

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 1

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA

TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1	IN LAW ENSUITE SHOWER- Purchaser accepts and acknowledges that the glass panel for the In Law Ensuite shower stall will not be fixed to the ceiling. A header will be used and the panel will be the same size as the shower stall door.	1		
220222	Above As Per Luisa at JeRose			
*2	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.	1		
20080				
220223				



Sub Total

TST

Total

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 2185715 Ontario Inc..
6. 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.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. 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.
10. 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

Amount

Total Payment:

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.

Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

Invoice Number	Date	Amount
8304	14-Jun-22	
Total Bonus Used:		
Remaining Balance:		

DocuSigned by:

PURCHASER:

Rakesh Sikka

0003DB6F1837449

RAKESH SIKKA

Durgesh Sikka

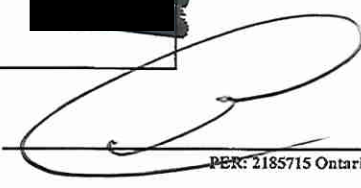
0003DB6F1837449

DURGESH SIKKA

05-Jan-23

DATE

VENDOR:



PER: 2185715 Ontario Inc.



SITE COPY

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B		

Offer	BONUS PACKAGE - PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:
Offer	PURCHASER HAS OPTED FOR BLACK WINDOWS FOR THE BRICK PACKAGE SELECTED.
Upgrade	PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTURAL GUIDELINES AND Note:



SITE COPY

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B		

Date Added: 25-Aug-22 Invoice Number: 8340

1 - Standard Cable, Conduit, and Telephone Rough in (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - DECLINED UPRADE QTK PACKAGE: KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre and QTK for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install builders standard counter top throughout the kitchen. Install Emmerstone VANILLA WHITE, standard "A" Edge Note:
1 - KITCHEN- Install the builders standard undermount sink and single hole faucet for the kitchen. Note:
400 - MAIN FLOOR- Install upgrade #1 floor tile on the Main floor tiled areas, in lieu of the standard. Install the 12x24 VENTIAN STONE BEIGE- (Straight/Stacked)-Installed on Foyer, Powder Room, Mud Room ,kitchen/Dinette area Note:
1 - POWDER ROOM- Install standard counter top Emmerstone MAPLE WHITE, "A" Standard Edge Note:
1 - POWDER ROOM- Install an upgrade undermount sink in the powder Room, Install the Contrac CATENA White Model # 4210CIY (X1 SINK) Note: **Install standard single hole faucet**
1 - IN LAW ENSUITE- Install standard counter top Emmerstone MAPLE WHITE, "A" Standard Edge Note:
1 - IN LAW ENSUITE- Install an upgrade undermount sink in the In Law Ensuite Install the Contrac CATENA White Model # 4210CIY (X1 SINK) Note: **Install standard single hole faucet**
1 - IN LAW ENSUITE- Install the 8x10 Cinque White wall tile on the ceiling of the In Law Ensuite Note:
1 - MASTER ENSUITE- Install standard counter top Emmerstone MAPLE WHITE, "A" Standard Edge Note:
2 - MASTER ENSUITE- Install an upgrade undermount sink in the Master Ensuite Install the Contrac CATENA White Model # 4210CIY (X2 SINK) Note: **Install teh builders standard single hole faucet**
1 - MASTER ENSUITE- Install the 8x10 Malena Ice wall tile on the ceiling of the Master Ensuite shower Note:
1 - TWIN BATH 2/3- Install standard counter top Emmerstone MAPLE WHITE, "A" Standard Edge Note:
2 - TWIN BATH 2/3- Install an upgrade undermount sink in the Twin bath 2/3 Install the Contrac CATENA White Model # 4210CIY (X2 SINK) Note: **Install the builders standard single hole faucet**



SITE COPY

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B		

Date Added: 25-Aug-22 Invoice Number: 8340

1 - TWIN BATH 2/3- Install the 8x10 Malena Ice wall tile on the ceiling of theTwin Bath 2/3 Note:
1 - TWIN BATH (BEDROOM #4)- Install standard counter top Emmerstone PURE GREY, "A" Standard Edge Note:
2 - TWIN BATH (BEDROOM #4)- Install an upgrade undermount sink in the Twin bath (Bedroom #4) Install the Contrac CATENA White Model # 4210CIY (X2 SINK) Note: **Install builders standard single hole faucet**
1 - TWIN BATH (Bdrm #4)- Install the 8x10 Cinque Grey wall tile on the ceiling of the Twin Bath (Bdrm #4) Note:
1 - CLARIFICATION- Install the builders standard Plumbing Fixtures for the showers/ Tub Showers and Free standing Master Ensuite Tub where applicable Note:
1 - CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - SECOND FLOOR- Install Upgrade #1 Hardwood flooring throughout the 2nd floor, where applicable. Install the Vintage Red Oak 3 1/4"x3/4" CHARIOT Pearl Finish for the Upper Hall, upper Den, primary Bedroom, Bedroom #2, #3, and #4 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.
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - FAMILY ROOM- In addition to the builders standard ceiling light, Install FOUR (X4) pot lights. All FOUR (X4) Pot lights to be on the same siwtch as ceiling light (See Sketch) Note:
1 - DINING ROOM- In addition to the builders standard ceiling light, Install TWO (X2) pot lights. BOTH (X2) Pot lights to be on the same switch as ceiling light (See Sketch) Note:
1 - LIVING ROOM- In addition to the builders standard Switch Operated plugs, Install ONE (X1) pot light. Pot Light(X1) to be on it's own seperate switch (See Sketch) Note: **Purchaser not charged for switch, as it is standard withe teh 10 pot lights received



SITE COPY

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B		

Date Added: 25-Aug-22 Invoice Number: 8340

1 - KITCHEN- Relocate the builders standard ceiling light to above the island in the kitchen (See Sketch)
Note:

1 - KITCHEN- In addition to the ceiling light above the island, install THREE (X3) Potlights in the kitchen area. Three (x3) pot lights to be on it's own seperate switch (See Sketch)
Note:

1 - PRIMARY BEDROOM -Install a Conduit pipe in Primary Bedroom, APPROX. 60" AFF for future wall hung TV (See Sketch)
Note:

1 - PRIMARY BEDROOM -Install an Electrical Plug in Primary Bedroom, APPROX. 60" AFF next to Conduit for future wall hung TV (See Sketch)
Note:

1 - FAMILY ROOM -Raise the Conduit pipe in the Family Room, to above teh fireplace mantle APPROX. 60" AFF for future TV (See Sketch)
Note:

1 - FAMILY ROOM -Install an Electrical Plug in the Family Room , above the Fireplace Mantle APPROX. 60" AFF next to Conduit for future TV (See Sketch)
Note:

1 - IN LAW SUITE -Install a Conduit pipe in the In Law Suite, APPROX. 60" AFF for future wall hung TV (See Sketch)
Note:

1 - IN LAW SUITE-Install an Electrical Plug in the In Law Suite , APPROX. 60" AFF next to Conduit for future TV (See Sketch)
Note:

1 - PURCHASER HAS ATTENDED A 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:

Date Added: 20-Jun-22 Invoice Number: 8309

1 - Accommodate and Install a Tankless Hot Water Tank. Install the Super-High Efficiency (condensing) Tankless Water Heater Model # RU199i(REU-N3237FF-US). Purchaser agrees to purchase the Tankless Hot Water Tank
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-Jun-22 Invoice Number: 8304

2 - BASEMENT- Install TWO (X2) larger basement windows. Install TWO (X2) 30x24 basement windows, in lieu of the builders standard (With Possible window wells) (See Sketch)
Note:

3 - BASEMENT- Install THREE (X3) larger basement windows. Install THREE (X3) 36x24 basement windows, in lieu of the builders standard (With Possible window wells) (See Sketch)
Note:



SITE COPY

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: RAKESH SIKKA and DURGESH SIKKA TEL: RES.: 647-971-8764

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
029	1	ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B		

Date Added: 14-Jun-22 Invoice Number: 8304

1 - BASEMENT- Install ONE (X1) additional 36"x24" basement window (With Possible Window Well) (See Sketch) Note:
1 - SIDE EXTERIOR- Install the optional side door with appliacble coach light (See Sketch) Note:
1 - BACK EXTERIOR DOORS- Delete the builders standard patio sliders and install Double French doors (Standard extended height) (See Sketch) Note:
1 - FRONT EXTERIOR DOOR- Install an extended height single front door and side lights. (Delete the transom above to accommodate extendd height) (See Sketch) Note:
1 - KITCHEN- Install an 8" duct for stove, in lieu of the builders standard 6" duct (See Sketch) Note:
1 - MAIN FLOOR ENSUITE (IN LAW SUITE)- Delete teh builders standard tub/shower and install a shower stall, to include 2x2 mosaic floor, curb with stone top, shower pot light, additional tile as needed, and Frameless Glass enclosure. (See Sketch) Note: **Delete Void Space**As per Fonzie
1 - SECOND FLOOR- Install smooth ceilings through all applicable bedrooms/closets (See Sketch) Note:
1 - GARAGE- Relocate the central vac trunk to the garage (See Sketch) Note: Location to be determined as per vendoprs discretion
1 - FRONT EXTERIOR- Install a holiday soffit plug on front exterior of home (See Sketch) Note:
1 - FRONT EXTERIOR- In addition to the builders standard coach light, install ONE (X1) additional coach light, to be installed on same switch (See Sketch) Note:
1 - BACK EXTERIOR- In addition to the builders standard coach light, install ONE (X1) additional coach light, to be installed on same switch (See Sketch) Note:
1 - KITCHEN- Install a Gas Line Rough In to stove with applicable elctrical. (See Sketch) **(Standard electrical to remain)** Note:
1 - BACK EXTERIOR- Install a gas line rough for for BBQ (See Sketch) Note:
1 - ATTIC/BASEMENT- Install a Conduit pipe from attic to basement. Location to be determined as per vendoprs discretion Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL 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:

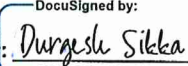
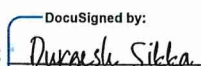
* INTERIOR COLOUR SCHEME *

 Purchasers RAKESH SIKKA & DURGESH SIKKA	Decor Consultant Laura Di Pede	Model and Elevation SABELLA-OPT MAIN-4 BEDROOM-ELEVATION B	Telephone Res. / Bus (647) 971-8764 /	Project 2185715 Ontario Inc.	Closing Date	Property 029
--	--	--	---	--	---------------------	------------------------

Page 1 of 3

	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13X13 MALENA ICE (STD)	✓ 8X10 MALENA ICE (STD)	N/A	N/A	N/A	WHITE
Twin Bath 2/3	✓ 13X13 MALENA ICE (STD)	✓ 8X10 MALENA ICE (STD)	N/A	N/A	N/A	WHITE
Twin Bath(Bdrm#4)	✓ 13X13 CINQUE GREY (STD)	✓ 8X10 CINQUE GREY (STD)	N/A	N/A	N/A	WHITE
In Law Ensuite	✓ 13X13 CINQUE WHITE (STD)	✓ 8X10 CINQUE WHITE (STD)	N/A	N/A	N/A	WHITE
Powder Room	✓ 12X24 Ventian Stone Beige (Upgd)(Stacked)	N/A	N/A	N/A	N/A	WHITE
Kitchen/Dinette	✓ 12X24 Ventian Stone Beige (Upgd)(Stacked)	NO	N/A	N/A	N/A	SeeNotes
Mud Room	✓ 12X24 Ventian Stone Beige (Upgd)(Stacked)	N/A	N/A	N/A	N/A	N/A
Laundry(2nd Flr)	✓ 13X13 MALENA ICE (STD)	N/A	N/A	N/A	N/A	STD
Foyer	✓ 12X24 Ventian Stone Beige (Upgd)(Stacked)	Railings and Stairs				Cornice Moulding / Medalion
Main Hall	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Std)	Railings ✓ STD- Vintage Red Oak CHARIOT	Landing - Upper ✓ Vintage 31/4" Chariot Pearl (Std)	Foyer NO		
Family Room	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Std)	Pickets ✓ STD- Single Plain Black	Landing - Lower ✓ Vintage 31/4" Chariot Pearl (Std)	Living Room NO		
Living Room	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Std)	Posts ✓ STD- Vintage Red Oak CHARIOT	Ledge - Upper N/A	Dining Room NO		
Dining Room	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Std)	Stringers ✓ STD- Vintage Red Oak CHARIOT	Ledge - Lower N/A	Family Room NO		
In Law Suite	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Std)	Treads ✓ STD- Vintage Red Oak CHARIOT		Main Hall NO		
		Risers ✓ STD- Vintage Red Oak CHARIOT		Kitchen NO		
		Runner N/A		2nd Floor Hall NO		
		Trim				
Upper Hall	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)	Baseboard & Casing ✓ STD- COLONIAL	Knobs ✓ STANDARD LEVER			
Upper Den	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)	Front Door Glass ✓ STANDARD	Hinges ✓ STANDARD			
Primary Bedroom	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)	Interior Doors ✓ CARRARA SMOOTH (STD)	Grip Set ✓ STANDARD			
Bedroom 2	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)	Notes				
Bedroom 3	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)	IN LAW ENSUITE- 2X2 WHITE MOSAIC SHOWER FLOOR AND WHITE CURB STONE TOP ** MASTER ENSUITE- 2X2 GREY MOSAIC SHOWER FLOOR AND WHITE CURB STONE TOP **KITCHEN- UPGRADE BLANCO UNDERMOUNT FORMERA U2 MODEL# 402243 **STANDARD KICTHEN FAUCET				
Bedroom 4	✓ Vintage Red Oak 31/4"x3/4" CHARIOT- Pearl(Upgd)					

Page 1 of 3

Consultant:  Laura Di Pede
Purchaser:  Durgesh Sikka
Purchaser:  Durgesh Sikka
Vendor:  2185715 Ontario Inc.
Printed Aug 22, 2022 2:29 pm

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
RAKESH SIKKA & DURGESH SIKKA	Laura Di Pede	SABELLA-OPT MAIN-4 BEDROOM-ELEVATION B	(647) 971-8764 /	2185715 Ontario Inc.		029

Page 2 of 3

Master Ensuite

Twin Bath 2/3

Twin Bath(Bdrm#4)

In Law Ensuite

Powder Room

Kitchen/Dinette

Mud Room

Laundry (2nd Flr)

Foyer

Main Hall

Family Room

Living Room

Dining Room

In Law Suite

Upper Hall

Upper Den

Primary Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

Cabinet

Style

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

N/A

SEE QTK

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Countertop

Emmerstone MAPLE WHITE(STD)

Emmerstone MAPLE WHITE(STD)

Emmerstone PURE GREY (STD)

Emmerstone MAPLE WHITE(STD)

Emmerstone MAPLE WHITE(STD)

Emmerstone VANILLA WHITE(STD)

STANDARD

Counter Edge

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

N/A

Handle / Knob

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

Notes

Appliance Opening/Dimension

Fridge Size W 36in x H 70in

Range Std 31in Opening

Built-Ins None

Microwave None

Hood Fan Std 30in

Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace FAMILY ROOM

Fireplace N/A

Location Flooring 31/4"X3/4" HWD

Location Flooring N/A

Style VILLA NOVA (STD)

Style N/A

Finish STONE

Finish N/A

Marble N/A

Marble N/A

Hearth N/A

Hearth N/A

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

Durgesh Sikka

Purchaser:

Durgesh Sikka

Vendor:

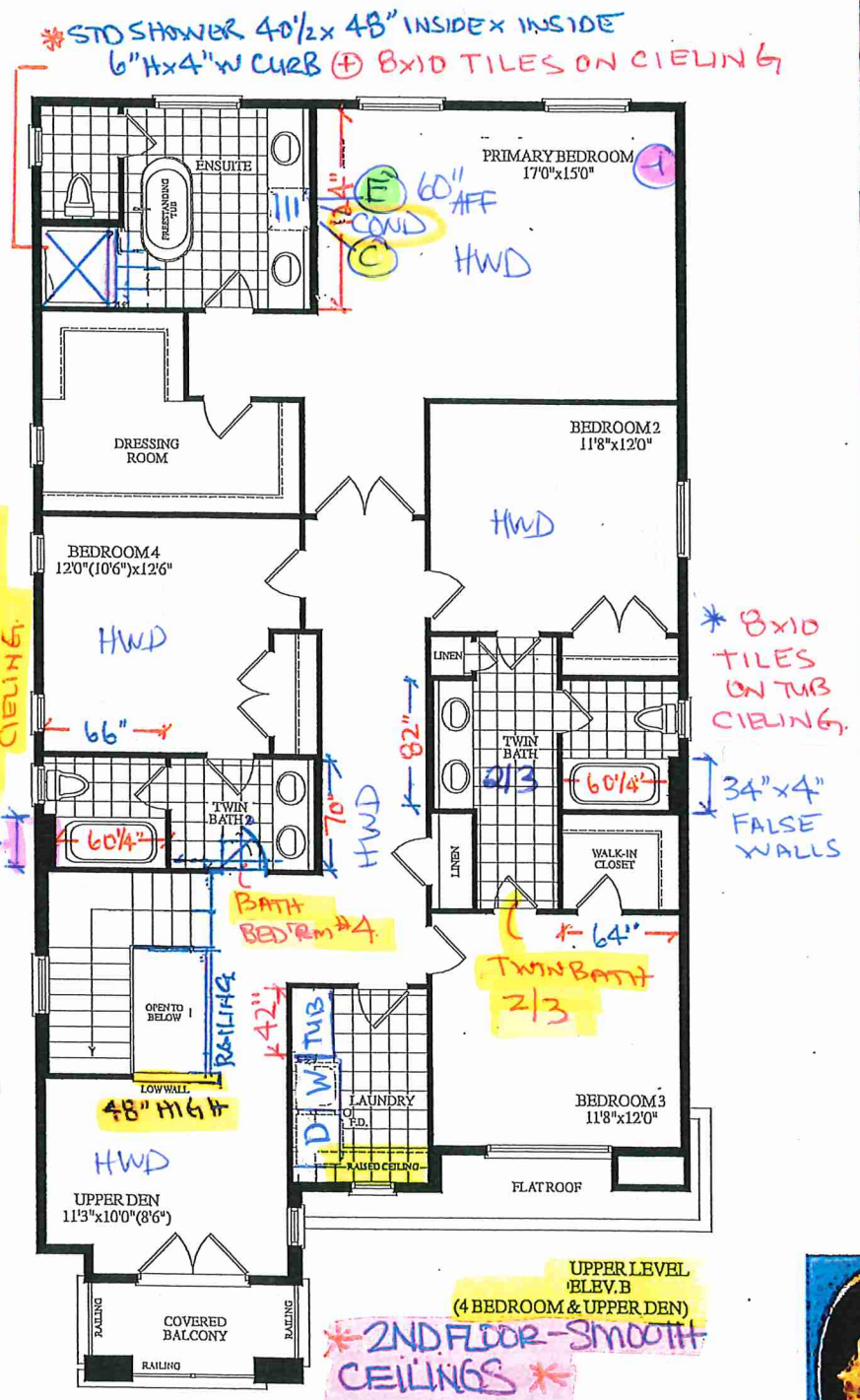
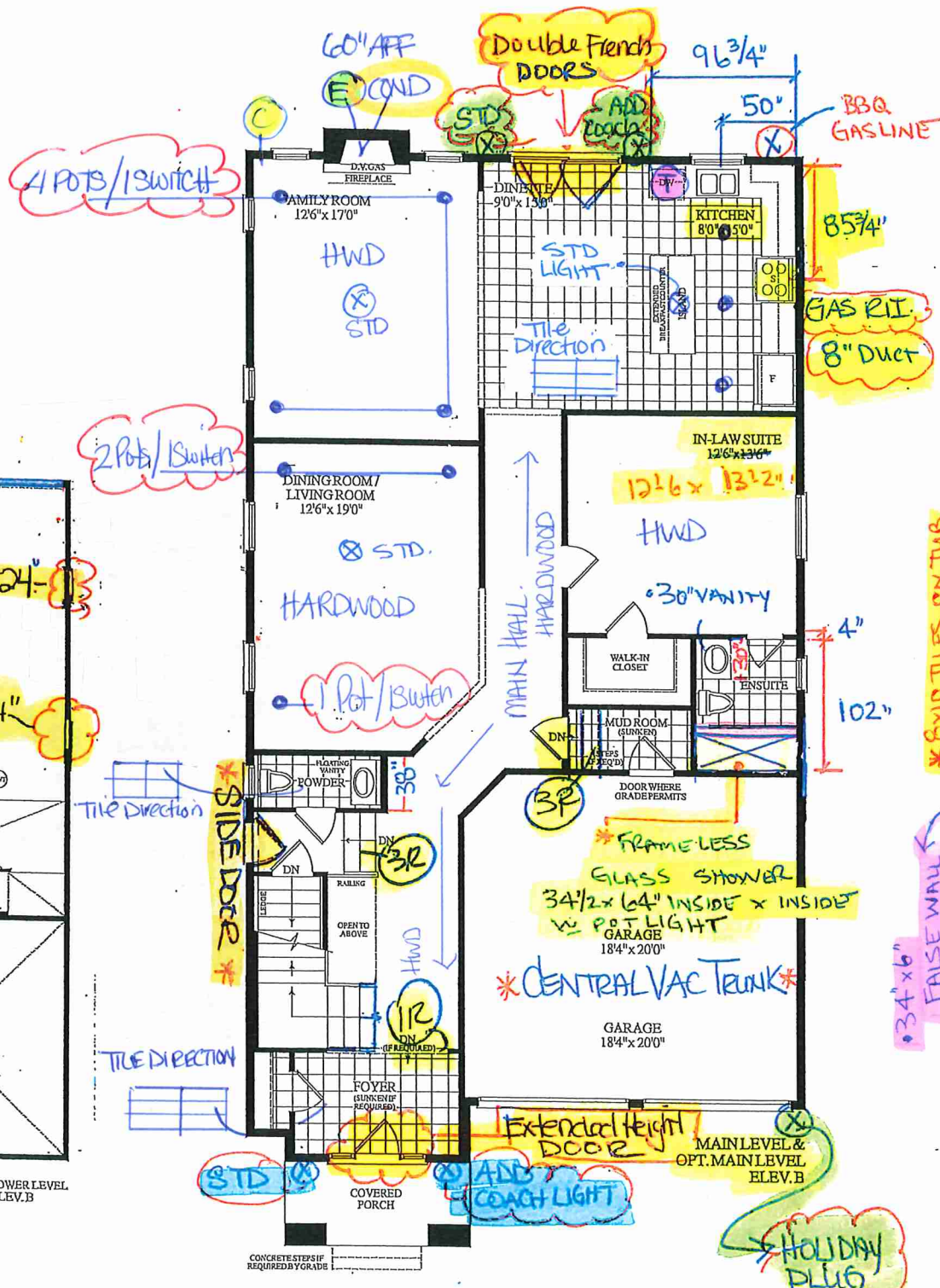
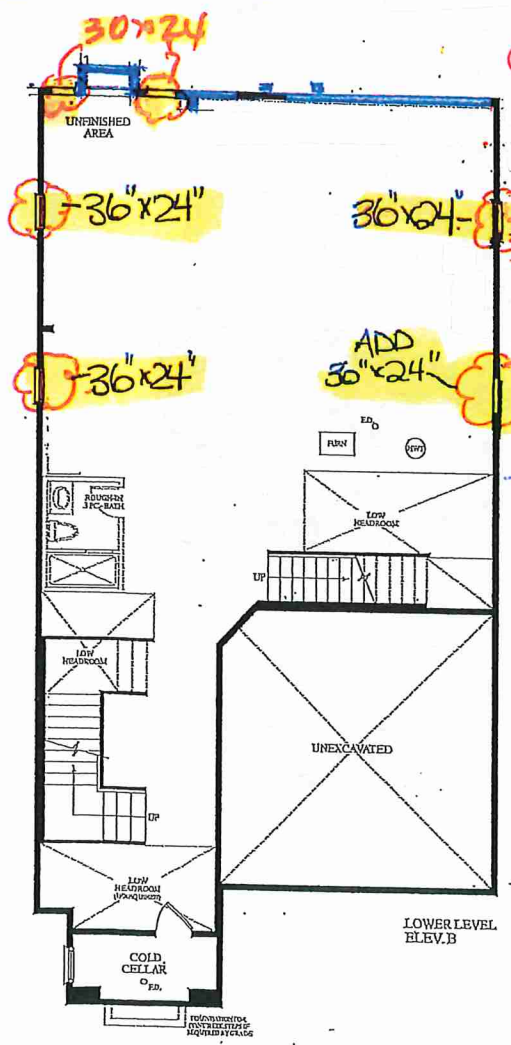
2185715 Ontario Inc.

Lot: 029 Project: 2185715 Ontario Inc. Model: ISABELLA-OPT MAIN-4 BEDROOM-ELEVATION B

Printed Aug 22, 2022 2:29 pm

(C) CABLE (X2)
 (T) TELEPHONE (X2)
 CONDUIT (X2)
 (E) ELECTRICAL (X2)
 * VAC TO GARAGE

* ATTIC → BSMT *
 CONDUIT PIPE



RECEIVED



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	RAKESH SIKKA DURGESH SIKKA	CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:	RAKESHSIKKA@HOTMAIL.COM DURGESH	MODEL TYPE:	40-06 B
PHONE #:	6479919962	LOT #:	29 WRV
PHONE #:	6478023227	DATE:	Aug 19, 2022 Q9872

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION		CATEGORY
KITCHEN		DOOR STYLE: QT 1022 NONE FINISH: BLACKWOOD [TX] SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-5	1	CATEGORY 1 HARDWARE: DH00010		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
MASTER ENSUITE VANITE		DOOR STYLE: QT 1022 NONE FINISH: TUNDRA (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 TUNDRA (TX) LP LAMINATE		
CUST-5	1	CATEGORY 1 HARDWARE: DH00010		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
IN LAW ENSUITE VANITE		DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 DORATO GRAY (TX) LP LAMINATE		
CUST-5	1	CATEGORY 1 HARDWARE: DH00010		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
TWIN BATH 2/3 VANITY		DOOR STYLE: QT 1022 NONE FINISH: TUNDRA (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 TUNDRA (TX) LP LAMINATE		
CUST-5	1	CATEGORY 1 HARDWARE: DH00010		



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	RAKESH SIKKA DURGESH SIKKA	CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:	RAKESHSIKKA@HOTMAIL.COM DURGESH	MODEL TYPE:	40-06 B
PHONE #:	6479919962	LOT #:	29 WRV
PHONE #:	6478023227	DATE:	Aug 19, 2022 Q9872

		ROOM SUMMARY:	\$0
--	--	---------------	-----

ROOM	DESCRIPTION	CATEGORY
TWIN BATH VANITY - BED#4	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 DORATO GREY LP LAMINATE	
CUST-5	1	CATEGORY 1 HARDWARE: DH00010	
		ROOM SUMMARY:	

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 DORATO GRAY (TX) LP LAMINATE	
CUST-5	1	CATEGORY 1 HARDWARE: DH00010	
CUST-6	1	FLOATING VANITY w/ BOTTOM DRAWER & FALSE TOP PANEL - 10 1/2" FFL (OPTION PAID FOR BY BUILDER)	
		ROOM SUMMARY:	

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CANVAS (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 CANVAS (TX) LP LAMINATE	
CUST-5	1	CATEGORY 1 HARDWARE: DH00010	
		ROOM SUMMARY:	

THE CLIENT ACKNOWLEDGES THAT THEY HAVE CHOSEN THE STANDARD OPTIONS WITH NO UPGRADES DESPITE HAVING PURCHASED APPLIANCES THAT WOULD NOT FIT THE STANDARD OPENINGS. QTK WILL NOT BE RESPONSIBLE IN ANY WAY FOR ANY INCONVENIENCES CAUSED AS A RESULT OF THIS DECISION.



your kitchen. your taste.

Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	RAKESH SIKKA DURGESH SIKKA	CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:	RAKESHSIKKA@HOTMAIL.COM DURGESH	MODEL TYPE:	40-06 B
PHONE #:	6479919962	LOT # :	29 WRV
PHONE #:	6478023227	DATE:	Aug 19, 2022 Q9872

THE CLIENT ACKNOWLEDGES THAT THEY HAVE CHOSEN THE STANDARD OPTIONS WITH NO UPGRADES DESPITE HAVING PURCHASED APPLIANCES THAT WOULD NOT FIT THE STANDARD OPENINGS. QTK WILL NOT BE RESPONSIBLE IN ANY WAY FOR ANY INCONVENIENCES CAUSED AS A RESULT OF THIS DECISION.

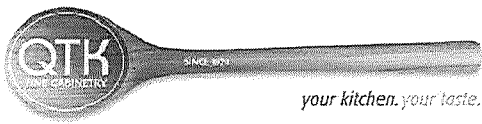
EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		GRAND TOTAL:	
DEPOSIT 1 DATE: _____		DEPOSIT 1:	
DEPOSIT 2 DATE: _____		DEPOSIT 2:	

BALANCE TO BE PAID IN FULL BY DUE DATE: _____	CUSTOMER INITIAL(S): _____
---	----------------------------

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: Mohafizali Merali QTK AUTHORIZED SIGNATURE: _____

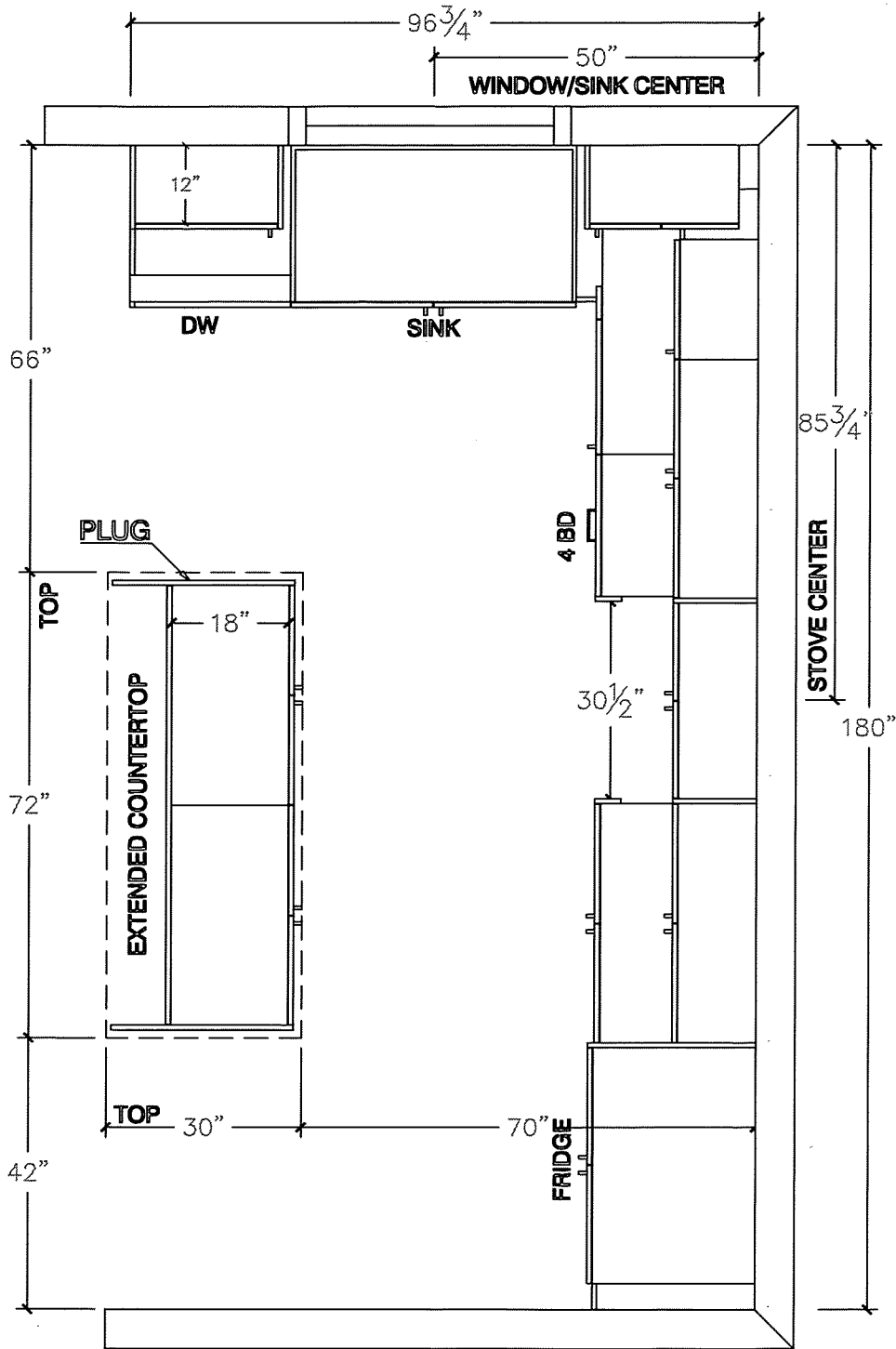


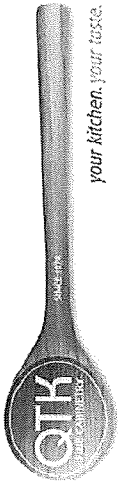
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: OPT 40-6	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: FEB 9, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

OPT. KITCHEN - PLAN



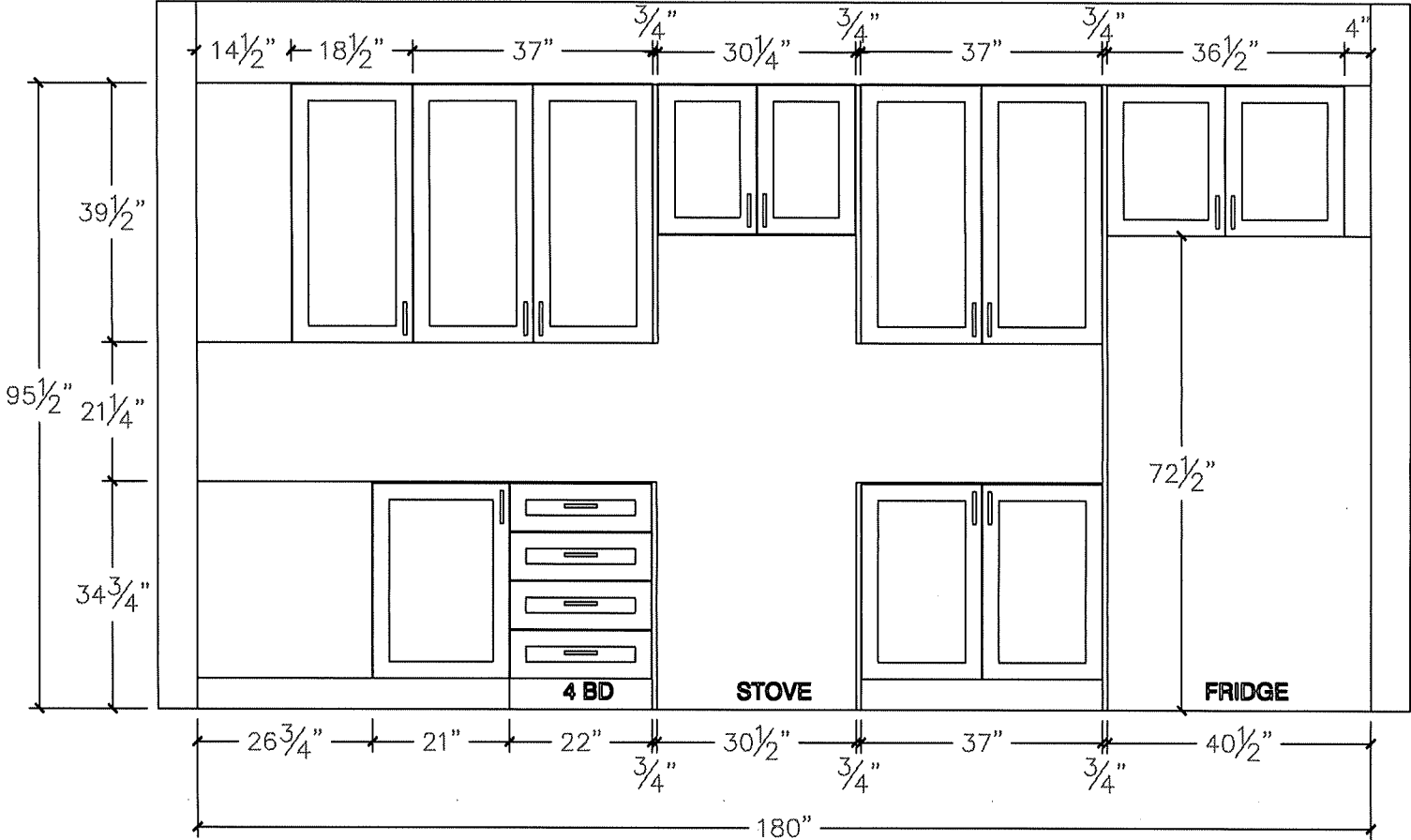


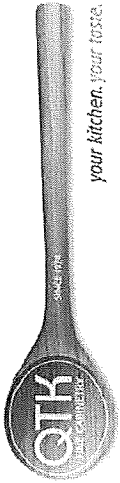
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: OPT 40-6	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

STOVE/FRIDGE WALL - ELEVATION



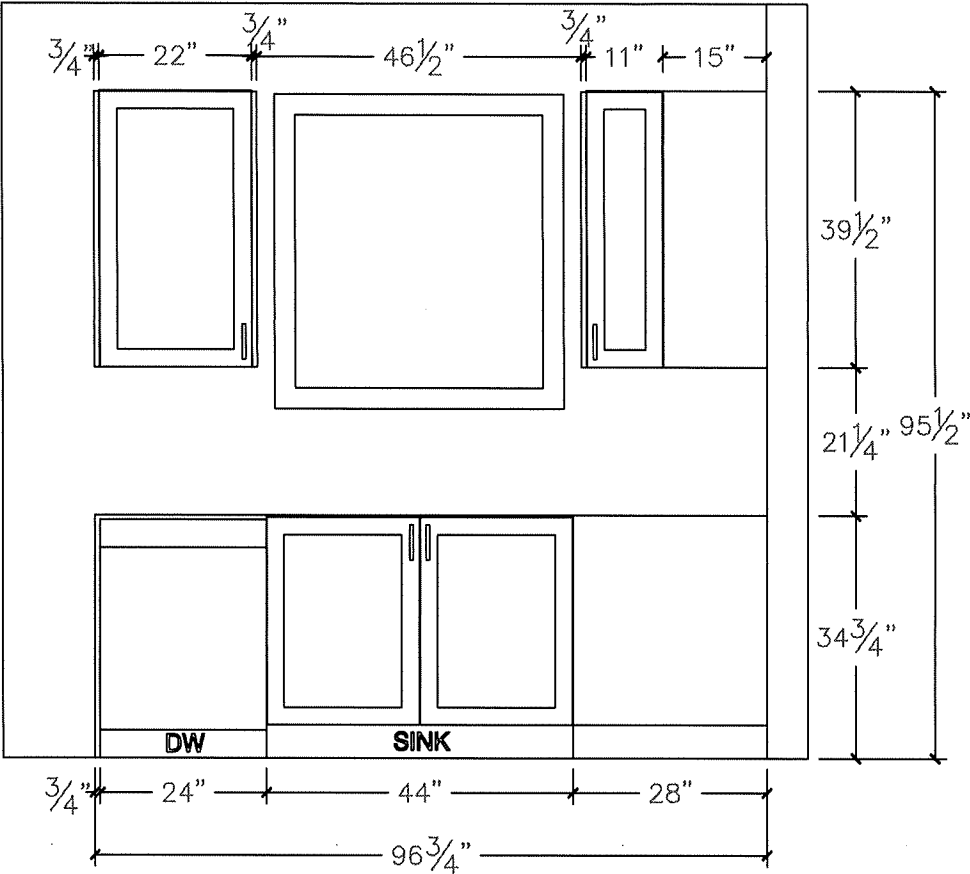


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: OPT 40-6	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

SINK WALL - ELEVATION



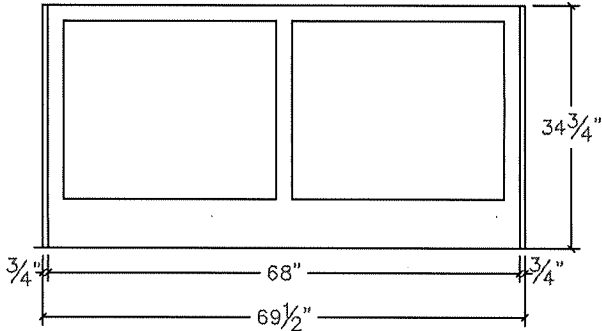


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

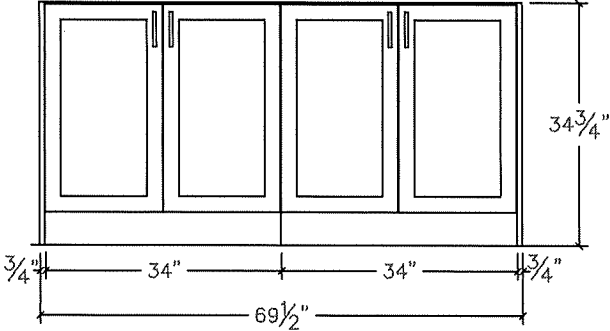
CLIENT: ROYAL PINE HOMES	JOB NAME: OPT 40-8	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

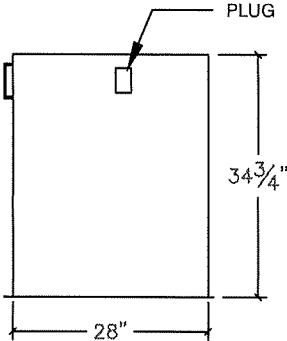
ISLAND REAR - ELEVATION

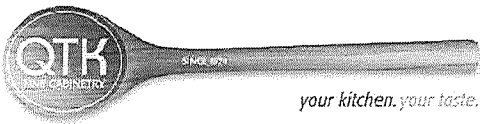


ISLAND FRONT - ELEVATION



ISLAND SIDE - ELEVATION

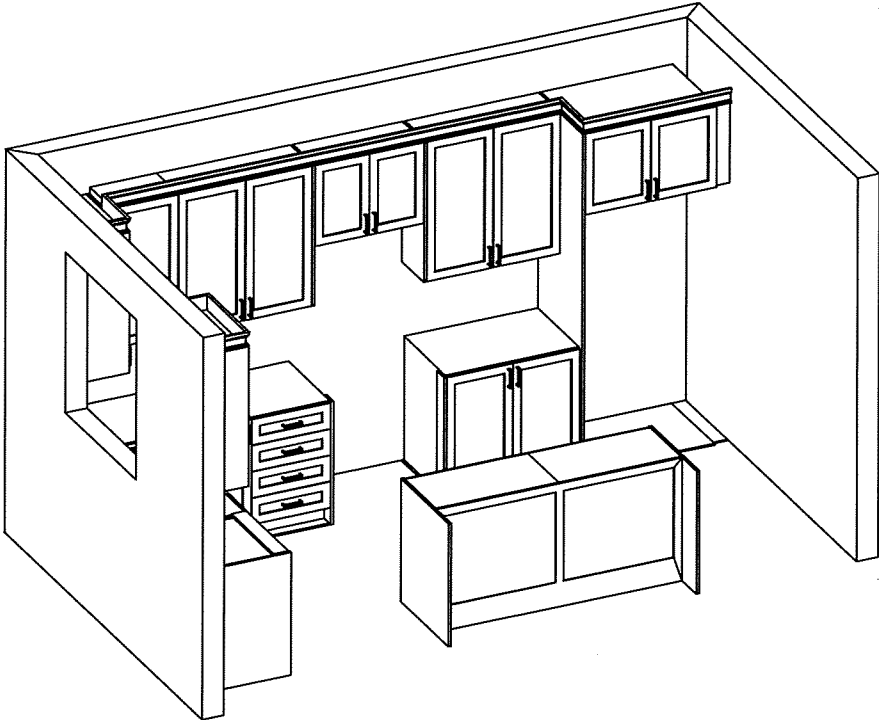
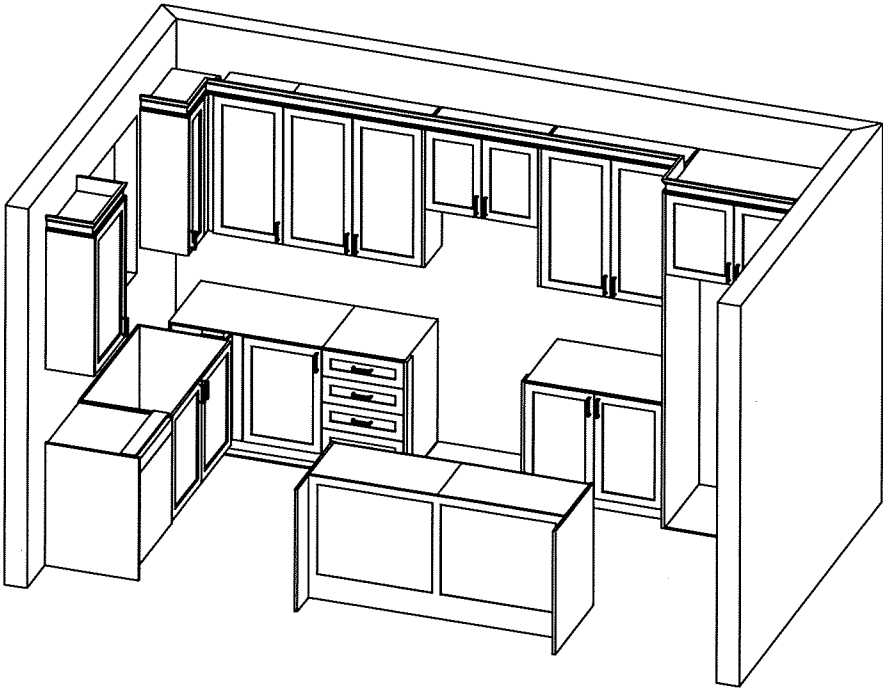


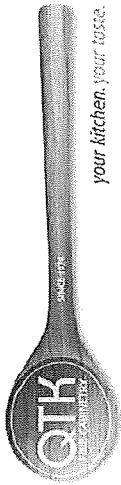


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: OPT 40-6	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: FEB 9, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

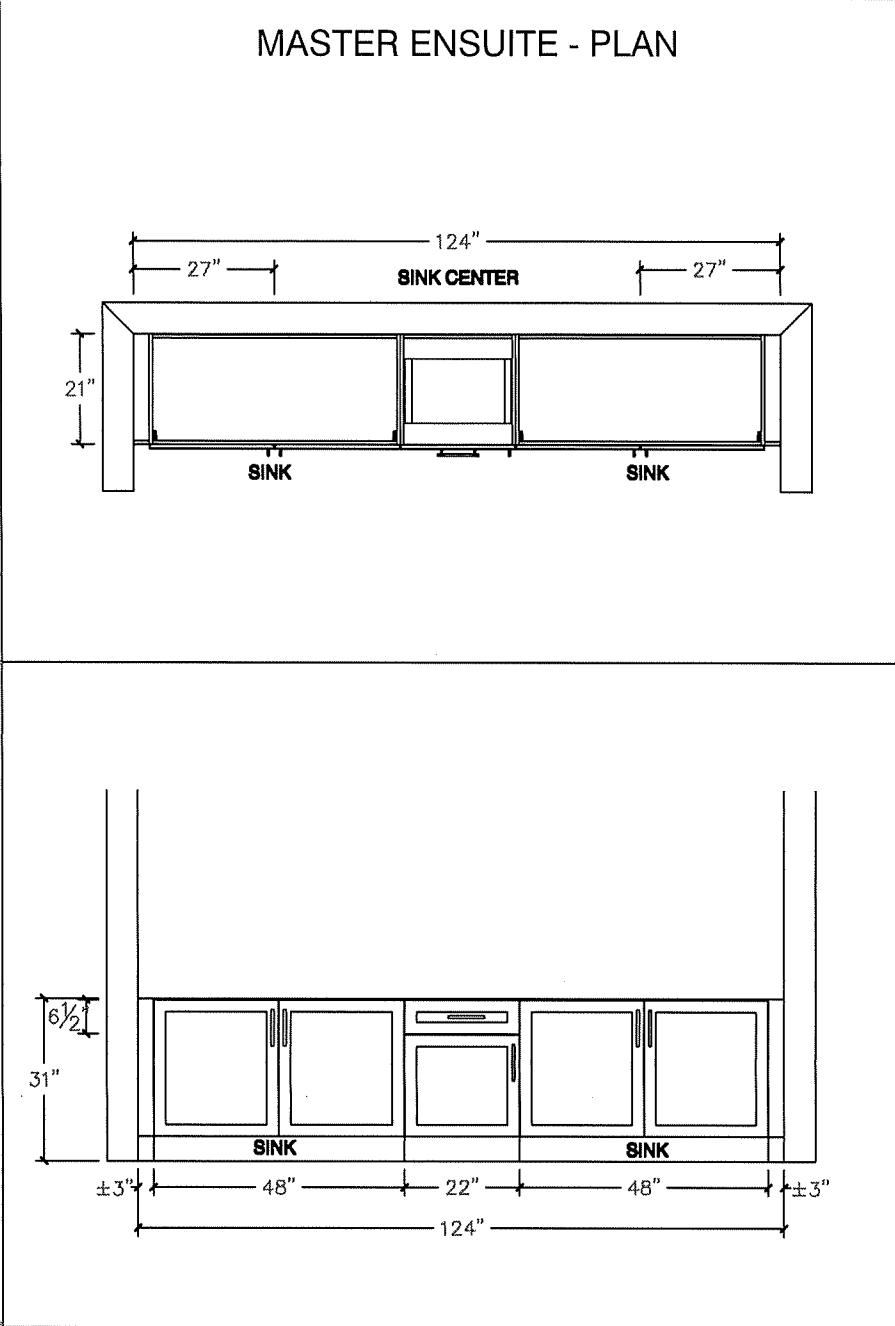
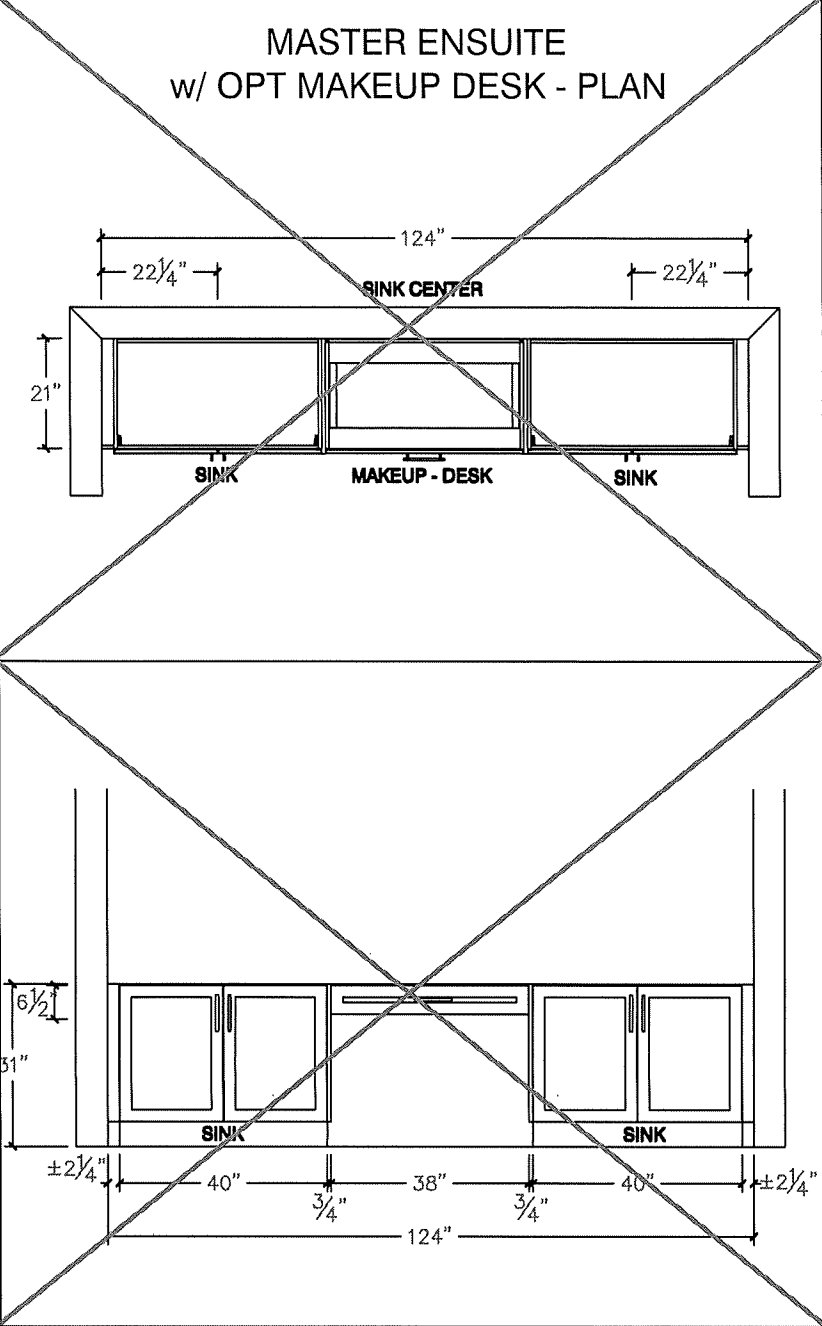




80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

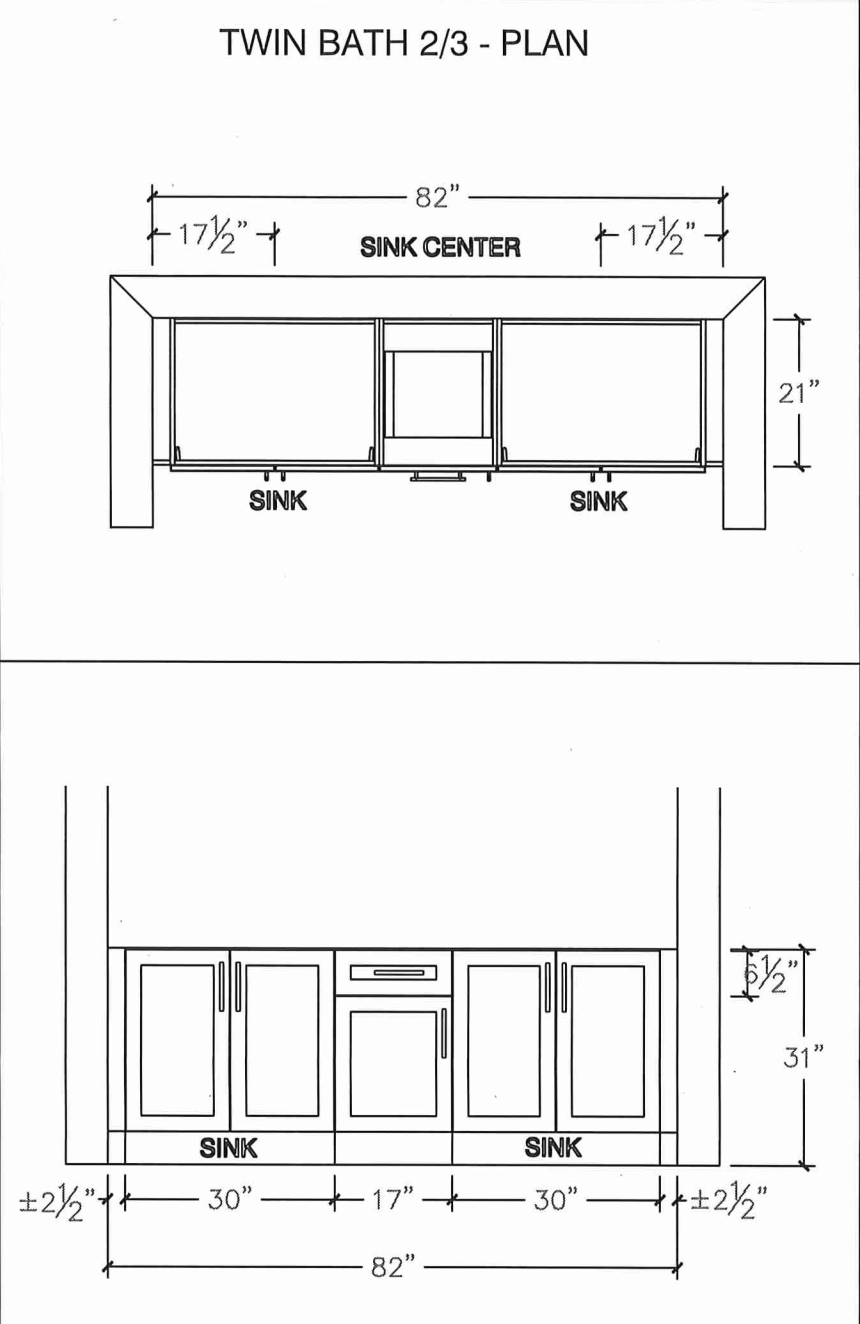
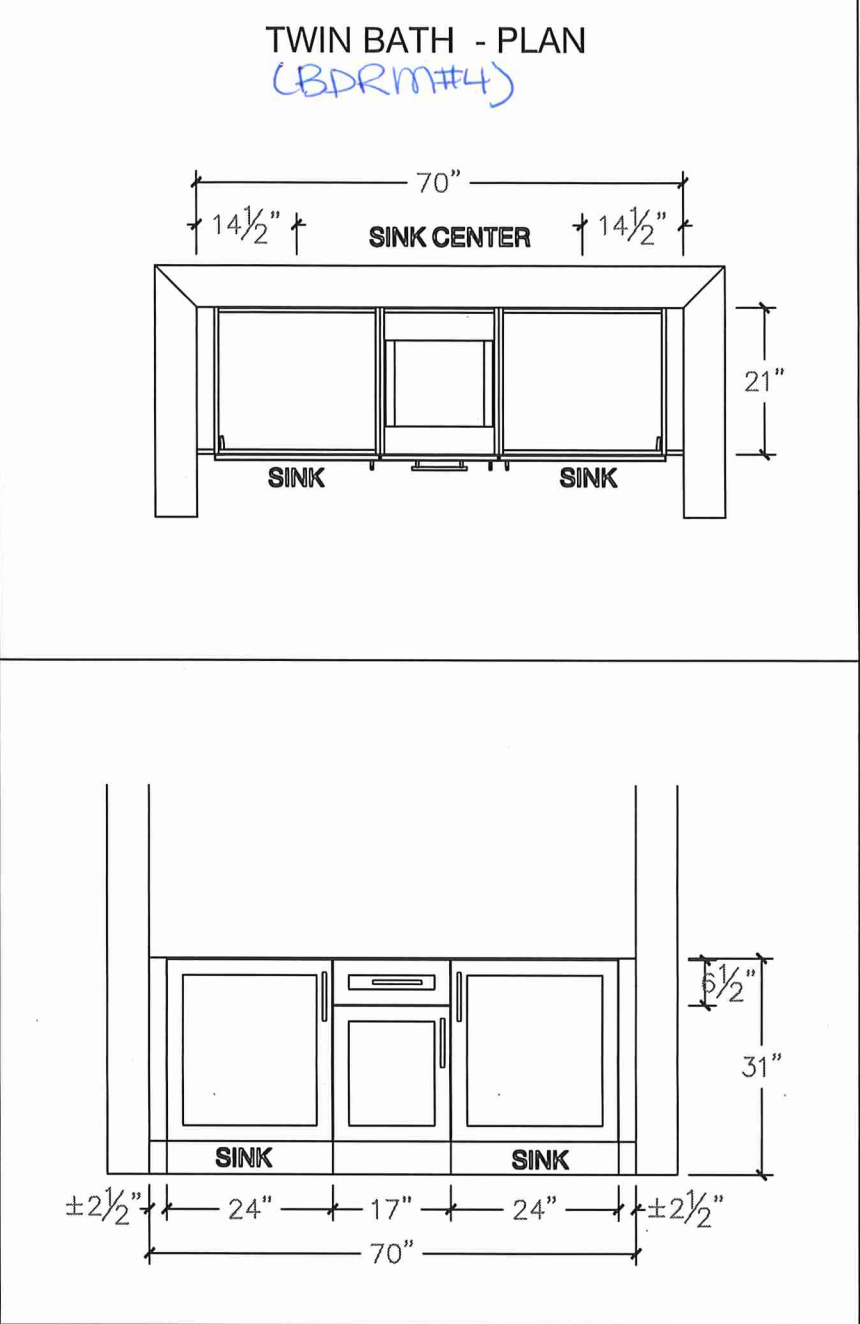




80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.





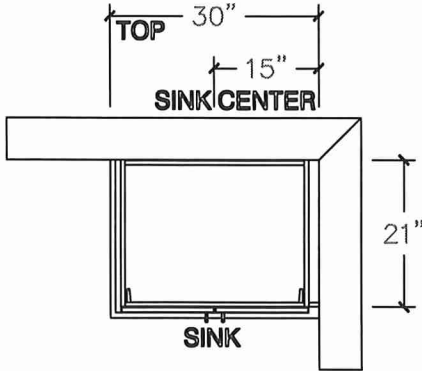
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

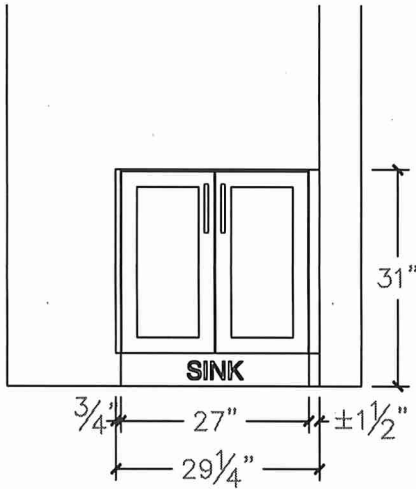
COMMENTS:

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

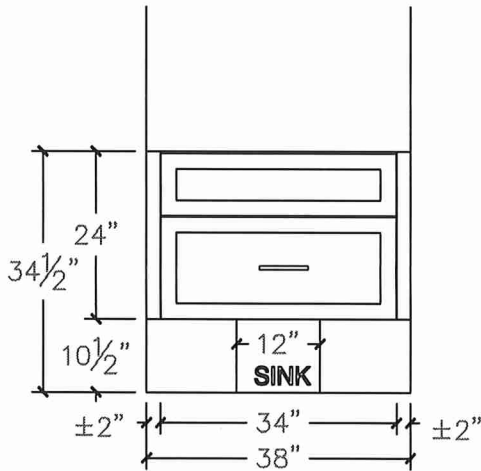
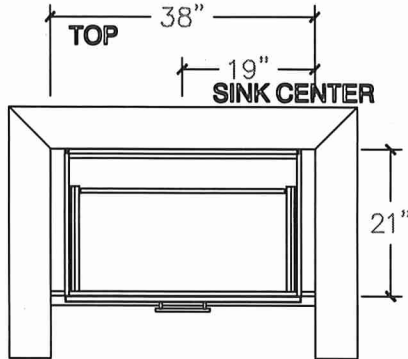
OPT MASTER ENSUITE - PLAN
(GROUND FLOOR)



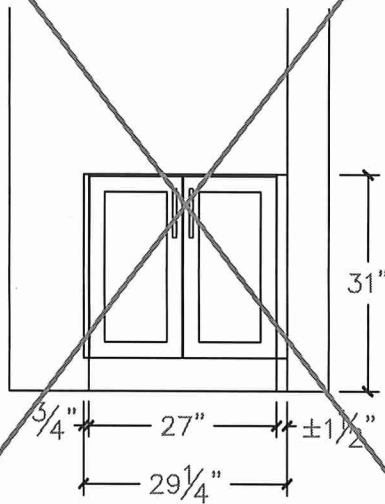
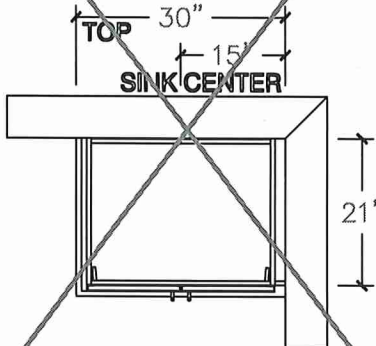
In Law Ensuite

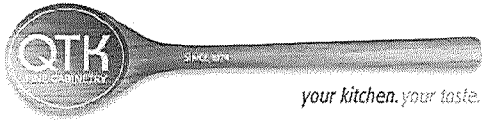


POWDER RM. - PLAN



OPT BSMT BATH - PLAN



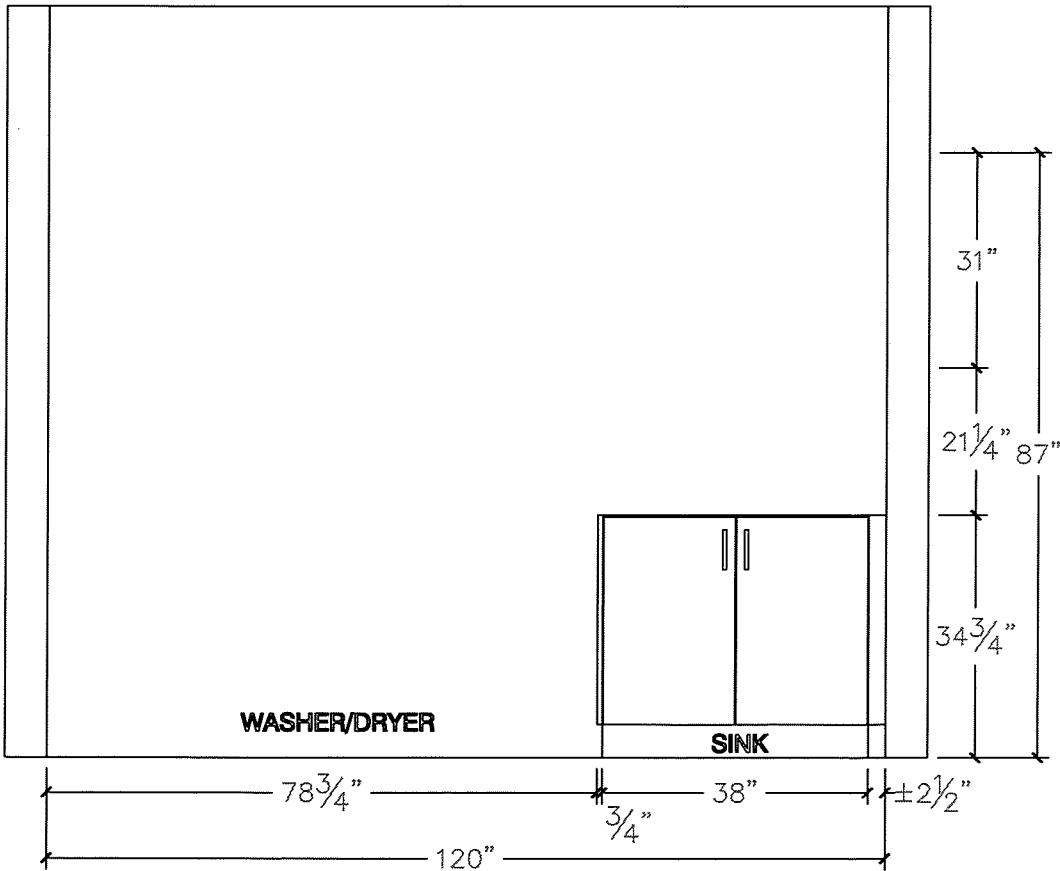
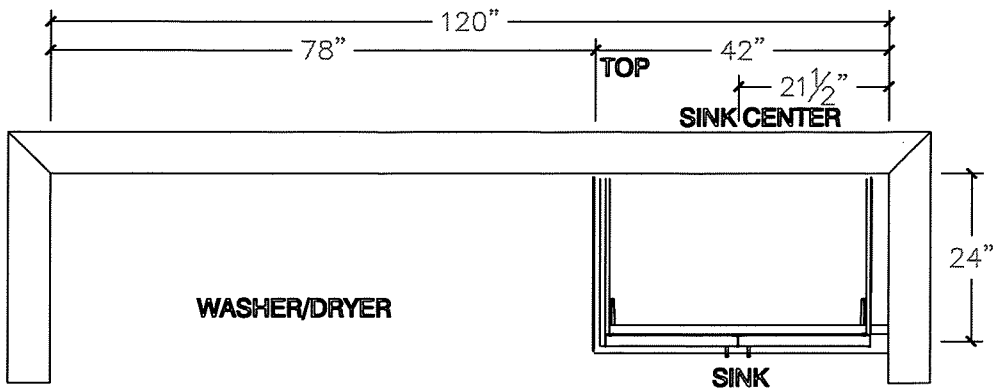


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: FEB 9, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

OPT LAUNDRY (FIRST FLOOR) - PLAN



Lot 29

SINK | UNDERMOUNT



CATENA

ITEM DETAILS

OUTER DIMENSIONS 20" W x 15 $\frac{3}{8}$ " D x 7 $\frac{1}{2}$ " H

INNER DIMENSIONS 18" W x 13 $\frac{3}{8}$ " D x 5 $\frac{1}{2}$ " H

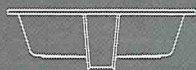
MATERIAL Vitreous china COLOUR Soft white

Rectangular undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included

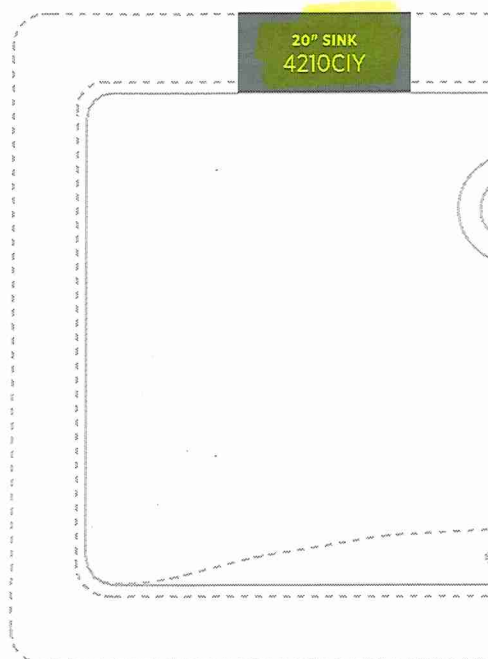
CERTIFICATIONS

| IAPMO cUPC

| ASME A112.19.2 / CSA B45.1



20" SINK
4210CIY



ISSUED JULY 2019

contrac | CONTRAC.CA
| CONTRAC.US

2019 CONTRAC CATALOGUE 81

Lot 29

Powder Room (x1) ✓
Master Ensuite (x2) ✓
Twin Bath 2/3 (x2) ✓
Twin Bath (BdRm #4) (x2) ✓
In Law Ensuite (x1) ✓