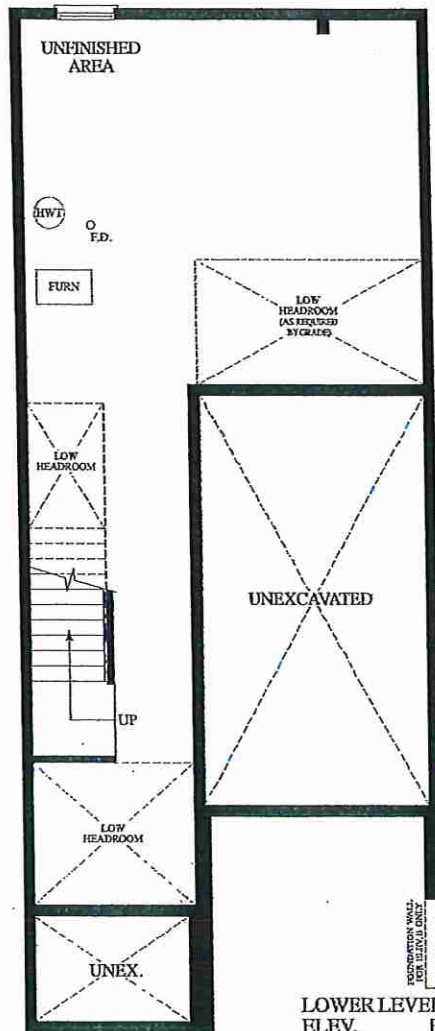
CHESTNUT

(18-03)

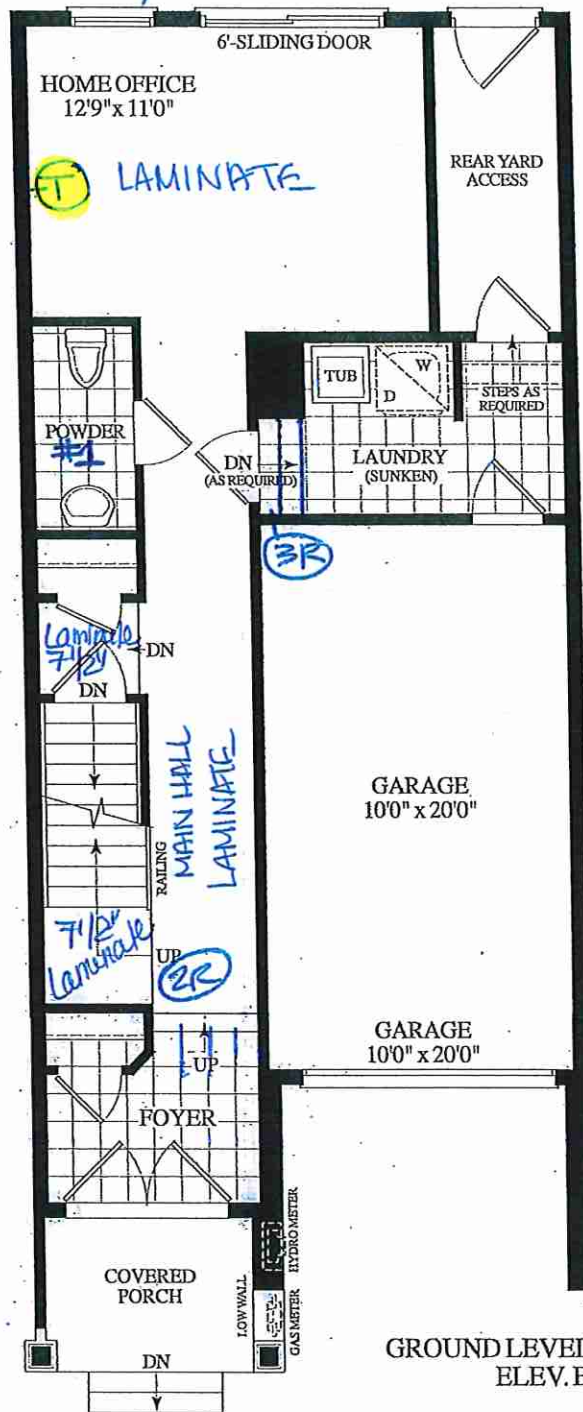
2140 SQ. FT.

(INCLUDES 10 SQ. FT. OF OPEN AREA)

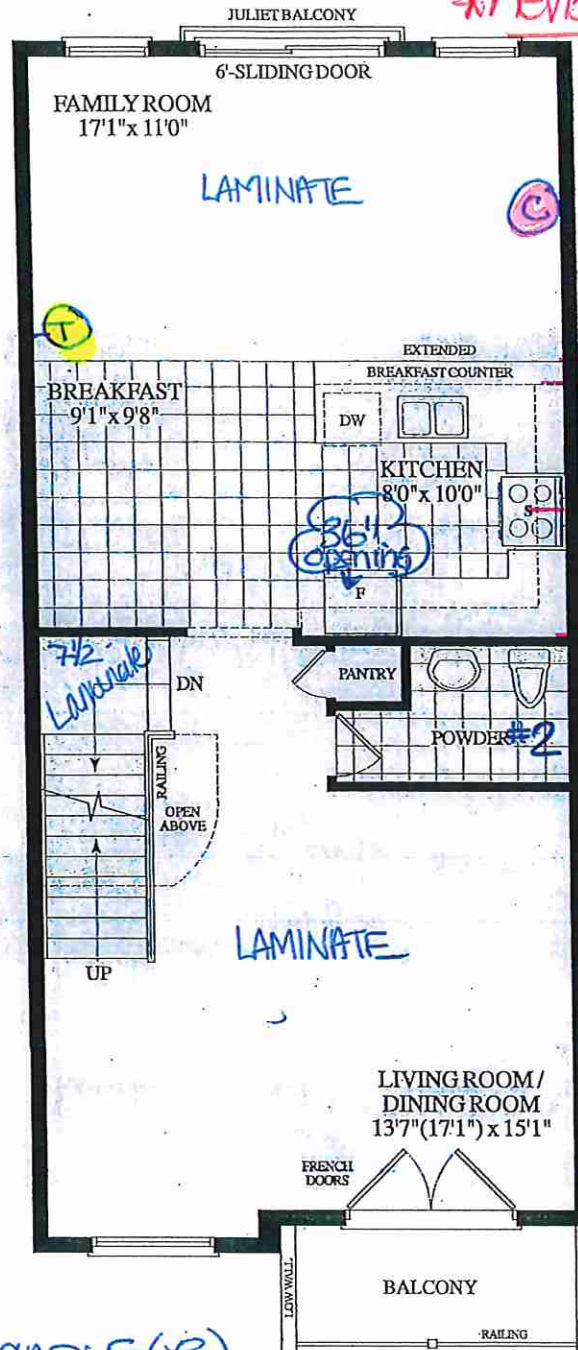
STANDARD FLOOR LEVELS



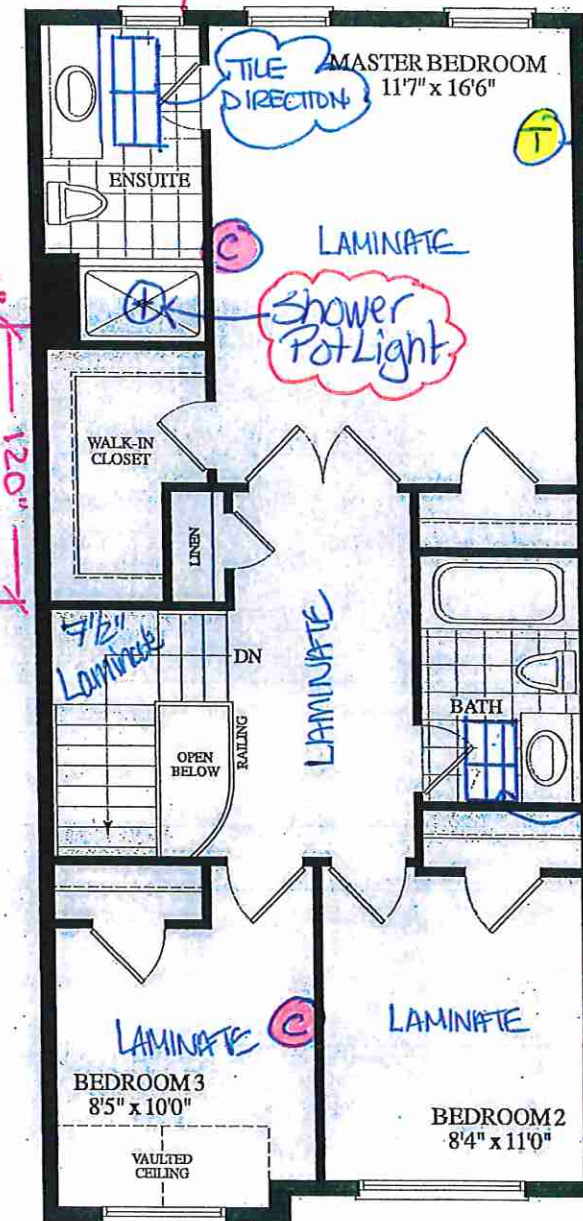
LOWER LEVEL
ELEV. B



GROUND LEVEL
ELEV. B



MAIN LEVEL
ELEV. B



UPPER LEVEL
ELEV. B

CABLE (X3)

TELEPHONE (X3)



Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be revised. Illustrations are artist's concept. E&OE.

ROYALPINEHOMES.COM

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SEPT 6 '19



Window

SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: ANURADHA LILMOHAN and TAMESHWAR NAUTH LILMOHAN

TEL: RES.: 647-463-7453

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7 Block 2	6	CHESTNUT-ELEV B	14-Feb-20	

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Offer	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
Workshee	Note:

Offer	CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN.
Workshee	Note:



WINDOW
SITE COPY

CONSTRUCTION SUMMARY				
Forestside Estates Inc.				
PURCHASERS: ANURADHA LILMOHAN and TAMESHWAR NAUTH LILMOHAN			TEL: RES.: 647-463-7453	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7 Block 2	6	CHESTNUT-ELEV B	14-Feb-20	

Date Added: 06-Nov-19 Invoice Number: 7317

1 - SStandard Cable and Telephoen Rough in (See Sketch)

Note:

1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home, where applicable

Note:

1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.

Note:

1 - KITCHEN- Install the builders standard Top mount sink in the kitchen- Install the BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124

Note:

1 - KITCHEN- Install the builders standard Faucet in the kitchen- Install the DELTA Chrome Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome

Note:

1 - KITCHEN
Accommodate the fridge opening for a future 36" wide fridge.
Note: Purchaser accepts and acknowledges that the builders standard fridge will be 30" wide.

573 - UPPER LEVEL-Install the Torleys Forest Laminate 7 1/2" Acadian EE-F-9743-P, throughout the second (Upper Level), in lieu of the builders standard carpet. To be installed on the Upper Hall, Master Bedroom, Bedroom #2 and #3

Note:

2 - STAIRS- Stain the oak staircase to the Vintage Red Oak "Graphite" WITH IRON PICKETS , throughout TWO (X2) Flights of stairs- Ground Level to Main Level, Main Level to Upper Level

Note:

1 - STAIRS-Install an Upgrade 1A Stairs package throughout applicable staircases (x2) Ground Level to Main level, Main level to Upper Level, to include:
Handrail: CDR 3" Oak
Pickets: Single Collar/ Alt Black
Post: TYPE 900 3 1/2" Oak

Note:

1 - STAIRCASE VS FLOORING
WOOD SPECIES DIFFERENCE:
STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.
Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - STAIRCASE VS FLOORING
STAINING DIFFERENCE:
STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance
Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

52 - GROUND LEVEL FOYER- Install a 2nd Upgrade 20x20 floor tile, throughout the Ground Level foyer floor, in lieu of the builders standard

Note:

32 - POWDER ROOM #1 (GROUND LEVEL)-Install a 2nd Upgrade 20x20 floor tile, throughout the Powder Room #1 floor, in lieu of the builders standard

Note:

185 - KITCHEN/BREAKFAST- Install a 3rd Upgrade 24x24 porcelain floor tile, throughout the Kitchen/Breakfast area, in lieu of the builders standard

Note:



WINDOWN
SITE COPY

CONSTRUCTION SUMMARY			
Forestside Estates Inc.			
PURCHASERS: ANURADHA LILMOHAN and TAMESHWAR NAUTH LILMOHAN			
TEL: RES.: 647-463-7453			

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7 Block 2	6	CHESTNUT-ELEV B	14-Feb-20	

Date Added: 06-Nov-19 Invoice Number: 7317

40 - POWDER ROOM- Install a 3rd Upgrade 24x24 floor tile, throughout the Powder Room #2 floor, in lieu of the builders standard Note:
52 - MASTER ENSUITE- Install a 1st Upgrade 12x24 floor tile, throughout the Master Ensuite floor, in lieu of the builders standard. Installed Straight/Stacked Note: **PLEASE NOTE** Install the builders standard wall tile in teh shower stall
34 - MAIN BATH- Install a 1st Upgrade 12x24 floor tile, throughout the Maain Bath floor, in lieu of the builders standard. Installed Straight/Stacked Note: **PLEASE NOTE** Install the builders standard wall tile in the tub shower.
1 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM#1 & POWDER ROOM #2- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - CLARIFICATION- Do not install or supply or credit the purchaser with the builders standard bathroom accessories, throughout ALL bathrooms. Includes: Toilet paper holder, soap dishes and towel racks Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000. PLUS A 10% HOLDBACK FEE. Note:

This Document is Extremely Time Sensitive - Printed 21 Nov 19 at 10:40



* INTERIOR COLOUR SCHEME *

REVISED Feb 11 /20

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
ANURADHA LILMOHAN & TAMESHWAR NAUTH LILMOHAN	Laura Di Pede	CHESTNUT-ELEV B	(647) 463-7453 /	Forestside Estates Inc.	14/02/2020	7 Block 2

Page 1 of 3

Master Ensuite
Main Bathroom

Powder Room #1
Powder Room #2
Kitchen/Breakfast
Laundry(GrndLevel)

Flooring
Description
12X24 Cementine Bianco-Straight/Stacked(Upgd)
12X24 Cementine Bianco-Straight/Stacked(Upgd)
20X20 CALCATTA GRIS (UPGD)
24X24 STATUARIO VENATO(UPGD)
24X24 STATUARIO VENATO(UPGD)
13X13 SEAL GREY (STD)
20X20 CALCATTA GRIS (UPGD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (STD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (STD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (STD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (STD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (STD)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (Upgd)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (Upgd)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (Upgd)
Torleys Forest 7 1/2" Acadian EE-F-9743-P (Upgd)
STANDARD

Foyer
Main Hall
Family Room
Living Room
Dining Room
Home Office

Upper Hall

Master Bedroom
Bedroom 2
Bedroom 3

Rear Yard Access

Wall Tile	Plumbing
Main	
Accent/Insert	
Border / Listello	
Pattern	
8X10 CARRARA MATT (STD)	WHITE
8X10 CARRARA MATT (STD)	WHITE
N/A	WHITE
	WHITE
3X6 Subway White STacked (STD)	STD
N/A	STD

Railings and Stairs

Railings	Vintage Oak Graphite CDR 3" (UPGD)	Landing - Upper	Forest Acadian EE-F-9743-P (STD) (X)
Pickets	Single Collar / Alt Plain Black (UPGD)	Landing - Lower	Forest Acadian EE-F-9743-P (STD)
Posts	Vintage Oak Graphite Plain Square 3 1/2" UPD	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	Vintage Oak Graphite		
Treads	Vintage Oak Graphite		
Risers	Vintage Oak Graphite		
Runner	NO		

Trim

Baseboard & Casing	STANDARD	Knobs	PEWTER STRAIGHT LEVER
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

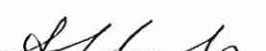
Notes

Page 1 of 3

Consultant:


Laura Di Pede

Purchaser:


ANURADHA LILMOHAN

Purchaser:


TAMESHWAR NAUTH LILMOHAN

Vendor:


Forestside Estates Inc.



* INTERIOR COLOUR SCHEME *

Purchasers
ANURADHA LILMOHAN & TAMESHWAR NAUTH LILMOHAN

Decor Consultant
Laura Di Pede

Model and Elevation
CHESTNUT-ELEV B

Telephone Res. / Bus
(647) 463-7453 /

Project
Forestside Estates Inc.

Closing Date
14/02/2020

Property
7 Block 2

Page 2 of 3

Interior Paint

Description

Cabinet

Style

Countertop

Counter Edge

Handle / Knob

COOL WHITE

EURO MELAMINE WF-392 LICORICE (STD)

P-394CA ARCTIC SNOW (STD)

N/A

4443-140

COOL WHITE

EURO MELAMINE WF-392 LICORICE (STD)

P-394CA ARCTIC SNOW (STD)

N/A

4443-140

COOL WHITE

N/A

N/A

N/A

N/A

COOL WHITE

N/A

N/A

N/A

N/A

COOL WHITE

NY THERMOFOIL WHITE (STD)

P-394CA ARCTIC SNOW (STD)

N/A

65017-195

COOL WHITE

N/A

N/A

N/A

N/A

COOL WHITE

N/A

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Notes

**APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home

**WHITE EXHAUST FAN IN KITCHEN

* 36" Fridge Opening for Future Fridge

44 51

Fireplace

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

Page 2 of 3

Decor Consultant:

Purchaser:

Purchaser:

Vendor:

Laura Di Pede

ANURADHA LILMOHAN

TAMESHWAR NAUTH LILMOHAN



KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

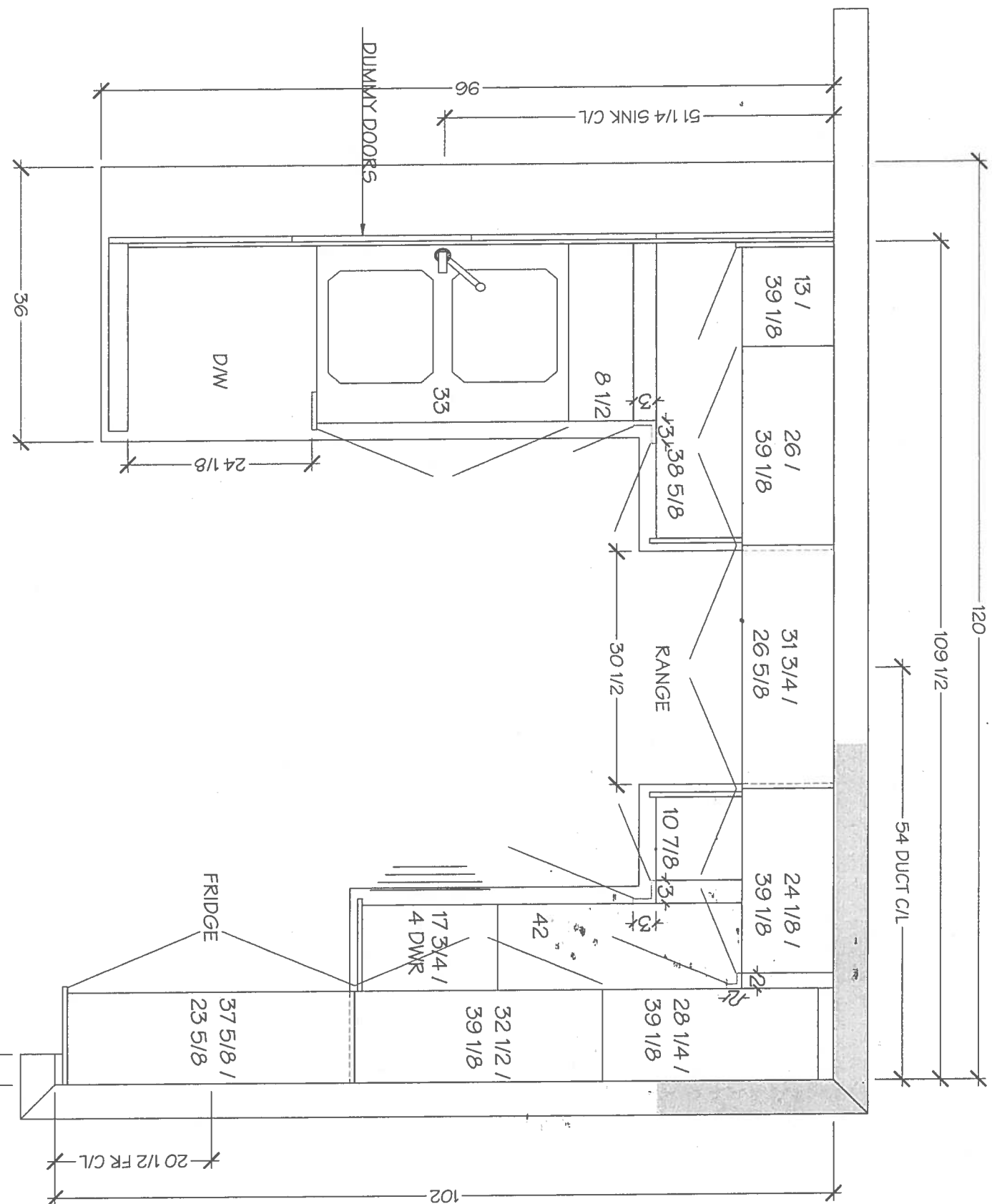
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-07 BLK 02
MODEL: CHESTNUT 1803 ELEV. AA1/B

KITCHEN

Oct 31, 2019
6+7 Block 2.



EXTRAS:
1. LARGER OPENING FOR 36" FRIDGE



DRAWN BY: DIDI

DATE: OCTOBER 30/2019

REVISION:

PAGE: 1 OF 6



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www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-07 BLK 02

MODEL: CHESTNUT 1803 ELEV. AA1/B

KITCHEN

Oct 31, 2019

lot 7 Block 2



EXTRAS:

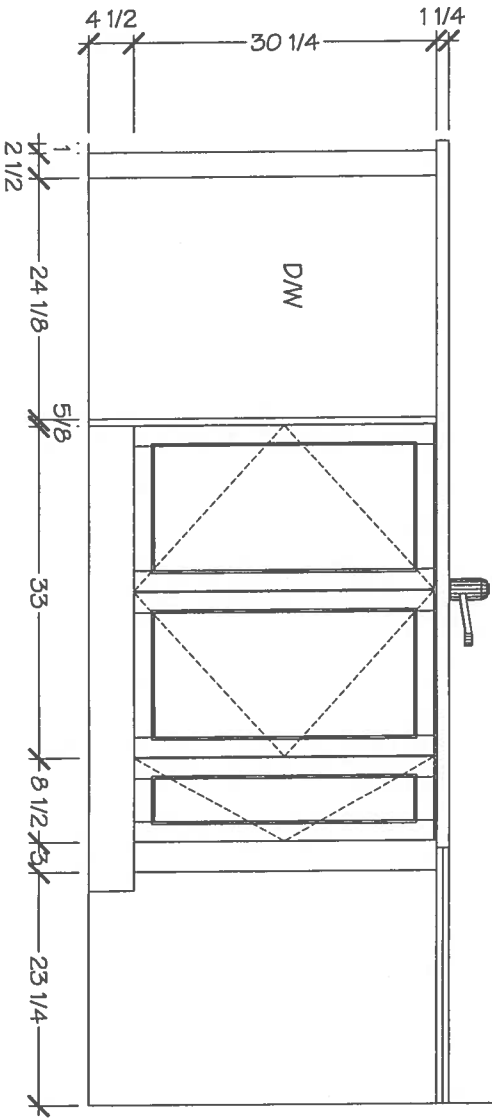
1. LARGER OPENING FOR 36" FRIDGE

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PAGE: 2 OF 6



Vila

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Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@vilkitchens.ca
www.vilkitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-07 BLK 02

MODEL: CHESTNUT 1803 ELEV. AA1/B

KITCHEN

Oct 31, 2019

lot 7 Block 2



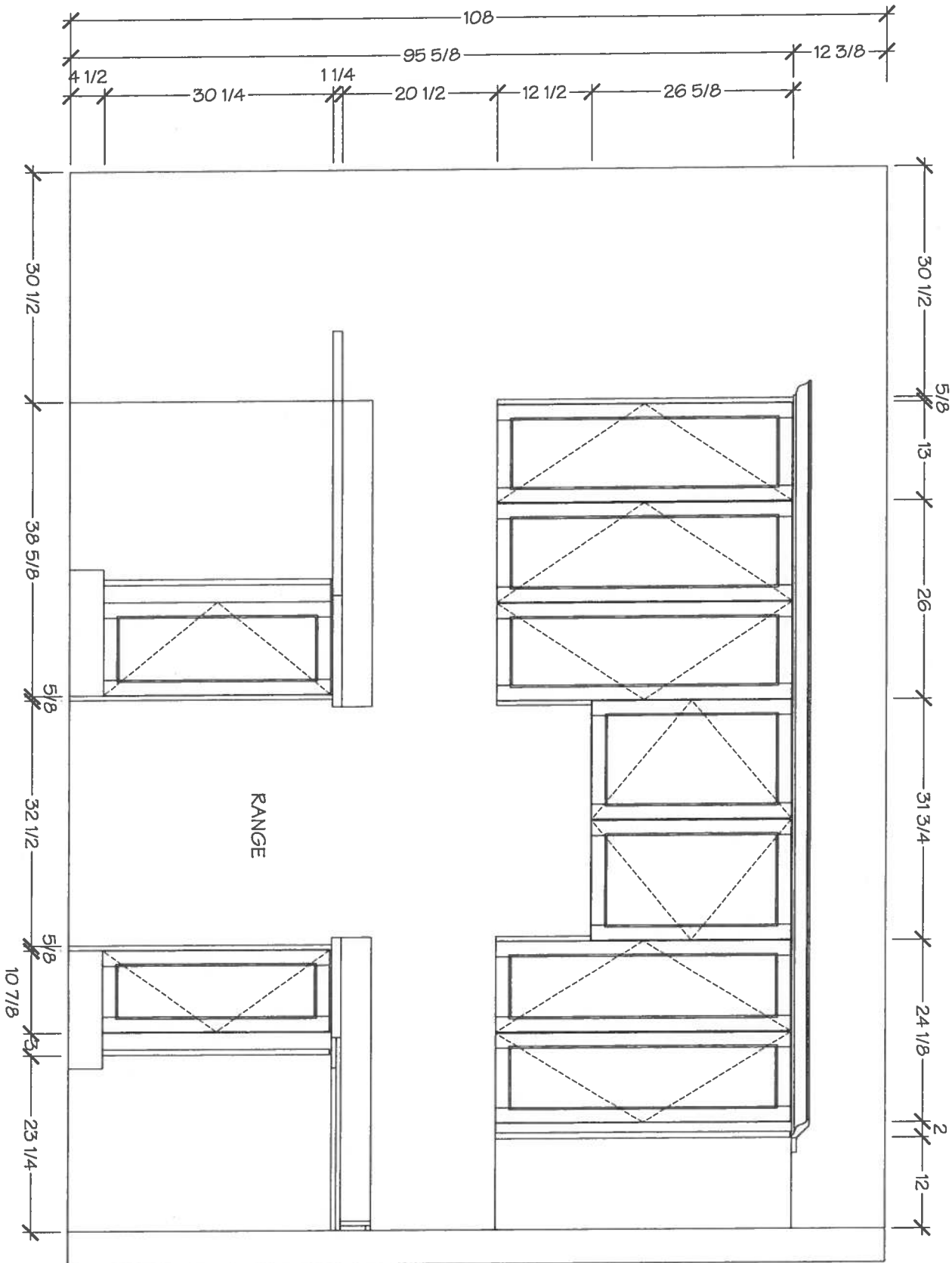
EXTRAS:
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PAGE: 3 OF 6



Villa
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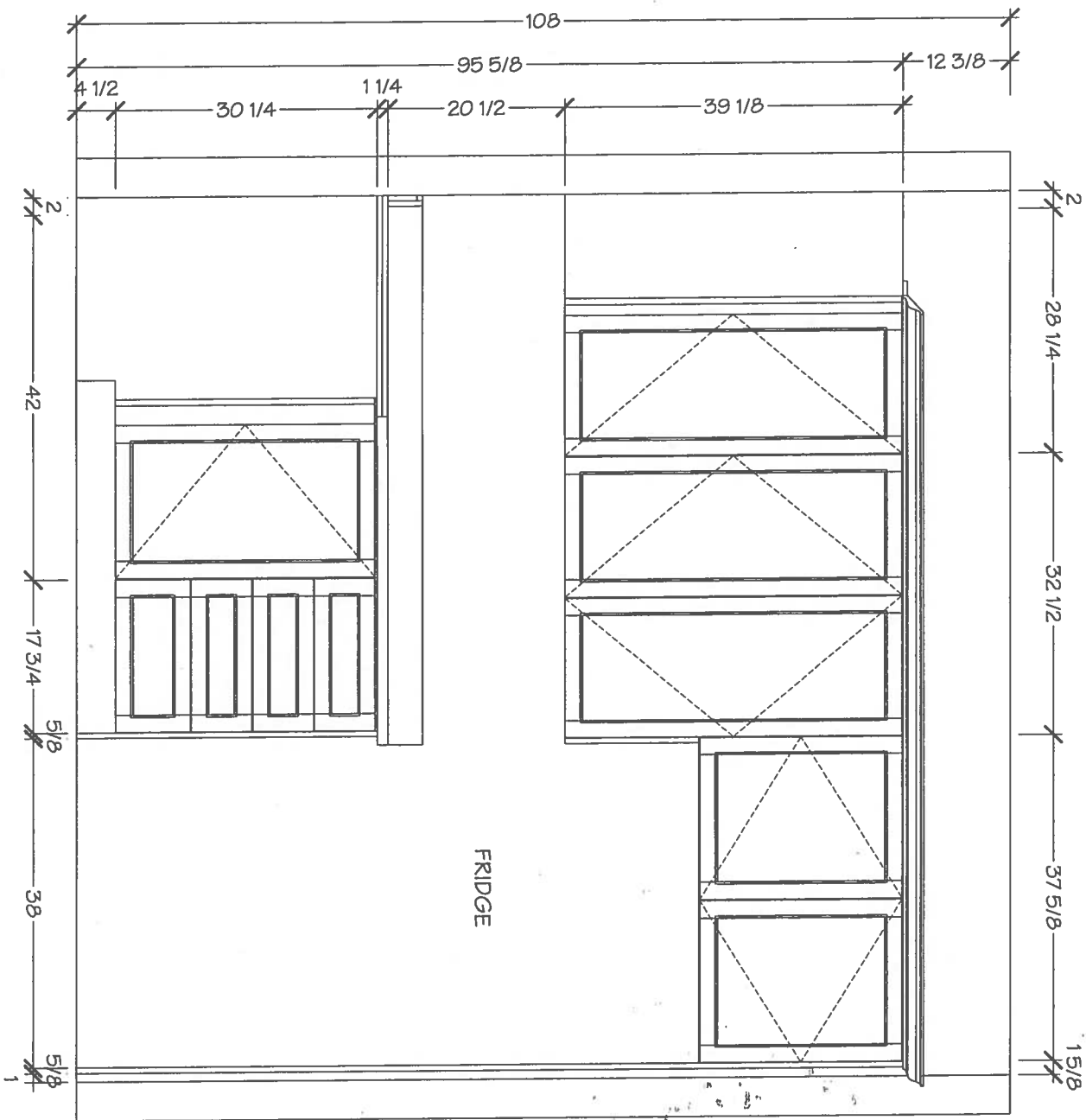
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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-07 BLK 02
MODEL: CHESTNUT 1803 ELEV. AA1/B

KITCHEN

Oct 31, 2019
Lot 7 Block 2
○○○

EXTRAS:
1. LARGER OPENING FOR 36" FRIDGE

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REVISION:



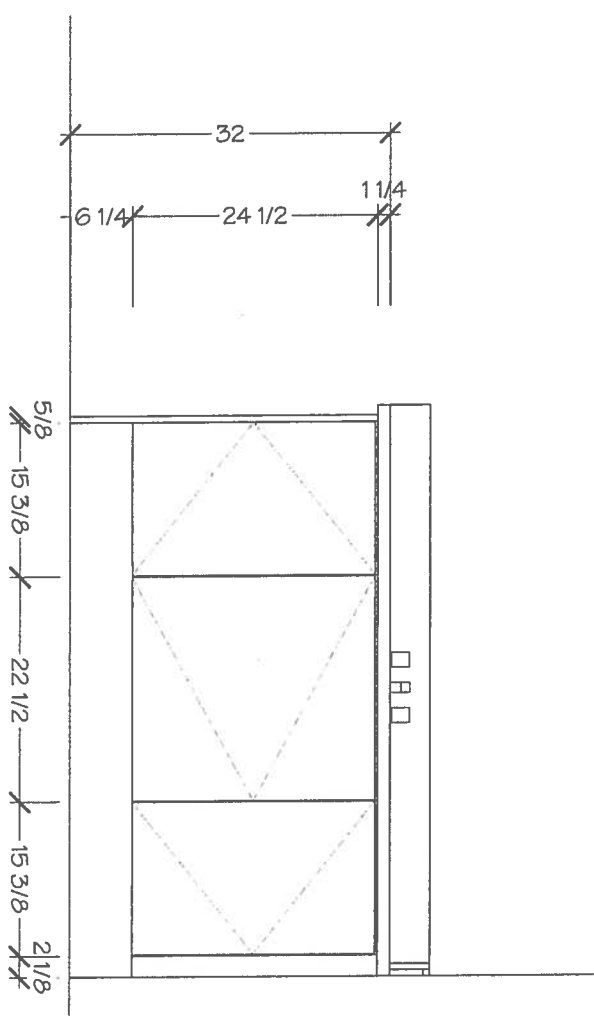
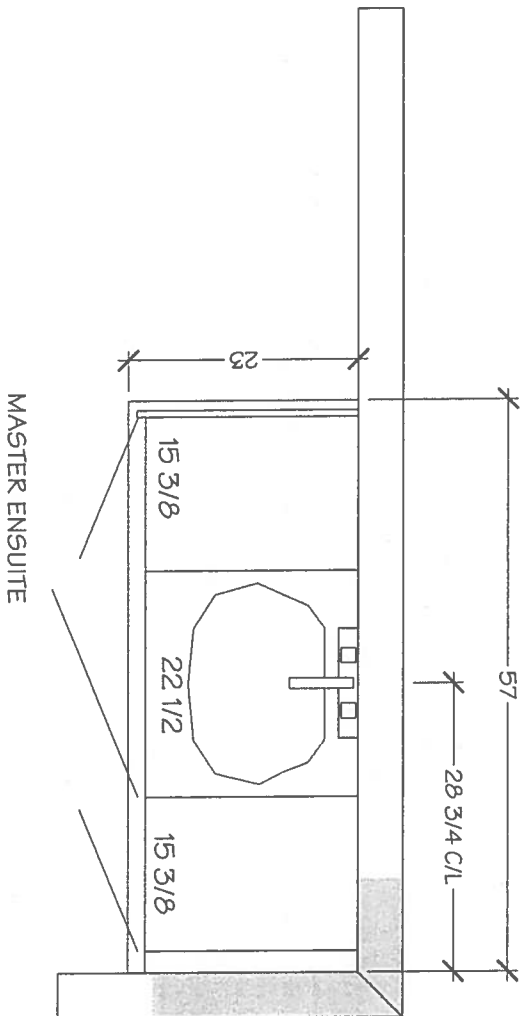


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CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-07 BLK 02
MODEL: CHESTNUT 1803 ELEV. A/A1/B

MASTER ENSUITE

Oct 31, 2019
Lot 7 Block 2



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DATE: OCTOBER 30/2019

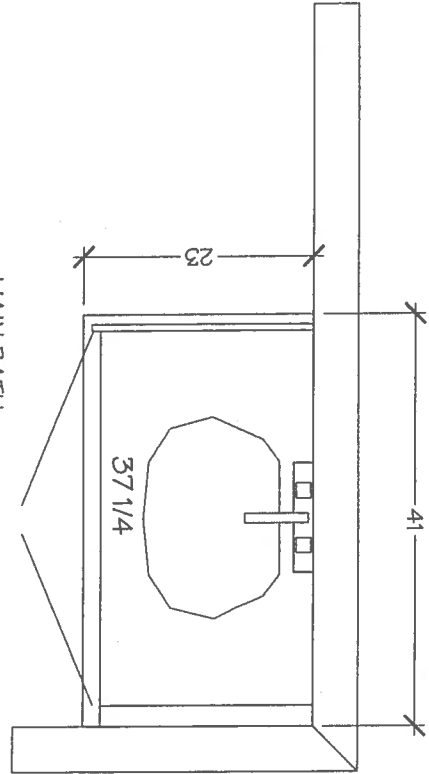
REVISION:

V. Williams
KITCHENS & FINE CABINETRY LTD

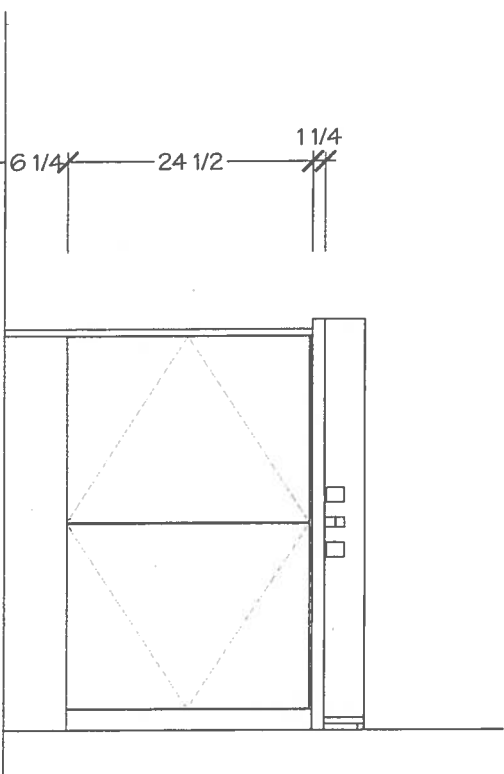
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CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-07 BLK 02
MODEL: CHESTNUT 1803 ELEV. AA1/B

MAIN BATH



Oct 31, 2019
lot 7 Block 2



DRAWN BY: DIDI
DATE: OCTOBER 30/2019
REVISION:
PAGE: 6 OF 6