

Original

17' MODERN TOWNHOMES

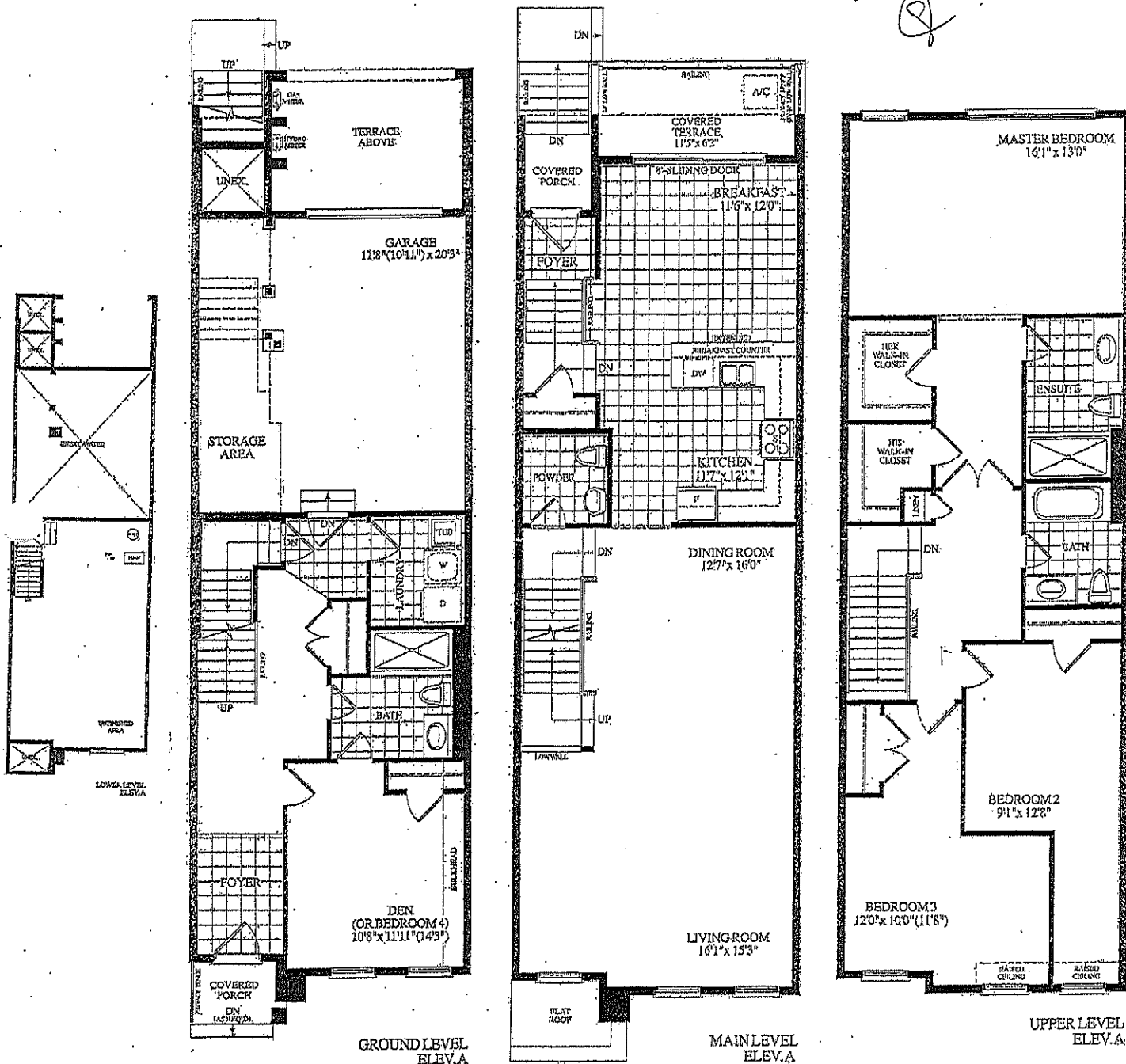
MAGNOLIA

(17-03)

2535 SQ. FT.

LOT #24  
BLK 4

By M.M.  
Q



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

- COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS
- BONUS PACKAGE -PURCHASER TO RECEIVE \$20,000 (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.



PURCHASER'S EXTRAS (PE)

The Manors Of Claireville - Forestside Estates Inc.

PURCHASERS:INDERJEET S CHOPRA and MANDIP K MANGAT

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #		
024 Block 4	6	THE MAGNOLIA			

Item	QTY	Description	Addition to Purchase Price
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Seperate 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 paments, 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	Amount	Detail
Amendment		
Total Payment:		

PURCHASER: \_\_\_\_\_ 20-Jan-20 \_\_\_\_\_ CONSULTANT: \_\_\_\_\_  
INDERJEET S CHOPRA DATE \_\_\_\_\_ Melissa Di Marino  
PURCHASER: \_\_\_\_\_ 20-Jan-20 \_\_\_\_\_ VENDOR: \_\_\_\_\_  
MANDIP K MANGAT DATE \_\_\_\_\_ PER: Forestside Estates Inc.

☐ Decor ☐ Builder ☐ Purchaser

Printed: 20-Jan-20 at 11:29 am

BLK. 4 LOT 24 EL.A

MAGNOLIA

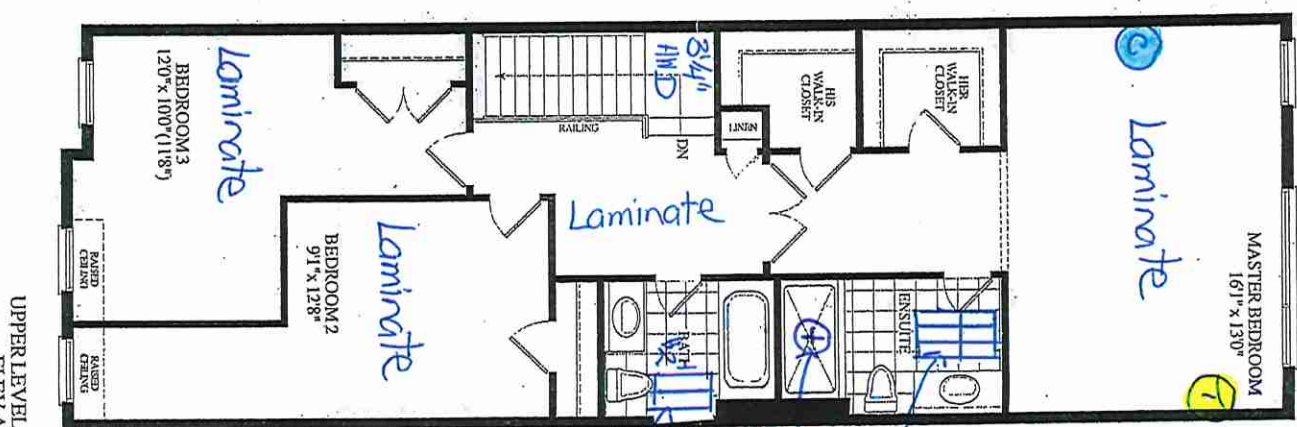
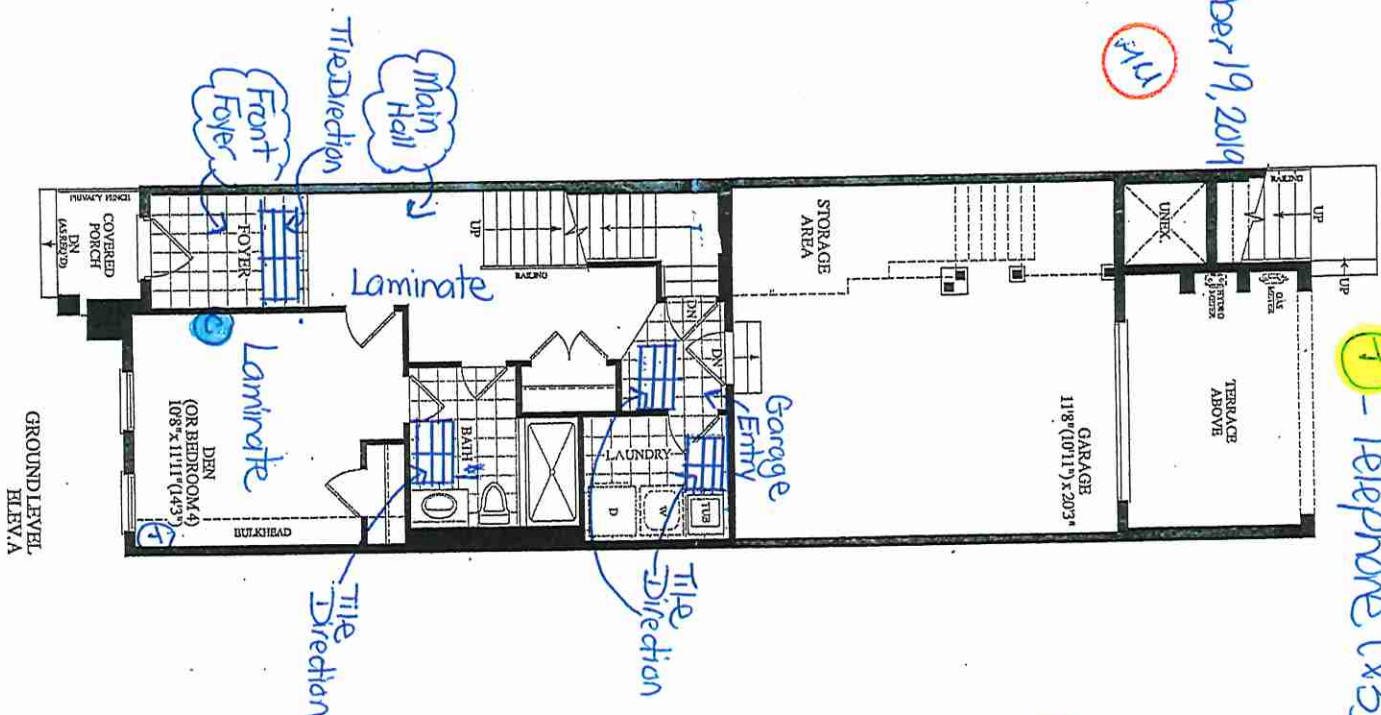
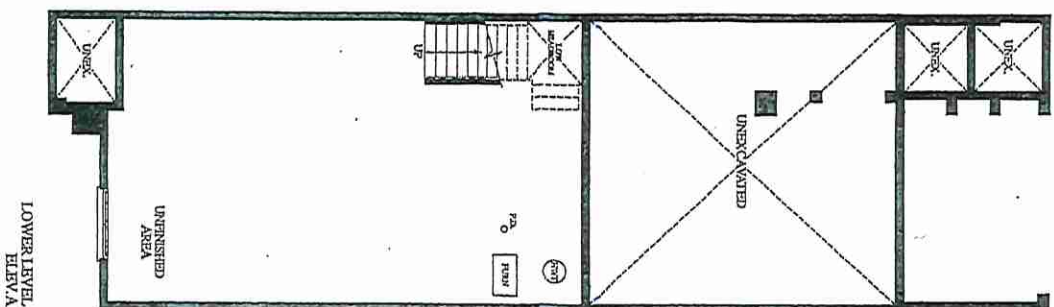
(17-03)

December 19, 2019

2535 SQ. FT.

③ - cable (x3)  
⑦ - Telephone (x3)

\*Revised: January 14, 2020





CONSTRUCTION SUMMARY  
Forestsides Estates Inc.

PURCHASERS: Inderjeet S Chopra and Mandip K Mangat

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
024 Block 4	6	THE MAGNOLIA	01-Oct-20	

Offer	COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS
Work	Note:

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$20,000 (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:**INDERJEET S CHOPRA and MANDIP K MANGAT

**TEL:**

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
024 Block 4	6	THE MAGNOLIA	01-Oct-20

**Date Added: 20-Jan-20**

**Invoice Number: 7391**

**1 - MASTER ENSUITE** - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Seperate Switch. To be installed at master ensuite shower stall (See Sketch)  
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:

**Date Added: 14-Jan-20**

**Invoice Number: 7377**

**1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3)** (See Sketch)  
Note:

**792 - UPPER LEVEL FLOORING** - Install LAMINATE FLOORING - 7 1/2" TORLEYS FOREST OKANOGAN 9742-P - To be installed throughout upper level, where applicable. To Include; Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)  
Note: In Lieu of Builders Standard Broadloom

**13 - STAIRCASE LANDINGS** - Install Upgrade Hardwood - 3 1/4" x 3/4" VINTAGE RED OAK NATURAL - To be installed throughout staircase landings, where applicable. (See Sketch)  
Note: In Lieu of Builders Standard Laminate Flooring

**1 - STAIRCASE** - Purchaser has DECLINED Upgrade to Stain Staircase and any applicable railings. Purchaser accepts and acknowledges that the staircase and any applicable railing will not match the laminate flooring.  
Note: Vendor is Exempt

**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.

**1 - STAIRCASE-Install Upgrade Railing Package - UPGRADE PACKAGE #2** - To be installed throughout staircase,where applicable(x2 Flights)(See Sketch)  
To Include;  
HANDRAIL-#12  
PICKETS-Steel-SingleCollar/Alt.DoubleCollar-Black  
POST-Chamfered(Type900) 3 1/2"  
Note:

**134 - GROUND FLOOR TILES - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE** - To be installed throughout ground floor, where applicable. To Include; Front Foyer, Garage Entry and Laundry Room (To be Installed Straight/Stacked) (See Sketch)  
Note: Includes Rectified

**52 - GROUND FLOOR BATH #1 - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE** - To be installed throughout ground floor bath #1 floor, where applicable. (To be Installed Straight/Stacked) (See Sketch)  
Note: Includes Rectified

**125 - GROUND FLOOR BATH #1 - 1ST UPGRADE - 10x14 LENS VERDE** - To be installed throughout ground floor bath #1 shower walls, where applicalbe (To be Installed Straight) (See Sketch)  
Note:

**366 - MAIN FLOOR TILES - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE** - To be installed throughout main floor, where applicable. To Include; Rear Foyer, Powder Room, and Kitchen/Breakfast Area (To be Installed Straight/Stacked) (See Sketch)  
Note: Includes Rectified



WINDOW  
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS:INDERJEET S CHOPRA and MANDIP K MANGAT

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
024 Block 4	6	THE MAGNOLIA	01-Oct-20	

Date Added: 14-Jan-20

Invoice Number: 7377

52

MASTER ENSUITE - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout master ensuite floor, where applicable. (To be Installed Straight/Stacked) (See Sketch)  
Note: Includes Rectified

115

MASTER ENSUITE - 1ST UPGRADE - 10x14 LENS VERDE - To be installed throughout master ensuite shower walls, where applicable (To be Installed Straight) (See Sketch)  
Note:

42

MAIN BATH #2 - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout main bath #2 floor, where applicable. (To be Installed Straight/Stacked) (See Sketch)  
Note: Includes Rectified

80

MAIN BATH #2 - 1ST UPGRADE - 10x14 LENS VERDE - To be installed throughout main bath #2 tub/shower enclosure walls, where applicable (To be Installed Straight) (See Sketch)  
Note:

1

KITCHEN - CABINETRY - Install Upgrade Cabinetry - UPGRADE #3 - MDF - ORLEANS WIDE RAIL (NO TRIM) - ESCARPMENT - To be installed throughout kitchen, where applicable. (See Sketch)  
Note:

1

Accommodate the fridge opening for a future 36" wide fridge. (See Sketch)  
Note: Purchaser Accepts and Acknowledges that the Builders Standard Fridge will be 30" wide.

1

KITCHEN - CABINETRY - Install ONE (1) BASE PIE CUT CORNER CABINET (with SHELF) at Kitchen (See Sketch)  
Note:

1

APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout the home, where applicable (See Sketch)  
Note:

1

KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124  
Note:

1

KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome  
Note:

1

KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway White Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) (See Sketch)  
Note:

1

CLARIFICATION;  
GROUND FLOOR BATH #1, POWDER ROOM, MASTER ENSUITE & MAIN BATH #2 - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.  
Note: To Include; Ground Floor Bath #1, Powder Room, Master Ensuite & Main Bath #2 (See Sketch)

1

BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE  
Note:

1

PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on December 19, 2019  
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:



Reselection: March 11, 2020

INTERIOR COLOUR SCHEME \*

Purchasers INDERJEET S CHOPRA & MANDIP K MANGAT	Decor Consultant Laura Di Pedo	Model and Elevation THE MAGNOLIA	Telephone Res. / Bus /	Project Forestside Estates Inc.	Closing Date 01/10/2020	Property 024 Block 4
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Page 1 of 3

Master Ensuite

Main Bath #2

Ground Floor Bath #1

Powder Room

Kitchen/Breakfast

Laundry

Garage Entry

Front Foyer

Den/Bedroom #4

Main Hall-GrndLevel

Rear Foyer

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Flooring

Description

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

12x24 DREAM WHITE (STRAIGHT) (UPG)

7 1/2" Torleys Forest - Okanogan 9742P (STD)

7 1/2" Torleys Forest - Okanogan 9742P (STD)

12x24 DREAM WHITE (STRAIGHT) (UPG)

7 1/2" Torleys Forest - Okanogan 9742P (STD)

7 1/2" Torleys Forest - Okanogan 9742P (STD)

7 1/2" Torleys Forest - Okanogan 9742P (UPG)

7 1/2" Torleys Forest - Okanogan 9742P (UPG)

7 1/2" Torleys Forest - Okanogan 9742P (UPG)

7 1/2" Torleys Forest - Okanogan 9742P (UPG)

Wall Tile

Main

13x18 Calacatta Gris

13x18 Calacatta Gris

13x18 Calacatta Gris

N/A

3x6 SUBWAY WHITE (BrickPattern)(Upg)

N/A

N/A

N/A

Accent/Insert

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Border / Listello

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Pattern

N/A

N/A

N/A

N/A

BRICK

N/A

N/A

N/A

Plumbing

WHITE

WHITE

WHITE

WHITE

STD

STD

N/A

N/A

Railings and Stairs

Railings

UPG - #12 - Vintage Red Oak Natural

Pickets

UPG - Steel Single Collar/Alt.Dbl Collar-Black

Posts

Upg-Chamfered(Type900) Vint.Oak Natural

Stringers

STD - VINTAGE RED OAK NATURAL

Treads

STD - VINTAGE RED OAK NATURAL

Risers

STD - VINTAGE RED OAK NATURAL

Runner

NO

Landing - Upper

3 1/4"VintageRedOakNatural (Upg)

Landing - Lower

3 1/4"VintageRedOakNatural (Upg)

Ledge - Upper

N/A

Ledge - Lower

N/A

Trim

Baseboard & Casing

STANDARD

Front Door Glass

STANDARD

Interior Doors

STANDARD - CARRARA

Knobs

STANDARD

Hinges

STANDARD

Grip Set

STANDARD

Cornice Moulding / Medallion

Foyer

NO

Living Room

NO

Dining Room

NO

Family Room

NO

Main Hall

NO

Kitchen

NO

2nd Floor Hall

NO

Notes

KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124

KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome

Page 1 of 3

Consultant:

Laura Di Pedo

Purchaser:

INDERJEET S CHOPRA

Purchaser:

MANDIP K MANGAT

Vendor:

Forestside Estates Inc.  
Printed Dec 19, 2019 11:00 am



\* INTERIOR COLOR SCHEME \*

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
INDERJEET S CHOPRA & MANDIP K MANGAT	Laura Di Pede	THE MAGNOLIA	/	Forestside Estates Inc.	01/10/2020	024 Block 4

Page 2 of 3

Interior Paint		Cabinet			
Description		Style	Countertop	Counter Edge	Handle / Knob
Master Ensuite	COOL WHITE	NY THERMOFOL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Main Bath #2	COOL WHITE	NY THERMOFOL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Ground Floor Bath#1	COOL WHITE	NY THERMOFOL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Powder Room	COOL WHITE	N/A	N/A	N/A	N/A
Kitchen/Breakfast	COOL WHITE	MDF - ORLEANS - WIDE RAIL (NO TRIM) - ESCARPMENT (UPG)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Laundry	COOL WHITE	N/A	N/A	N/A	N/A
Garage Entry	COOL WHITE	N/A	N/A	N/A	N/A
Front Foyer	COOL WHITE	N/A	N/A	N/A	N/A
Den/Bedroom #4	COOL WHITE	N/A	N/A	N/A	N/A
Main Hall/Grnd Level	COOL WHITE		N/A	N/A	N/A
Rear Foyer	COOL WHITE				
Living Room	COOL WHITE				
Dining Room	COOL WHITE				
Upper Hall	COOL WHITE				
Master Bedroom	COOL WHITE				
Bedroom 2	COOL WHITE				
Bedroom 3	COOL WHITE				

Appliance Opening/Dimension			
Fridge Size	SEE NOTES	Range	Sid 31in Opening
Built-ins	None	Microwave	None
Hood Fan	Sid 30in	Exhaust Opening	6" 8"
Dishwasher Cabinet	Sid 24in Opening		

Fireplace			
Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes	
<input checked="" type="checkbox"/> KITCHEN - INSTALL STANDARD APPLIANCE PACKAGE TO BE INSTALLED THROUGHOUT HOUSE, WHERE APPLICABLE	
<input checked="" type="checkbox"/> KITCHEN - ACCOMMODATE FRIDGE OPENING FOR FUTURE 36 WIDE FRIDGE	
<input checked="" type="checkbox"/> KITCHEN - INSTALL BUILDERS STANDARD WHITE EXHAUST FAN.	

Page 2 of 3

Decor Consultant: Purchaser: Purchaser: Vendor:

*Villa*

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)-24 BLK 04  
MODEL: MAGNOLIA 1703

KITCHEN

Jan 7th 20



EXTRAS:  
1. 36" FRIDGE ACCOMMODATIONS

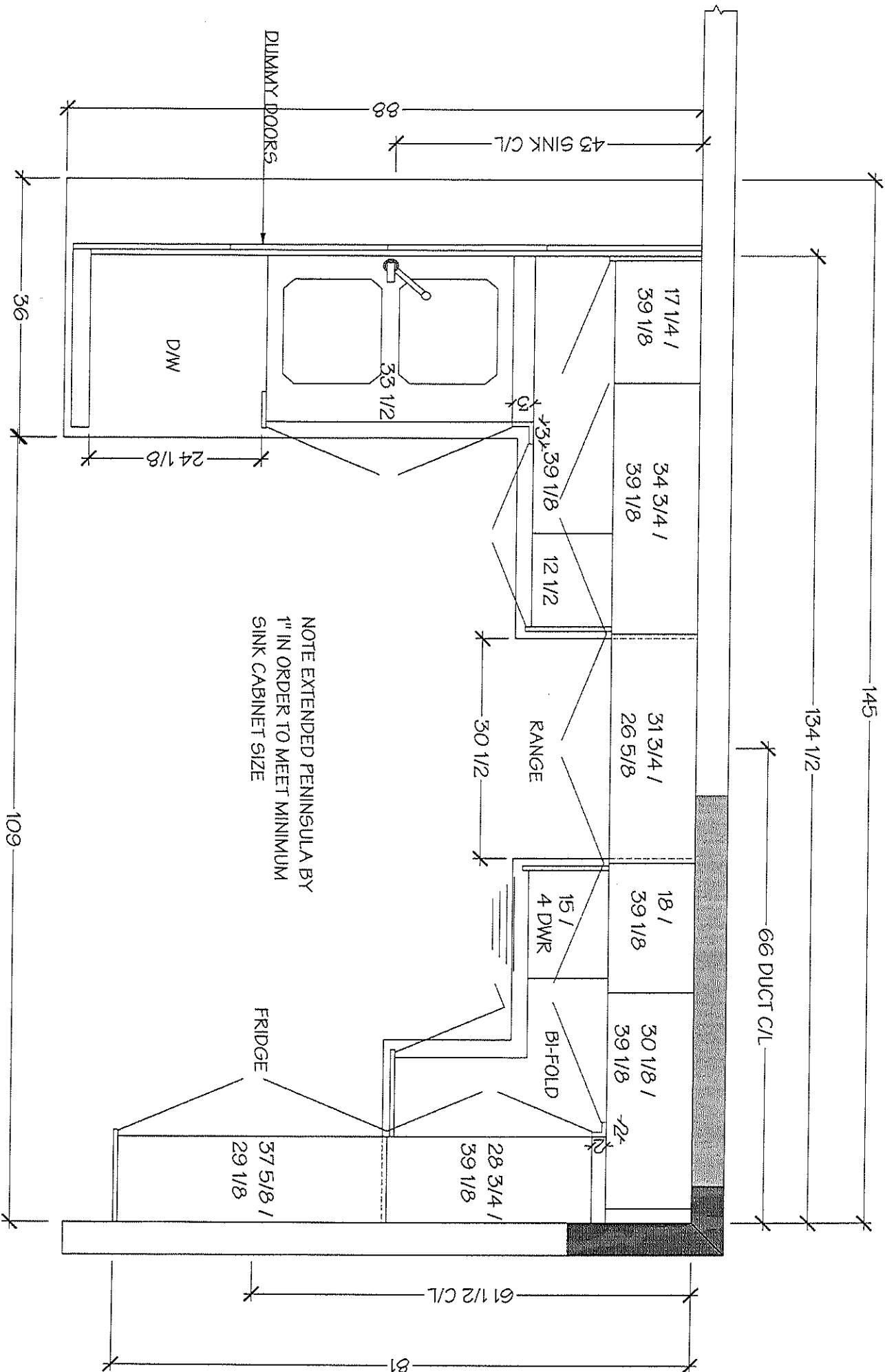
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PAGE: 1 OF 7

1st 24/BLK 4 Forest Side



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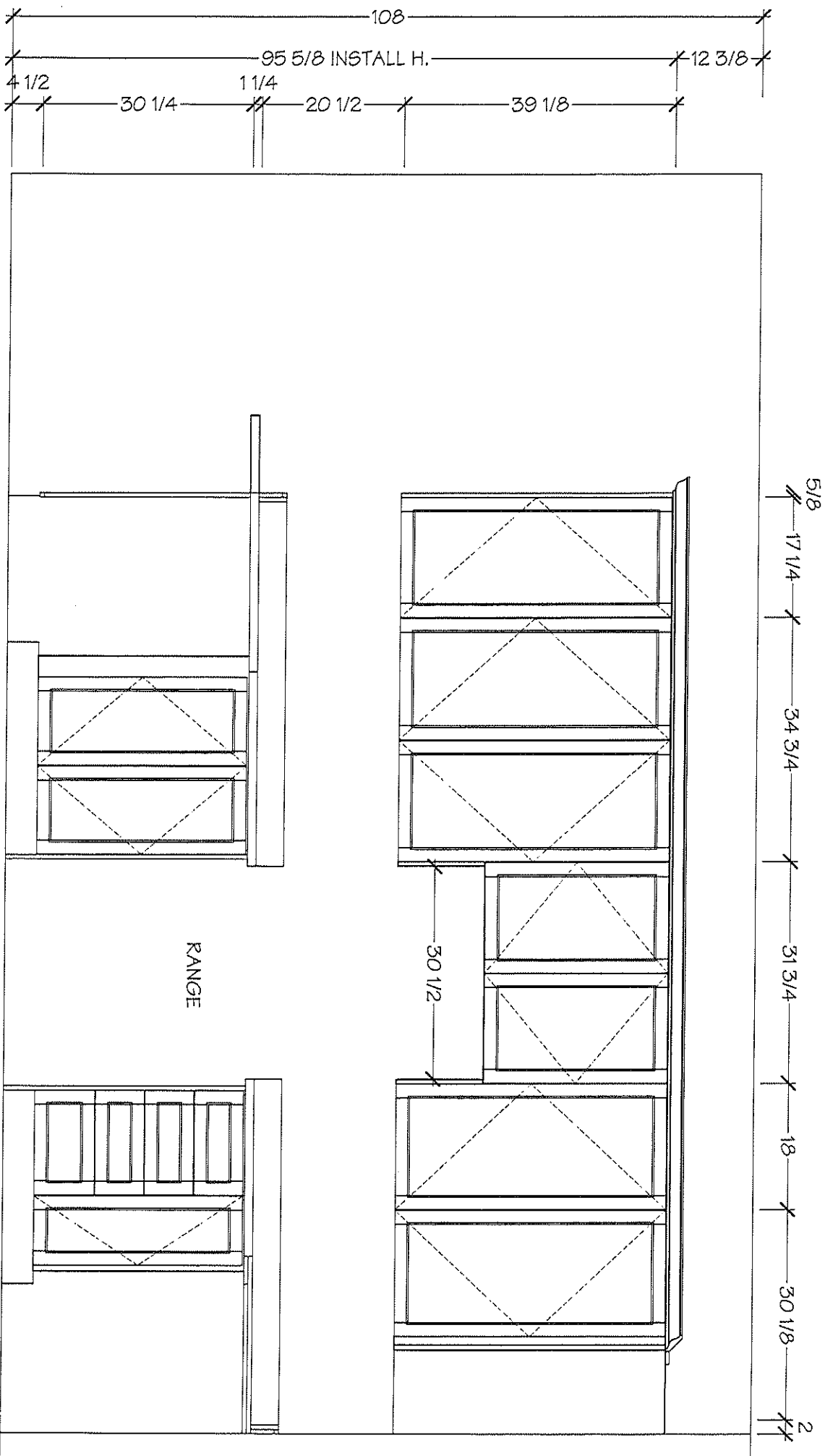
KITCHEN

January 7, 2020



EXTRAS:  
1, 36" FRIDGE ACCOMODATIONS

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DATE: DECEMBER 20/2019  
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PAGE: 2 OF 7





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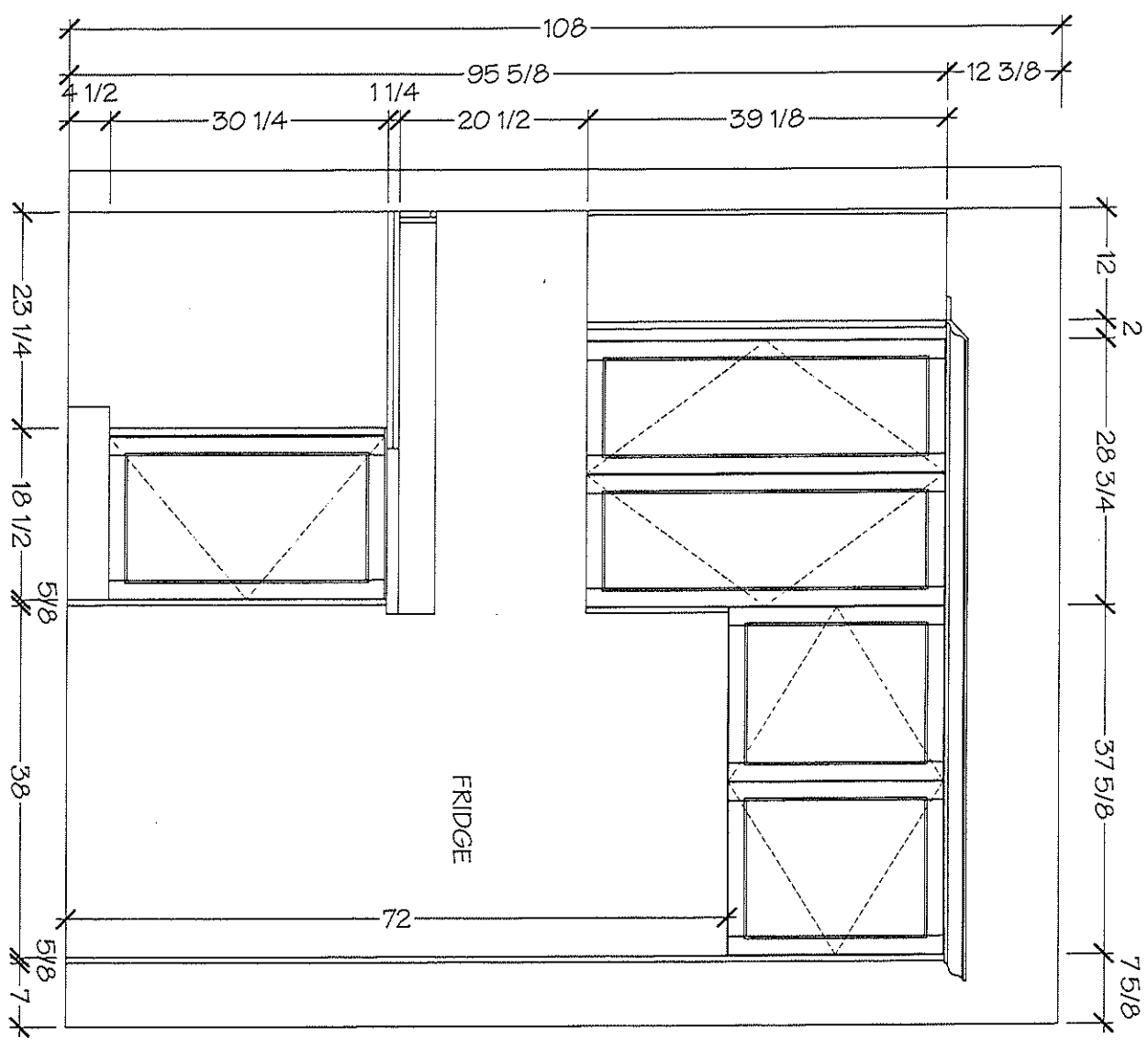
KITCHEN

January 7, 2020



EXTRAS:  
1. 36" FRIDGE ACCOMODATIONS

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PAGE: 3 OF 7



*Villa*  
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MODEL: MAGNOLIA 1703

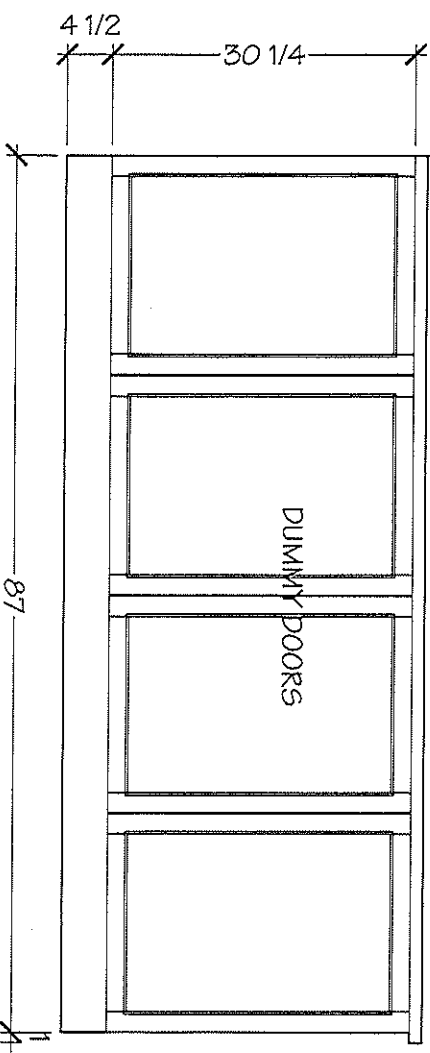
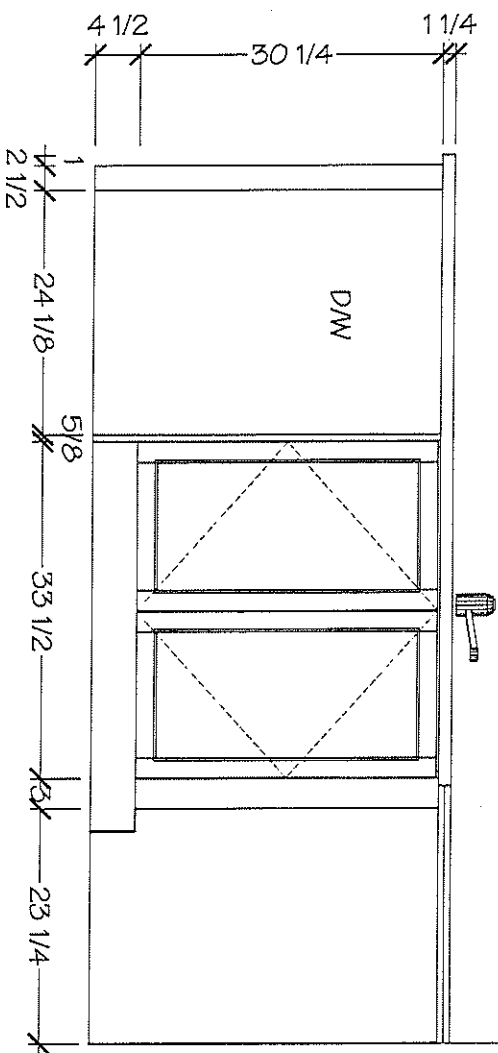
KITCHEN

January 7, 2020



EXTRAS:  
1. 36" FRIDGE ACCOMODATIONS

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PAGE: 4 OF 7



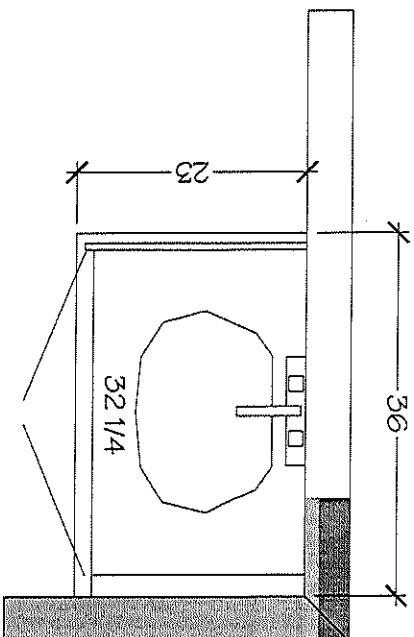
*V. Williams*  
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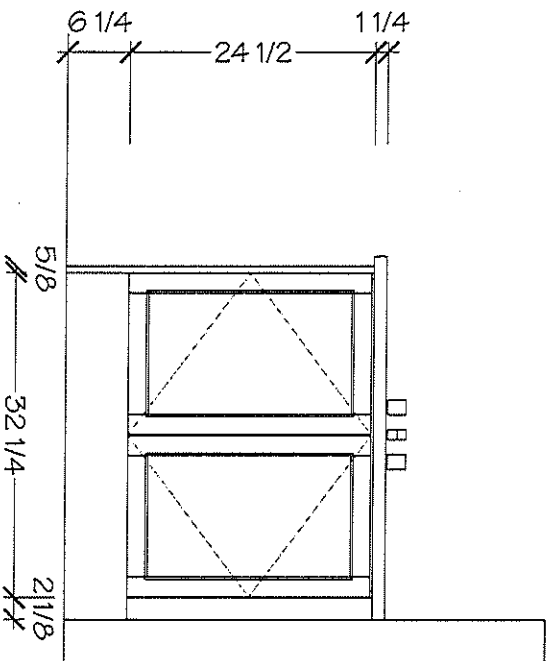
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MODEL: MAGNOLIA 1703

GROUND FL BATH

January 7, 2020



GROUND FL BATH  
BATH #1.



DRAWN BY: DIDI

DATE: DECEMBER 20/2019

REVISION: JANUARY 06/2020

PAGE: 7 OF 7

*Villakitchens*  
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CLIENT: ROYAL PINE HOMES  
PROJECT: FORESTSIDE  
ADDRESS: RP-FS(9)-24 BLK 04  
MODEL: MAGNOLIA 1703

MASTER ENSUITE

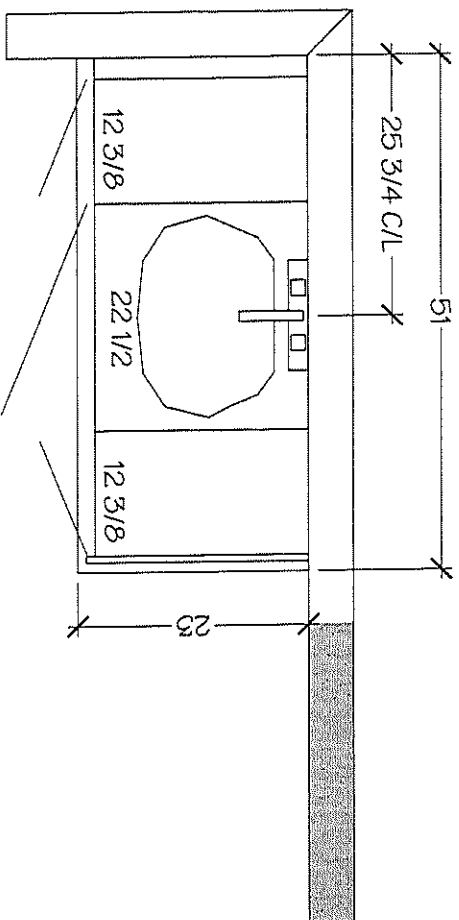
January 7, 2020

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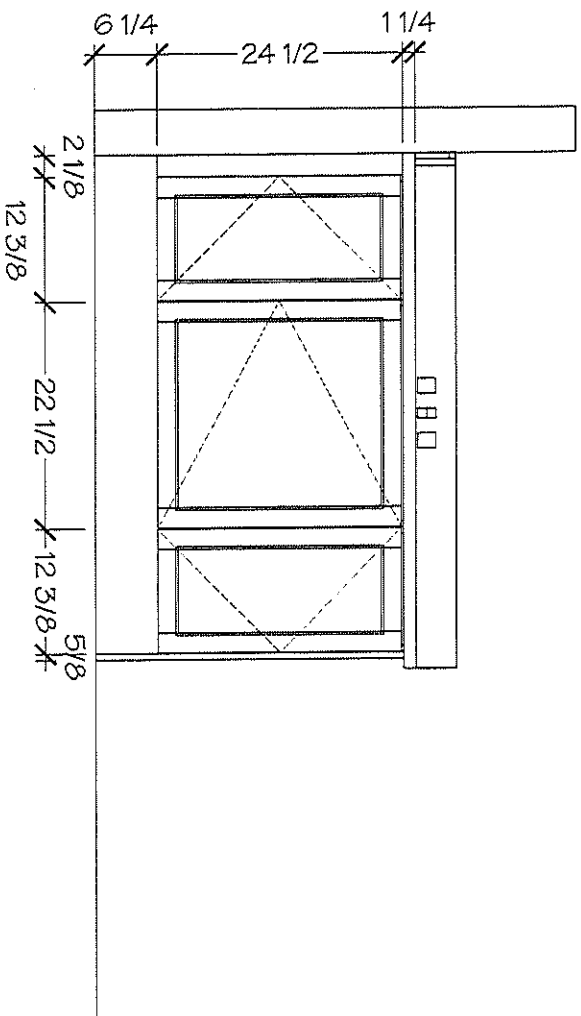
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MASTER ENSUITE



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MAIN BATH

January 7, 2020

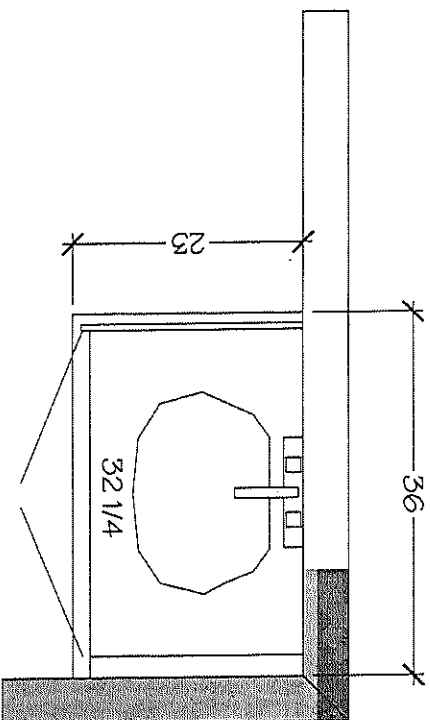


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MAIN BATH  
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