



SITE COPY

Structurals

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD GHARIBNAVAZ HASAN KI and SHIVA NAMVARKOHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
39	1	BELVEDEERE Elev C	04-Oct-22

Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
Workshee	Note:

Offer	BONUS PACKAGE FOR 38 DETACHED: PURCHASER TO RECEIVE \$35,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.
Workshee	Note:

Date Added: 14-Oct-21 Invoice Number: 7522

4 - BASEMENT - Increase Basement Windows (x4) from Standard 30 IN (W) x 24 IN (H) TO LARGER 36 IN (W) x 24 IN (H) EA. (with POSSIBLE WINDOW WELLS) (x4 Windows) (See Sketch) Note: **One (1) Basement Window to Remain Standard Size 30" x 24"***
--

1 - FRONT EXTERIOR - DOOR - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Delete Transom Window Above) in lieu of builders standard height single front door (See Sketch) Note:

1 - FAMILY ROOM - Install COFFERED CEILING throughout perimeter of family room (AS PER PLAN) (See Sketch) Note: Approved & Priced as per Fonzie
--

1 - MASTER ENSUITE - Delete Full Wall Between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include: 2x2 Mosaics, 6" Curb +Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**

1 - BASEMENT - Install ADDITIONAL LAUNDRY ROUGH-INS IN BASEMENT To Include; Electrical for washer & Dryer and LAUNDRY TUB ROUGH-IN (See Sketch) Note:
--

1 - GARAGE - Re-locate Central Vac Trunk Rough-In to Garage in lieu of Basement Vendor to Determine Location Note:

1 - FRONT EXTERIOR - In addition to builders standard coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front doors (See Sketch) Note: **Front Doors to have TWO (2) Exterior Coach Lights**

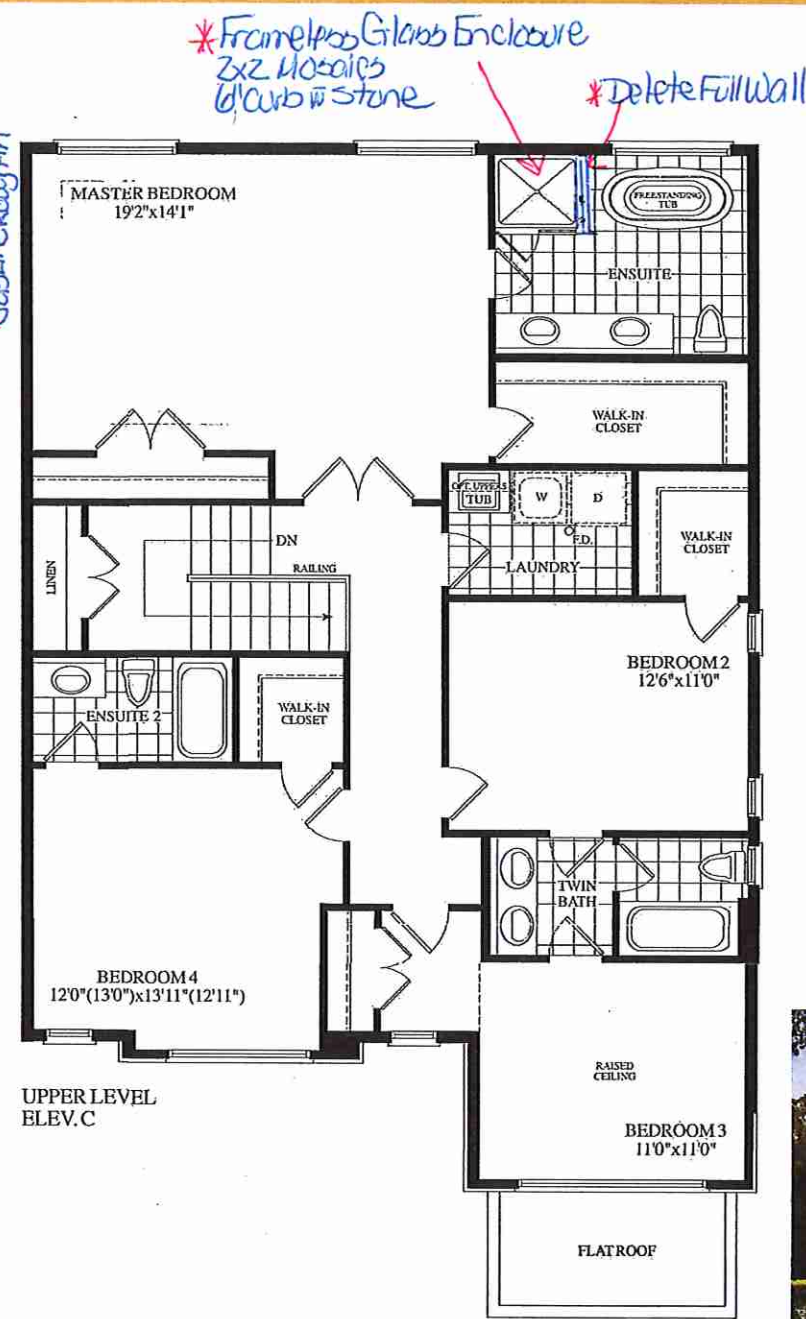
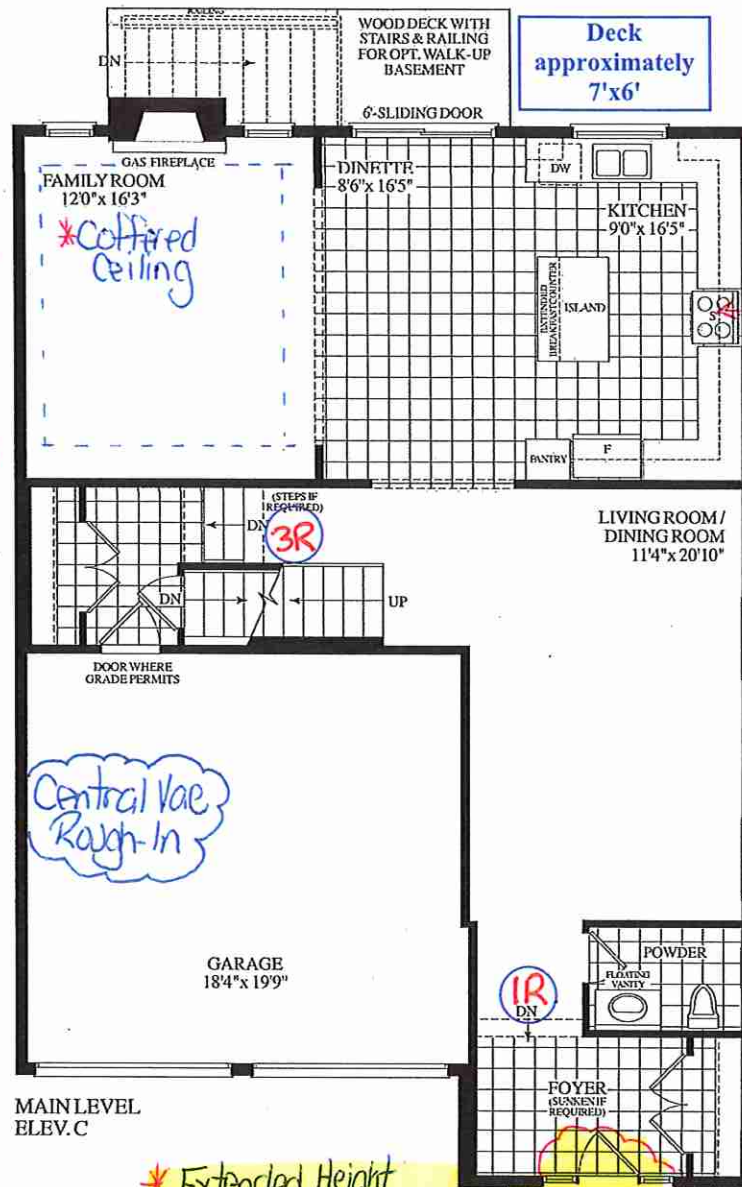
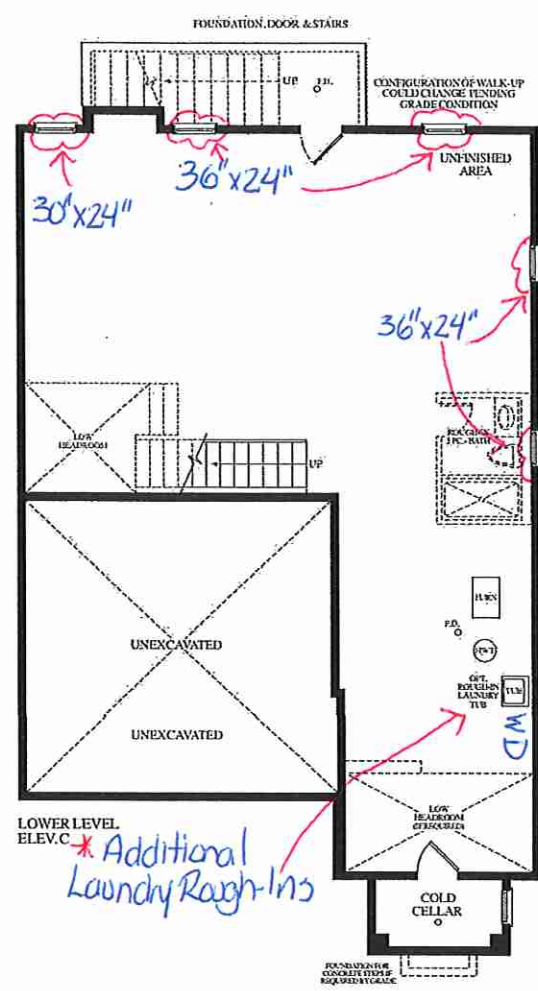
1 - KITCHEN - Install GAS LINE ROUGH-IN (with Applicable Electrical) at stove area of kitchen (See Sketch) Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$35,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE. Note: **Remaining Bonus Package of \$20,762.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**
--

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on October 12,2021 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 18 Oct 21 at 10:57



* Extended Height Front Door (delete transom)

* Additional Exterior Coach Light

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 reversed. Illustrations are artist's concept. E.&O.E.

WALK-UP BSMT.

Lot 39 38-11 Elev. C



RECEIVED Sept 15-21

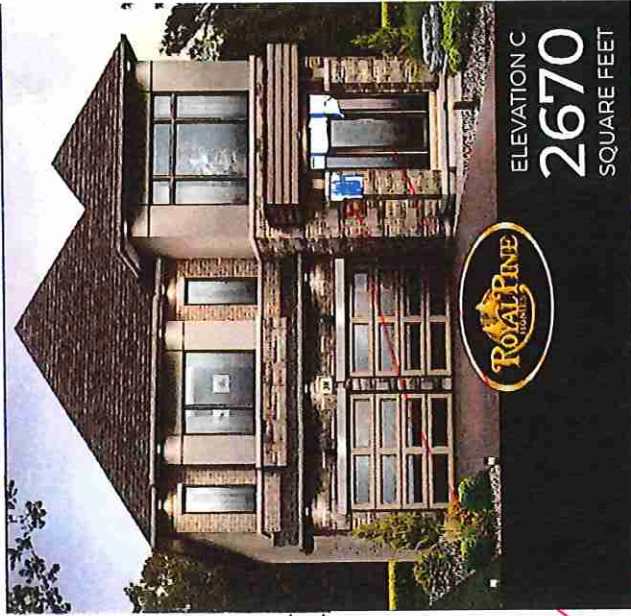
SCHEDULE "B"

Purchaser
Purchaser
And
Vendor
Lot Number
Date of Offer
Dated Required:
Model:

MOHAMMAD GHARIBNAVAZ HASAN KI
SHIVA NAMVARKOHAN
Grovetrail Developments Inc.
39 Tipp Drive, Phase 1, Plan 65M-4696
in the City of Richmond Hill
September 11, 2021
October 04, 2022
BELVEDERE Elev C (38-11C)

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

- BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
- BONUS PACKAGE FOR 38 DETACHED: PURCHASER TO RECEIVE \$35,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.



*Extended Height Door (delete transom)
*Additional Exterior Coach Light