



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD FARHAN YUSUF and IQRA FATIMA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
136	2	BELVEDEERE Elev C	16-Apr-24

Offer
Worksheet
Note: BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

Offer
Worksheet
Note: BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

Offer
Upgrade
Note: PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECUR



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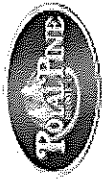
PURCHASERS: MOHAMMAD FARHAN YUSUF and IQRA FATIMA

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136	2	BELVEDERE Elev C	16-Apr-24

Date Added: 20-Dec-23 Invoice Number: 8614

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install SIX (x6) LED POT LIGHTS with ONE (x1) Separate Switch at Kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - FAMILY ROOM - In addition to builders standard ceiling light, Install FOUR (x4) LED POT LIGHTS with ONE (x1) Separate Switch at Family Room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only
1 - MAIN FLOOR - FLOORING - TILES - UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO BIANCO - To be installed throughout main floor, where applicable. To Include; Foyer, Powder Room Garage Landing and Kitchen/Dinette (To be Installed Straight) (See Sketch) Note:
1 - KITCHEN & BATHROOMS & LAUNDRY ROOM - Purchaser has DECLINED ALL Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry, Standard Kitchen Layout & Standard Bathroom Vanities & Standard Laundry Room Note: to be installed as per standard plan. (See Attached QTK Paperwork)
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of natural products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - CANTRIO Undermount Sink Model #KSS-508 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: **To be Installed with Standard Sink and Standard Faucet**
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: **To be Installed with Standard Sink and Standard Faucet**
1 - TWIN BATH 2/3- COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: **To be Installed with Standard Sink and Standard Faucet**
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: **To be Installed with Standard Sink and Standard Faucet**



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1 - DISCLAIMER - STONE COUNTERTOP;
ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, stone installed will not be identical to the samples displayed.
Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

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ALL BATHROOMS - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - BONUS PACKAGE - REFER TO PE #8550,ITEM #2 - PURCHASER HAS APPLIED REMAINING \$3,406.20 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO 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 13,2023
Note:

1 - Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on (date).
Note:

Date Added: 10-Oct-23 Invoice Number: 8550

2 - BASEMENT- Refer to Item #1 from PE# 8534- DELETE TWO (X2) larger basement windows 36"x24" on either side of the fireplace bump out and revert back to the standard size 30"x24". (Se Sketch)
Note: ** As per Fonzie**

1 - CREDIT OF \$1,175.20 (Basement Windows) TO BE GIVEN BACK TO THE PURCHASER ON THEIR BONUS.
BONUS PACKAGE-PURCHASER TO RECEIVE \$3,406.20 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

Date Added: 12-Sep-23 Invoice Number: 8534

5 - BASEMENT- Install FIVE (X5) 36"x24" larger basement windows in lieu of the builders standard (30"x24") (See Sketch) (With Possible Window Wells)
Note:

1 - ENSUITE #2- Delete the standard Tub/Shower and Install a shower stall, To include: 2x2 mosaic shower floor, curb with stone top, shower pot light and "INCOGNITO" 2 Panel stand up shower doors
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO 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
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$12,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF DESIGN STUDIO APPT.
Note: **PURCHASER HAS A REMAINING BALANCE OF \$2,231 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

4 Pot Lights W
1 switch

6 Pot Lights w
1 switch

107 1/4"

6 1/2"

Full wall 48"

MASTER BEDROOM
19'2" x 14'1"

SHOWER
42x42"
INSIDE x
INSIDE

Carpet

LIVING ROOM/
DINING ROOM
11'4" x 22'10"

3 1/4" HWD

STOVE 33 1/2 x 60 1/4"
INSIDE x INSIDE w/ 6" H x 4" W
CURBS
2x mosaic

REVISED VANITY.

ENSUITE 2

3 1/4"

Carpet

BEDROOM 2
12'6" x 11'0"

UPPERLEVEL
ELEV.C

□ HYDRO
METER

Carpet

BEDROOM 3
11'0"x11'0"

FALSE
WALL
4'x34'

FLATROOF

MAIN LEVEL
ELEV. C

COVERED
BORCH

CONCRETE STEPS IF
REQUIRED BY GRADE

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. Fans may be reversed. Illustrations are artist's concept. E.I.O.E.

LOT 136 . 38-11 . BELVEDERE . EL.C. 2670 sq.ft.

LOWER LEVEL
ELEV.C

RECEIVED
Sept 11-23

HYDRO
PANEL

* INTERIOR COLOUR SCHEME *

	Purchasers MOHAMMAD FARHAN YUSUF & IQRA FATIMA	Decor Consultant Laura Di Pede	Model and Elevation BELVEDERE Elev C	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 16/04/2024	Property 136
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	Flooring	Wall Tile	Plumbing
	Description	MainAccent/InsertBorder / ListelloPattern	
Master Ensuite	13x13 COSTA WHITE (STD)	8x10 UNIWALL WHITE GLOSSY (STD)NONE	WHITE
Ensuite #2	13x13 COSTA WHITE (STD)	8x10 UNIWALL WHITE GLOSSY (STD)NONE	WHITE
Twin Bath 2/3	13x13 COSTA WHITE (STD)	8x10 UNIWALL WHITE GLOSSY (STD)NONE	WHITE
Laundry (2nd Floor)	13x13 COSTA WHITE (STD)	N/A	STD
Powder Room	24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)	N/A	WHITE
Garage Landing	24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)	N/A	N/A
Kitchen/Dinette	24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)	3x6 Arctic White Bright (Straight) (STD)NONE	STD
Foyer	24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)		
Main Hall	3 1/4"x3/4" VintageRedOak Angora (Pearl) (STD)		
Family Room	3 1/4"x3/4" VintageRedOak Angora (Pearl) (STD)		
Living Room	3 1/4"x3/4" VintageRedOak Angora (Pearl) (STD)		
Dining Room	3 1/4"x3/4" VintageRedOak Angora (Pearl) (STD)		
Upper Hall	3 1/4"x3/4" VintageRedOak Angora (Pearl) (STD)		
Master Bedroom	BROADLOOM - Opening Night 4002-20 (STD)		
Bedroom 2	BROADLOOM - Opening Night 4002-20 (STD)		
Bedroom 3	BROADLOOM - Opening Night 4002-20 (STD)		
Bedroom 4	BROADLOOM - Opening Night 4002-20 (STD)		

Railings and Stairs

Railings

Pickets

Posts

Stringers

Treads

Risers

Runner

STD - 2 5/8" OVAL - Vintage RedOak Angora

STD - Steel 1/2" Square, Plain - Flat Black

STD - 3 1/2" Square, w/cap-Vint.Oak Angora

STD - VINTAGE RED OAK ANGORA

STD - VINTAGE RED OAK ANGORA

STD - VINTAGE RED OAK ANGORA

NONE

Landing - Upper

Landing - Lower

Ledge - Upper

Ledge - Lower

3 1/4" Vintage RedOak Angora

N/A

N/A

N/A

Trim

Baseboard & Casing

Front Door Glass

Interior Doors

STANDARD - MODERN

STANDARD

STANDARD - CARRARA SMOOTH

Knobs

Hinges

Grip Set

STANDARD

STANDARD

STANDARD

Cornice Moulding / Medallion

Foyer

Living Room

Dining Room

Family Room

Main Hall

Kitchen

2nd Floor Hall

NONE

NONE

NONE

NONE

NONE

NONE

NONE

Notes

MASTER ENSUITE- Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz **ENSUITE #2 - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz

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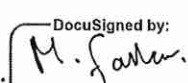
Consultant:

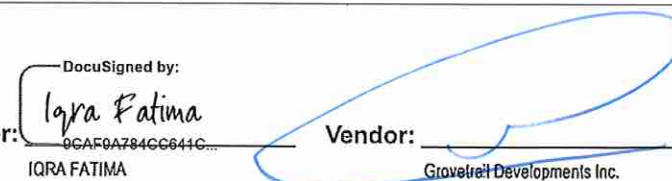
Purchaser:

Purchaser:

Vendor:







Laura Di Pede

MOHAMMAD FARHAN YUSUF

IQRA FATIMA

Grovetrail Developments Inc.

* INTERIOR COLOUR SCHEME *

	Purchasers MOHAMMAD FARHAN YUSUF & IQRA FATIMA	Decor Consultant Laura Di Pede	Model and Elevation BELVEDERE Elev C	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 16/04/2024	Property 136
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Master Ensuite

Ensuite #2

Twin Bath 2/3

Laundry (2nd Floor)

Powder Room

Garage Landing

Kitchen/Dinette

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

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STANDARD - SILVER BIRCH

Cabinet

Style

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

N/A

SEE ATTACHED QTK PAPERWORK

Countertop

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

SEE ATTACHED QTK PAPERWORK

Emmerstone Vanilla White (STD)

N/A

Emmerstone Vanilla White (STD)

Counter Edge

A * EDGE (STD)

A * EDGE (STD)

A * EDGE (STD)

STANDARD

A * EDGE (STD)

N/A

A * EDGE (STD)

Handle / Knob

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

N/A

SEE QTK

Appliance Opening/Dimension

Fridge Size SEE QTK LAYOUT Range SEE QTK LAYOUT

Built-Ins None Microwave None

Hood Fan SEE QTK LAYOUT Exhaust Opening 6" 8"

Dishwasher Cabinet SEE QTK LAYOUT

Fireplace

Fireplace FAMILY ROOM

Location Flooring 3 1/4" HARDWOOD

Style VILLA NOVA

Finish STONE

Marble N/A

Hearth NONE

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Notes

KITCHEN - INSTALL STANDARD STAINLESS STEEL EXHAUST FAN

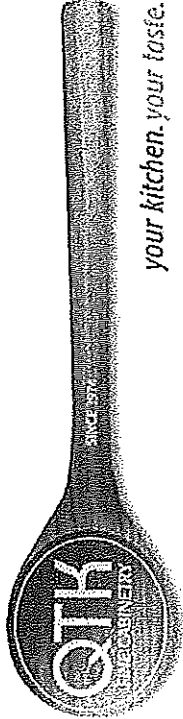
Page 2 of 3

Decor Consultant: Laura Di Pede

Purchaser: MOHAMMAD FARHAN YUSUF

Purchaser: IQRA FATIMA

Vendor: Grovetrail Developments Inc.



your kitchen. your taste.

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

Purchaser:	MOHAMMAD FARHAN YUSUF	Sales Rep:	Riya Patel
Job Name:	136 CTF	Date Printed:	December 05, 2023
Estimate #:	Q13561	Contractor:	Grovetrail Developments Inc.

STANDARD APPLIANCE OPENINGS CUSTOMER WAIVER

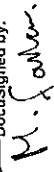
By signing below the customer understands they have forfeited the right to submit appliance specs and acknowledges that the standard appliance openings will be provided for their project. Once this document is signed if the customer wants to submit appliance specs they will need to consult the process and fees as outlined in the QTK Fees & Changes Schedule of the Purchase Terms Form document.

Customers please make sure to bring this paper with you when purchasing your appliances so you can make sure to purchase appliances that fit in the openings listed below. This is to avoid having to pay QTK to make adjustments to the cabinetry after the project is installed.

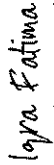
The customer also acknowledges and agrees that any adjustments required to the cabinets as a result of the appliances not fitting or not to the expectations of the customer will result in costs that will be required to be paid by the customer to QTK. The customer reserves the right to have the work for the adjustment quoted by QTK and can then decide whether to proceed or not but they should be aware that the costs outlined in the QTK Fees & Changes Schedule of the Purchase Terms Form will apply. In the event that this should happen the customer will need to pay in full for the outstanding balance of the kitchen (should there be an outstanding balance) and for any required changes before QTK commences the work on any modifications. Should the customer decide not to proceed with the changes the project shall be completed as per the original agreement.

The appliance openings used in the project will be as follows:

Appliance	Width	Height	Depth	Customer Initials
Fridge	36-1/2"	72-1/2"		
Stove	30-1/2"			
Dishwasher	24"			
Exhaust fan upper	30-1/4"	23"		

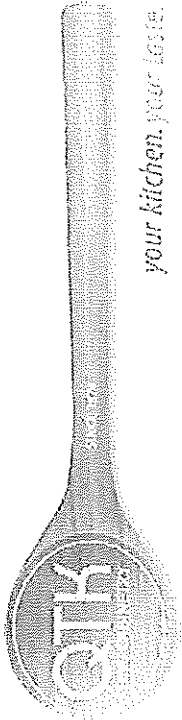
DocuSigned by:

51BA0265DB2C44F...

CUSTOMER SIGNATURE:

DocuSigned by:

9CA5D5A754CC641C

CUSTOMER SIGNATURE:

DATE: Dec 13 2023



80 Sante Drive, Vaughan, ON L4K 3C4
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Purchaser:	MOHAMMAD FARHAN YUSUF	Sales Rep:	Riya Patel
Job Name:	136 CTF	Date Printed:	December 05, 2023
Estimate #:	Q13561		

PURCHASE TERMS FORM

INFORMATION REGARDING APPLIANCE SPECIFICATIONS

Check ONLY ONE box below:

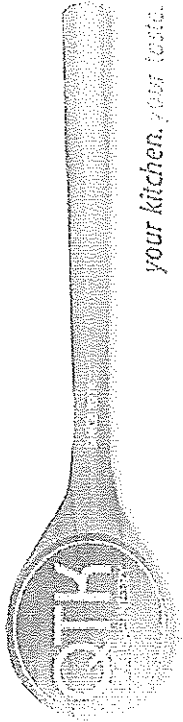
☐ APPLIANCE SPECS HAVE BEEN SUBMITTED BY EMAIL OR IN PERSON	
Received By:	Date:
☒ CUSTOMER IS NOT SUBMITTING APPLIANCE SPECS. STANDARD APPLIANCE OPENING WAIVER SIGNED	
Waiver Received By:	Date: Dec 13, 2023

Customer acknowledges that if appliance specs are not received upon quote signing, then their project WILL be delayed.
No project will be placed in production without appliance specs. If the customer chooses to not submit appliance specs they must sign the standard appliance opening waiver.

Customer Signature :	DocuSigned by: M. Farhan D0A2918A3A93D82C44F...	Date: December 13, 2023
Customer Signature :	Riya Patina 3CAF0A784CC641C...	Date: December 13, 2023

Customer Initials: M.F.Y.

Customer Initials: R.P.



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your kitchen, your taste.

Purchaser:	MOHAMMAD FARHAN YUSUF	Sales Rep:	Riya Patel
Job Name:	136 CTF	Date Printed:	December 05, 2023
Estimate #:	Q13561		

QTK FEES & CHANGES AGREEMENT

ALL CHANGE REQUESTS MUST COME FROM THE BUILDER.

PLEASE FIND BELOW DETAILS ON QTK'S SCHEDULE OF FEES SHOULD YOU REQUIRE ANY CHANGES TO THE ITEMS YOU HAVE PURCHASED.

CHANGE TYPE	ASSOCIATED FEE
Re-Open File for Adjustments	\$500 (+ HST) *
Cancellation of Extras	15% of Cancelled Extras Cost (+ HST) **

*Given the custom nature of our manufacturing process and our products there is a standard fee to re-open the file once the project agreement form has been signed. This is a standard fee to re-open the file only. This is in addition to any other costs and does not include any additional charges which may be incurred by changing any items. For example if you previously selected a Category 4 door style there will be an increase in price to change to any higher door style.

** Extras that are to be removed or substituted after the project agreement form has been signed will incur a fee of 15% of the cost. For example, if you have previously purchased a crown molding option but wish to cancel that extra, you will pay 15% of that option's cost as a fee for removal.

Notes

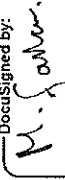
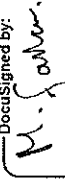
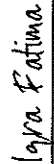
Example of what would be considered a change (this list is not considered exhaustive and items not listed here but deemed by QTK exclusively to require changes shall qualify)

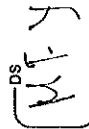
- Change in Door Style
- Change in Colour / Finish
- Change in Handles or Knobs
- Change in Layout
- Adding or removing any hardware or kitchen functionality
- Changing Appliances

What changes would not require the client to pay these fees

- Any changes that may arise from the adjustment of a layout based on QTK site measuring

By signing the client acknowledges & accepts what is listed above to be fair and appropriate and agrees in the event of a required change to pay the fees plus applicable HST IN ADVANCE OF ANY CHANGES BEING MADE BY QTK as described herein and to follow the procedures as outlined in this document. Once the FULL AMOUNT for the changes is recieved the changes will be processed.

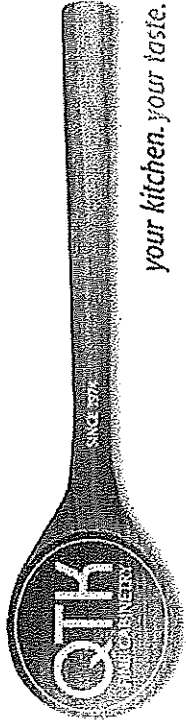
Customer Signature :  DocuSigned by:  Date: December 13, 2023
Customer Signature :  DocuSigned by:  Date: December 13, 2023



Customer Initials:



Customer Initials:



your kitchen. your taste.

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www.QTK.ca info@qtk.ca

Purchaser:	MOHAMMAD FARHAN YUSUF	Sales Rep:	Riya Patel
Job Name:	136 CTF	Date Printed:	December 05, 2023
Estimate #:	Q13561		

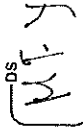
Important Contact Information for Clients

Congratulations on your purchase. You have made a great choice and have partnered with a company that has been providing outstanding service to our clients since 1974. Now that you are a part of the QTK family, there are some important things you should know going forward. Our salespeople are not informed about the status of a project after it is sold. For this reason, we have outlined the people that you should contact should you have any questions, concerns, or comments. Please be assured that the people listed below are professionals capable of handling these situations and will consult, if necessary, with the sales rep if there are any issues that may arise that may affect the design or overall appearance of the project.

- To submit appliance specifications, you can contact your sales representative
- For General Information or if you have any questions regarding your project, please call your sales representative
- For questions regarding changes or additional items or the removal of items please call your sales representative
- For questions regarding payments, payment due dates or to arrange a payment please call your sales representative
- For questions regarding expected delivery date or to arrange a delivery date and time please email scheduling@qtk.ca
- For questions regarding post installation, touch ups, adjustments, any service issues, or any issues that may arise during installation please email service@qtk.ca
- Should you be unhappy with responses given to you by any of the people listed above, you may contact info@qtk.ca to have this rectified.

For your added convenience we have included email addresses above. Often during the day, it may be difficult to promptly return all calls so if the matter is not urgent, the best way to have your question or concern addressed is by email. Please insert your surname and job address in the subject line when submitting an email, so that our staff can easily sort and understand which project it is regarding.

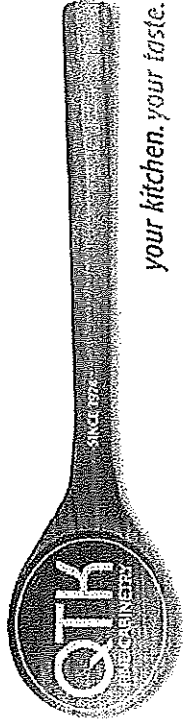
We appreciate your co-operation, and we look forward to providing you with world-class products and service.



Customer Initials: _____



Customer Initials: _____



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

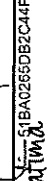
Purchaser:	MOHAMMAD FARHAN YUSUF	Sales Rep:	Riya Patel
Job Name:	136 CTF	Date Printed:	December 05, 2023
Estimate #:	Q13561		

QTK TERMS & CONDITIONS

1. The delivery lead time specified for the project by QTK Fine Cabinetry (QTK) starts when the customer has supplied all the required information, such as appliance specs or any other information and NOT from the date the agreement was signed.
2. Although Quality Tops & Kitchens Ltd. (QTK) works to ensure the wood grain and stains of our doors match to the highest standards, natural discrepancies may occur. Due to the nature of wood products, please allow for some variation in certain color characteristics because of environmental and/or chronological influence.
3. Please note that QTK cannot guarantee, nor will they be held liable for discrepancies or differences between items whenever glazed, antiqued, distressed or burn through finishes are applied to products. Despite QTK's best efforts to ensure the highest quality, the beauty of these finishes is because of the hand process that is required. It is therefore expected that some colour differentiation will occur between items.
4. The Purchaser understands & agrees that any change(s) to the articles or materials herein may result in additional costs. The Purchaser agrees to pay any such additional costs. The costs for these changes are as per the QTK Fees & Changes Schedule.
5. All prices that are based on plans or measurements provided by the Purchaser are subject to appropriate increase in the event of any discrepancies or inaccuracies therein.
6. Projects will not be sent to builder until all information from the purchaser has been received. Please ensure prompt and complete delivery of appliance specs or any other required information. Failure to provide essential details may delay the closing date of your home.
7. The contract is not subject to cancellation by the purchaser since the articles sold are custom made to the specifications of the Purchaser's requirements. If the Purchaser interferes with or prevents QTK from completing the contract, then the Purchaser agrees to pay all costs incurred and ascertained damages without any proof of the same.
8. The Purchaser agrees and confirms that QTK will NOT be responsible for any loss, damage, or injury of any and all kinds, resulting from or arising from the failure or misuse of the articles.
9. This Agreement constitutes the complete and exclusive statement of the agreement between the Purchaser and QTK and no representation, statement or promise not contained in this agreement shall be binding upon QTK as a warranty or otherwise. There are no conditions, warranties, or representations, express or implied statutory or otherwise affecting this agreement.
10. QTK shall not be liable for failure to perform this Agreement in whole or part if prevented by acts of God, unfavorable weather conditions, fires, strikes, unavoidable accidents or other causes beyond its control.
11. This agreement shall not be considered a contract until an Authorized senior executive member of QTK has signed the QTK Authorized Signature Line on the Purchase Agreement Form. The QTK sales representative does not have the authority to sign or enter into a contract on behalf of QTK.

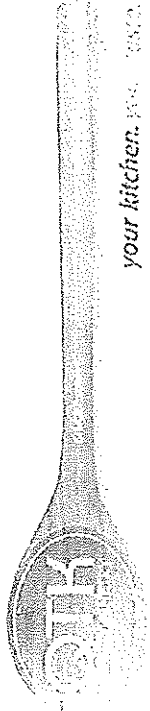
PURCHASERS TO PLEASE TAKE NOTE OF THE FOLLOWING :

SIZES OF CABINETS ARE SUBJECT TO CHANGE UPON FINAL SITE MEASUREMENTS
COSTS FOR ELECTRICAL REQUIREMENTS FOR LIGHTING AND APPLIANCES ARE AT THE OWNERS EXPENSE
COSTS FOR GAS AND WATER LINES FOR APPLIANCES ARE AT THE OWNERS EXPENSE
QTK DOES NOT INSTALL APPLIANCE PANELS, DELIVERY ONLY, PLEASE INQUIRE WITH APPLIANCE COMPANY
*****ALL CHANGES ARE FINAL UPON SIGNING *****

Customer Signature : 
 Customer Signature : 

Date: December 13, 2023
 Date: December 13, 2023

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PURCHASE AGREEMENT FORM

PURCHASER:	MOHAMMAD FARHAN YUSUF IQRA FATIMA	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	FARHAN1990MARTIN@GMAIL.COM	MODEL TYPE:	38-11
PHONE #:	647-334-5657	LOT #:	136 CTF
PHONE #:	437-260-0260	DATE:	Dec 4, 2023
			Q13561

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 & ISLAND	DOOR STYLE:	QT 1022	Category 1
	FINISH:	Willow Gray	
	SPECIES:	LP Laminated	
	DOOR HARDWARE:	DH01010	
	DRW HARDWARE:	DH01010	
	COUNTER TOP:	Counter Top by Others	
	ITEM #	QTY	
	DESCRIPTION	PRICE	
TCS2496	*	STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	26" DEEP FRIDGE ENCLOSURE - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-3	1	STANDARD APPLIANCE PACKAGE/OPENING	
CUST-4	1	STD BANK OF 4 DRAWERS W/ PREMIUM MOTION SLIDES (OPTION PAID BY BUILDER)	
CUST-5	1	HARDWARE:TBC	
CUST-6	1	STD HEIGHT CABINETRY W/ "Z-42" MOLDING" (OPTION PAID FOR BY BUILDER)	
CUST-7	1	UPPER CABINET ABOVE STOVE TO ACCOMODATE HOOD FAN: OPTION PAID FOR BY BUILDER	
CUST-8	1	DOOR STYLE AND FINISH: TBC	
ROOM SUMMARY:			

ROOM		DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE:	QT 1022	Category 1
	FINISH:	Frosting	
	SPECIES:	LP Laminated	
	DOOR HARDWARE:	DH01010	
	DRW HARDWARE:	DH01010	
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	HARDWARE: TBC	
ROOM SUMMARY:			

ROOM		DESCRIPTION	CATEGORY
Twin Bath 2/3	DOOR STYLE:	QT 1022	Category 1
	FINISH:	Frosting	
	SPECIES:	LP Laminated	
	DOOR HARDWARE:	DH01010	
	DRW HARDWARE:	DH01010	
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	HARDWARE: TBC	
ROOM SUMMARY:			

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ROOM SUMMARY:
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PURCHASE AGREEMENT FORM

PURCHASER:		MOHAMMAD FARHAN YUSUF IQRA FATIMA		CONTRACTOR:		Grovetrail Developments Inc.	
ADDRESS:				SITE:		CENTERFIELD PH2	
EMAIL:		FARHAN1990MARTIN@GMAIL.COM		MODEL TYPE:		38-11	
PHONE #:		647-334-5657		LOT #:		136 CTF	
PHONE #:		437-260-0260		DATE:		Dec 4, 2023 Q13561	
ROOM		DESCRIPTION				CATEGORY	
ENSUITE # 2 VANITY		DOOR STYLE: QT 1022 FINISH: Frothing SPECIES: LP Laminate DOOR HARDWARE: DH01010 DRW HARDWARE: DH01010 COUNTER TOP: Counter Top by Others				Category 1	
ITEM #	QTY	DESCRIPTION				PRICE	
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)					
CUST-3	1	HARDWARE: TBC				ROOM SUMMARY:	
ROOM		DESCRIPTION				CATEGORY	
POWDER ROOM VANITY		DOOR STYLE: QT 1022 FINISH: Willow Gray SPECIES: LP Laminate DOOR HARDWARE: DH01010 DRW HARDWARE: DH01010 COUNTER TOP: Counter Top by Others				Category 1	
ITEM #	QTY	DESCRIPTION				PRICE	
CUST-1	1	FLOATING VANITY W/ 1 DRAWER & FALSE PANEL ABOVE- 8-1/2" AFF- OPTION PAID FOR BY BUILDER					
CUST-3	1	CATEGORY 1 HARDWARE: DH00010				ROOM SUMMARY:	
ROOM		DESCRIPTION				CATEGORY	
LAUNDRY ROOM		DOOR STYLE: QT 1022 FINISH: Canvas SPECIES: LP Laminate DOOR HARDWARE: DH01010 DRW HARDWARE: N/A COUNTER TOP: Laminate Top by QTK 1360K-QT				Category 1	
ITEM #	QTY	DESCRIPTION				PRICE	
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)					
CUST-3	1	CATEGORY 1 HARDWARE: DH00010				ROOM SUMMARY:	

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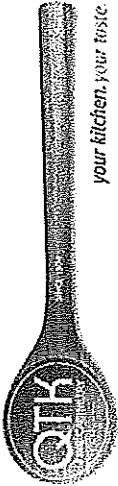
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PURCHASE AGREEMENT FORM

PURCHASER:	MOHAMMAD FARHAN YUSUF IQRA FATIMA	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	FARHAN1990MARTIN@GMAIL.COM	MODEL TYPE:	38-11
PHONE #:	647-334-5657	LOT #:	136 CTF
PHONE #:	437-260-0260	DATE:	Dec 4, 2023 Q13561

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		
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.		
DEPOSIT 1 DATE:		DEPOSIT 1:
DEPOSIT 2 DATE:		DEPOSIT 2:
BALANCE TO BE PAID IN FULL BY DUE DATE		

CUSTOMER SIGNATURE:	CUSTOMER INITIAL(S):
CUSTOMER SIGNATURE:	DATE: December 13, 2023
SALES REP NAME: Riya Patel	DATE: December 13, 2023
QTK AUTHORIZED SIGNATURE:	



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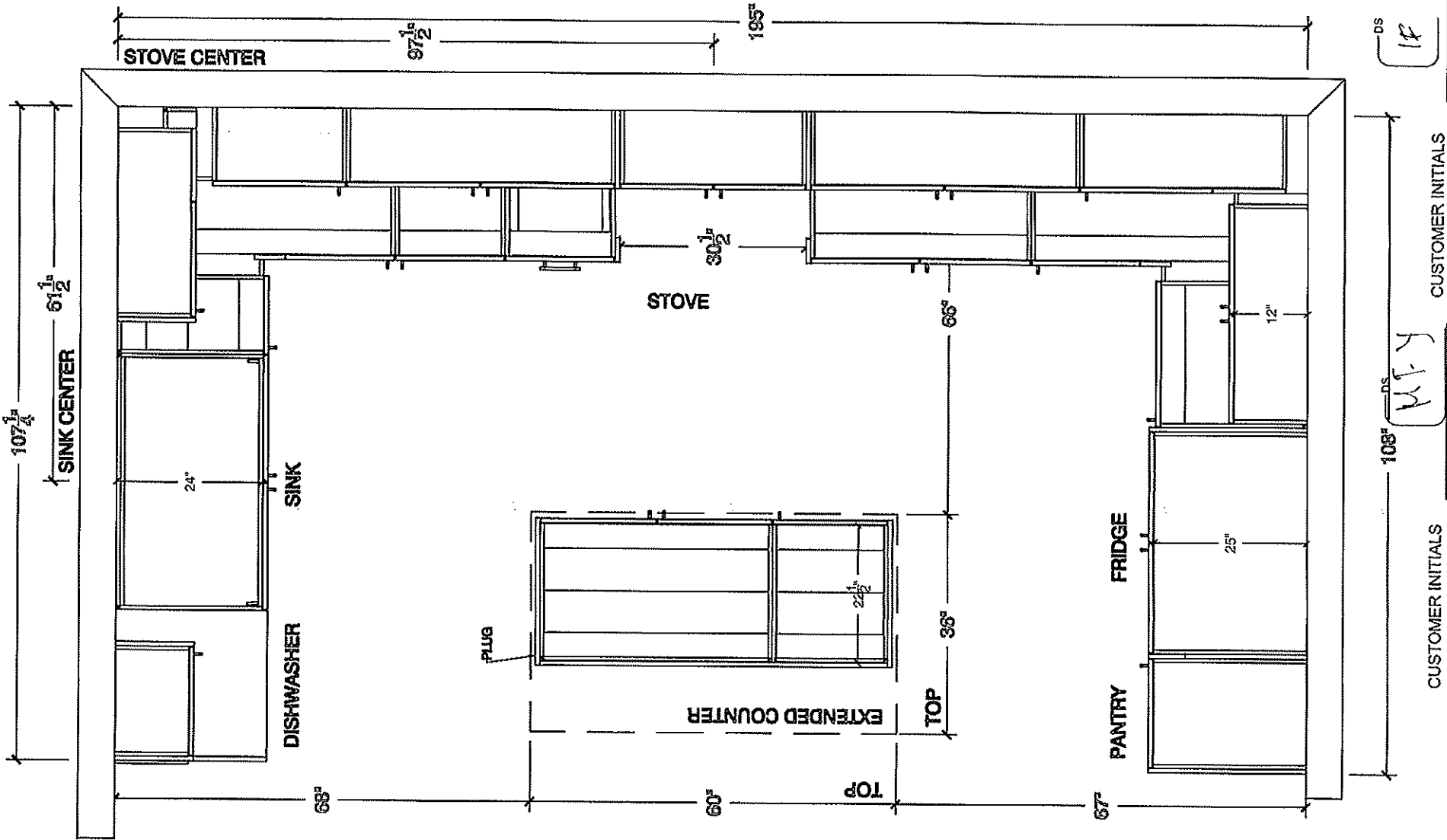
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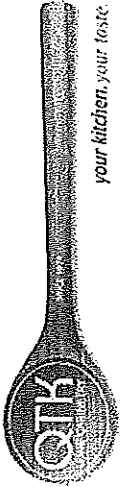
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

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.

KITCHEN PLAN





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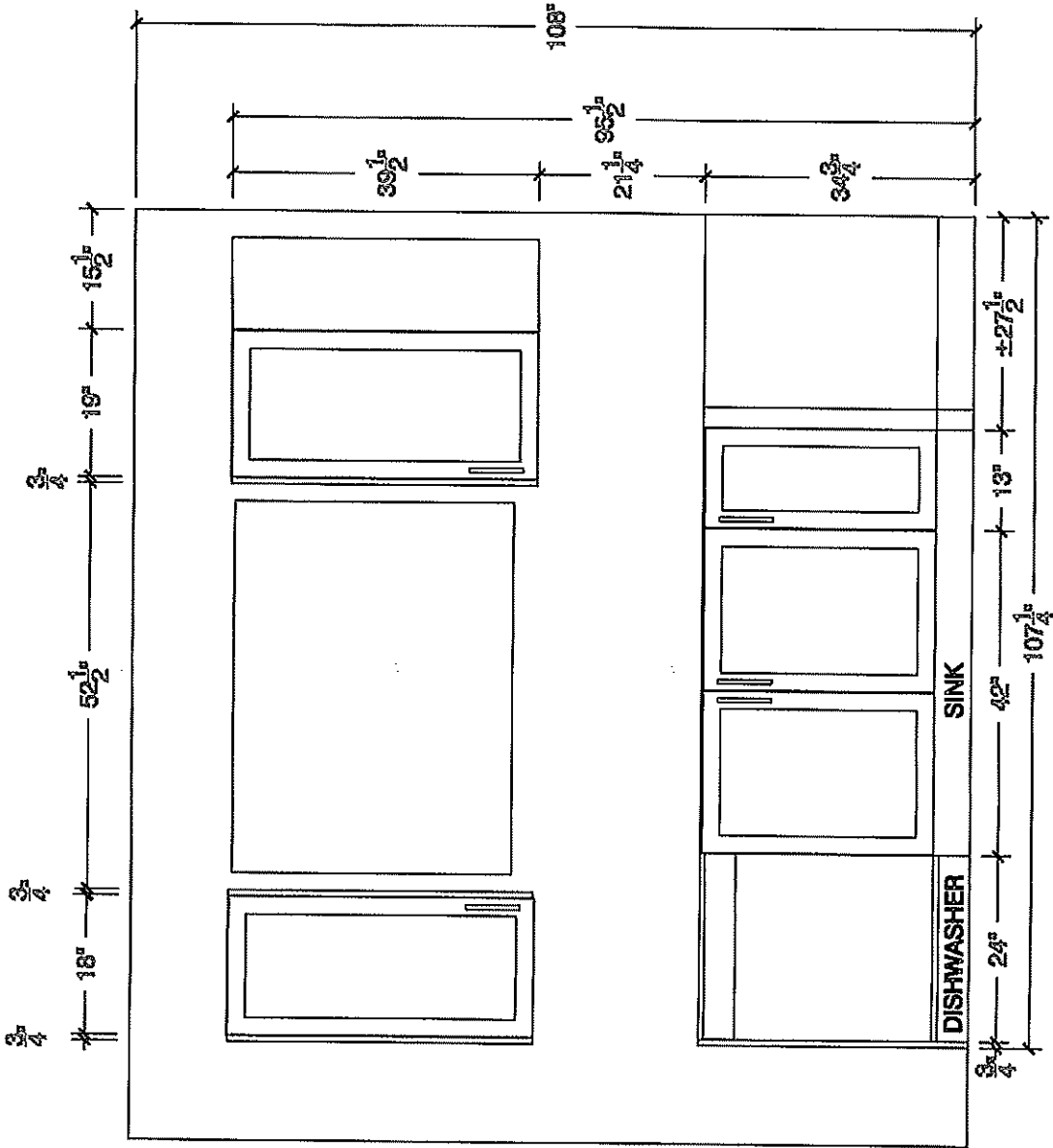
your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

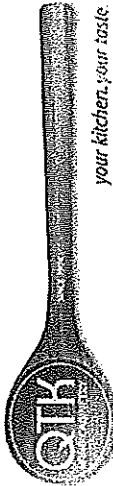
COMMENTS:

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WINDOW WALL ELEV



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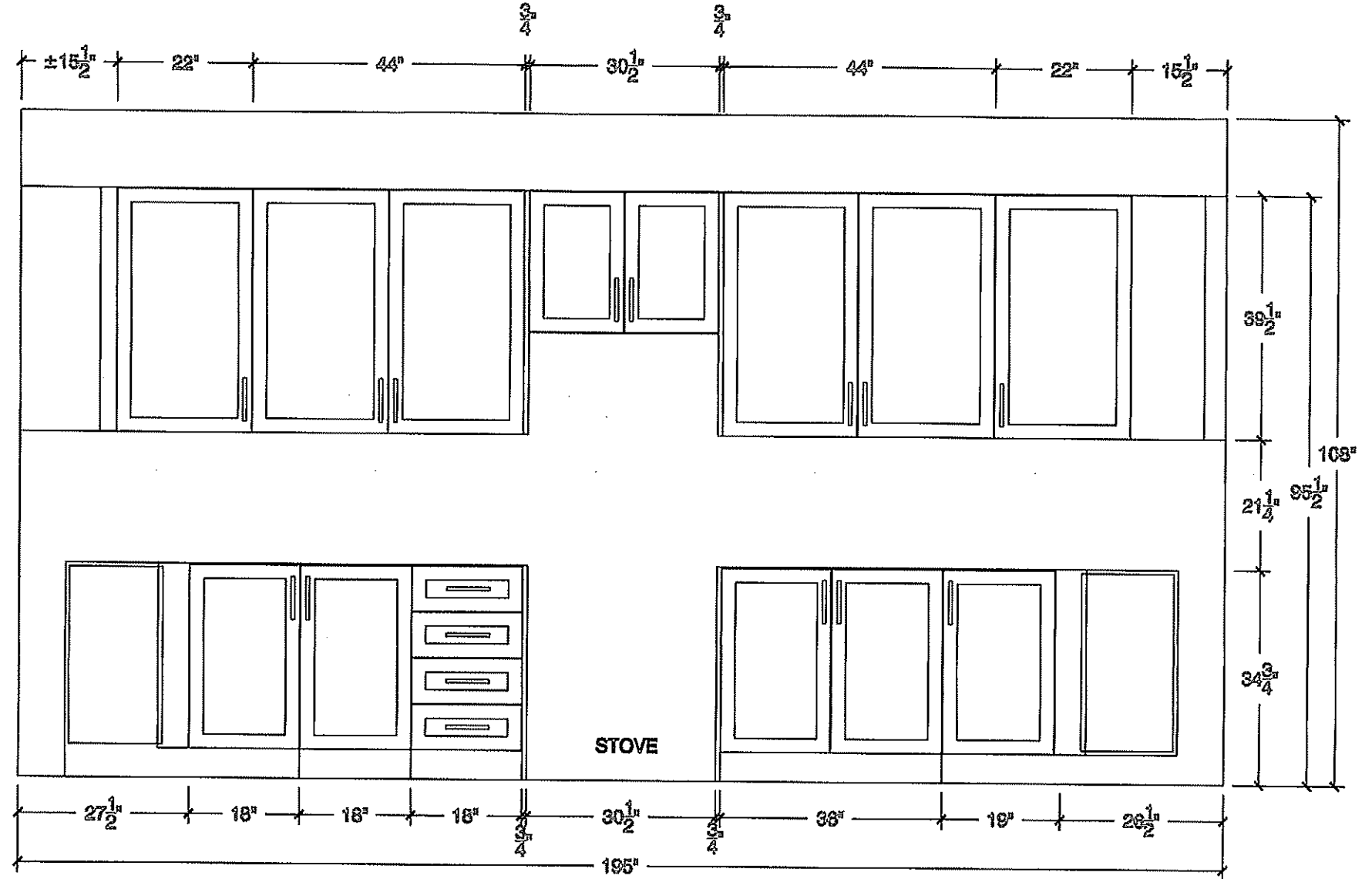


CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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STOVE WALL ELEV

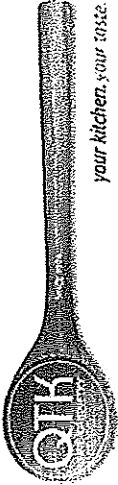


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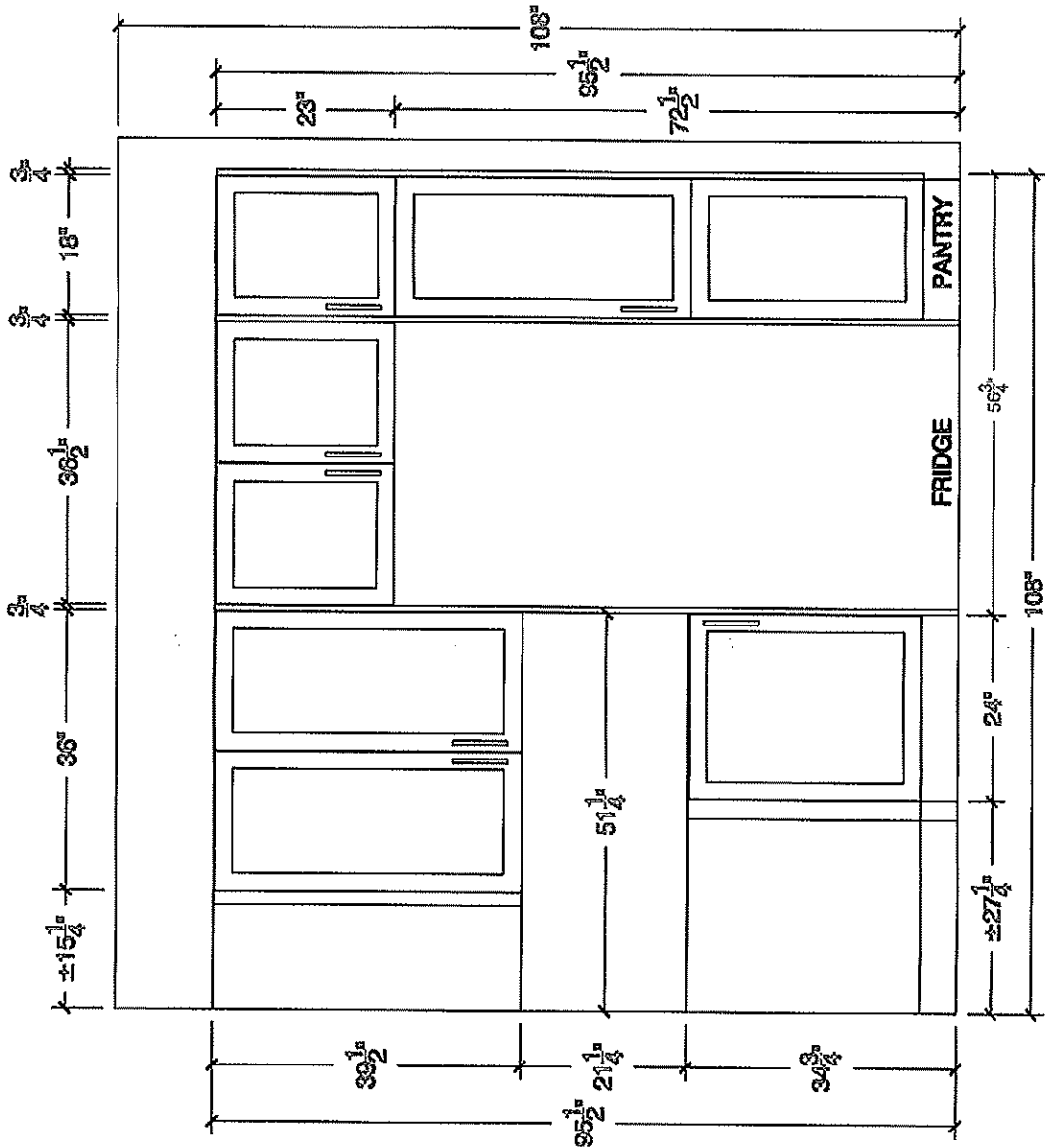
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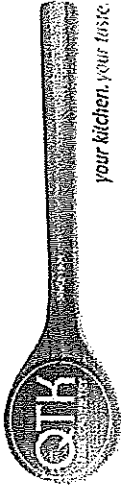
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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FRIDGE WALL ELEV





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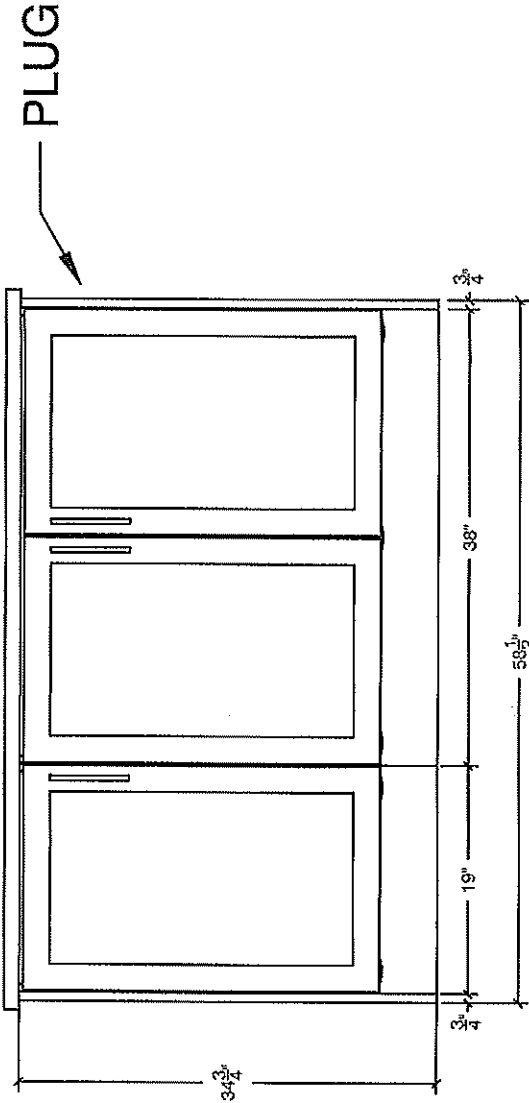
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/4"= 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

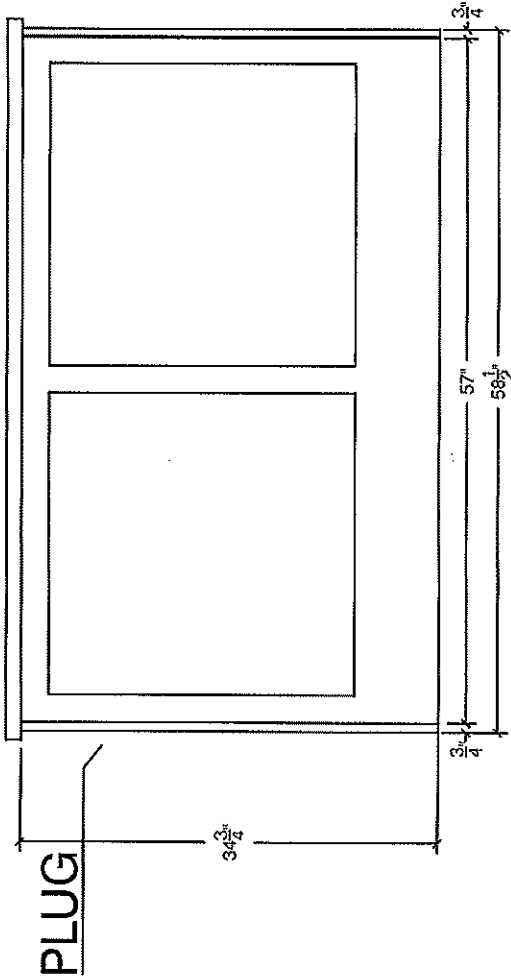
COMMENTS:

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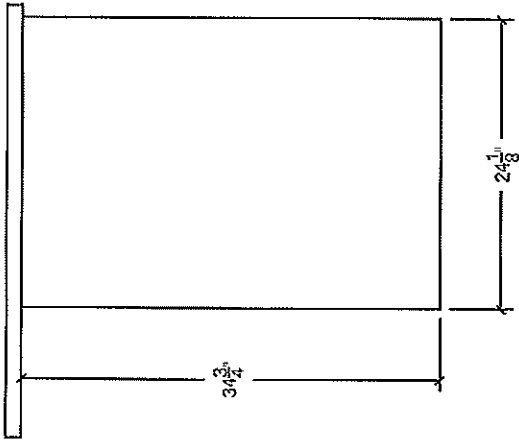
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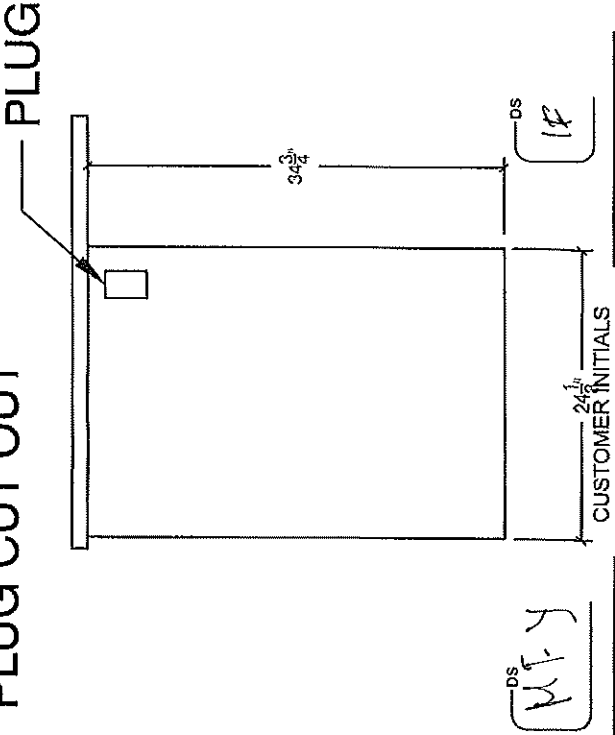
ISLAND REAR

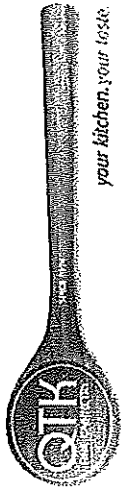


ISLAND SIDE



PLUG CUT OUT





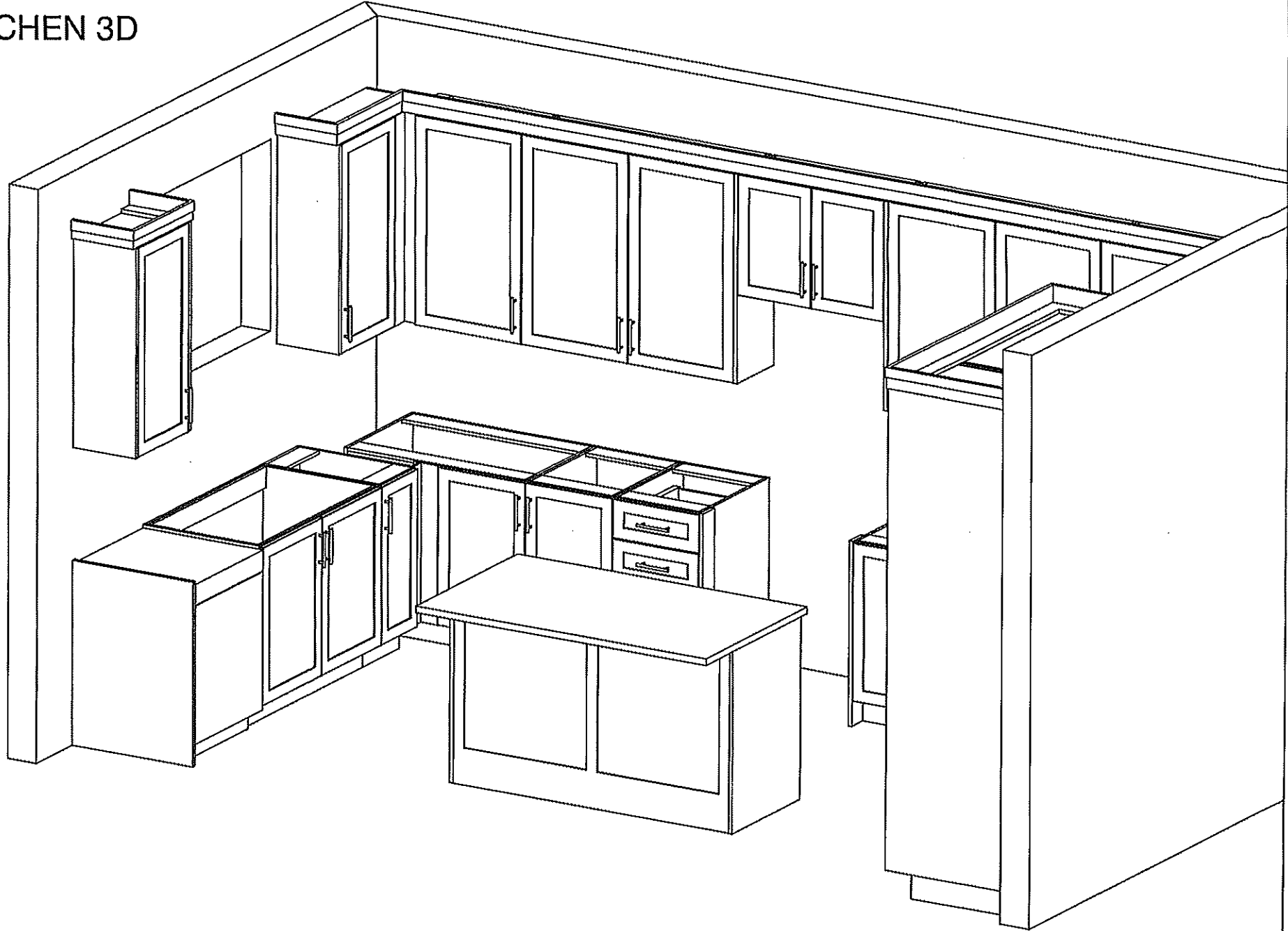
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
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KITCHEN 3D

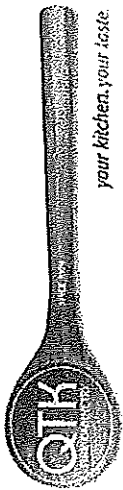


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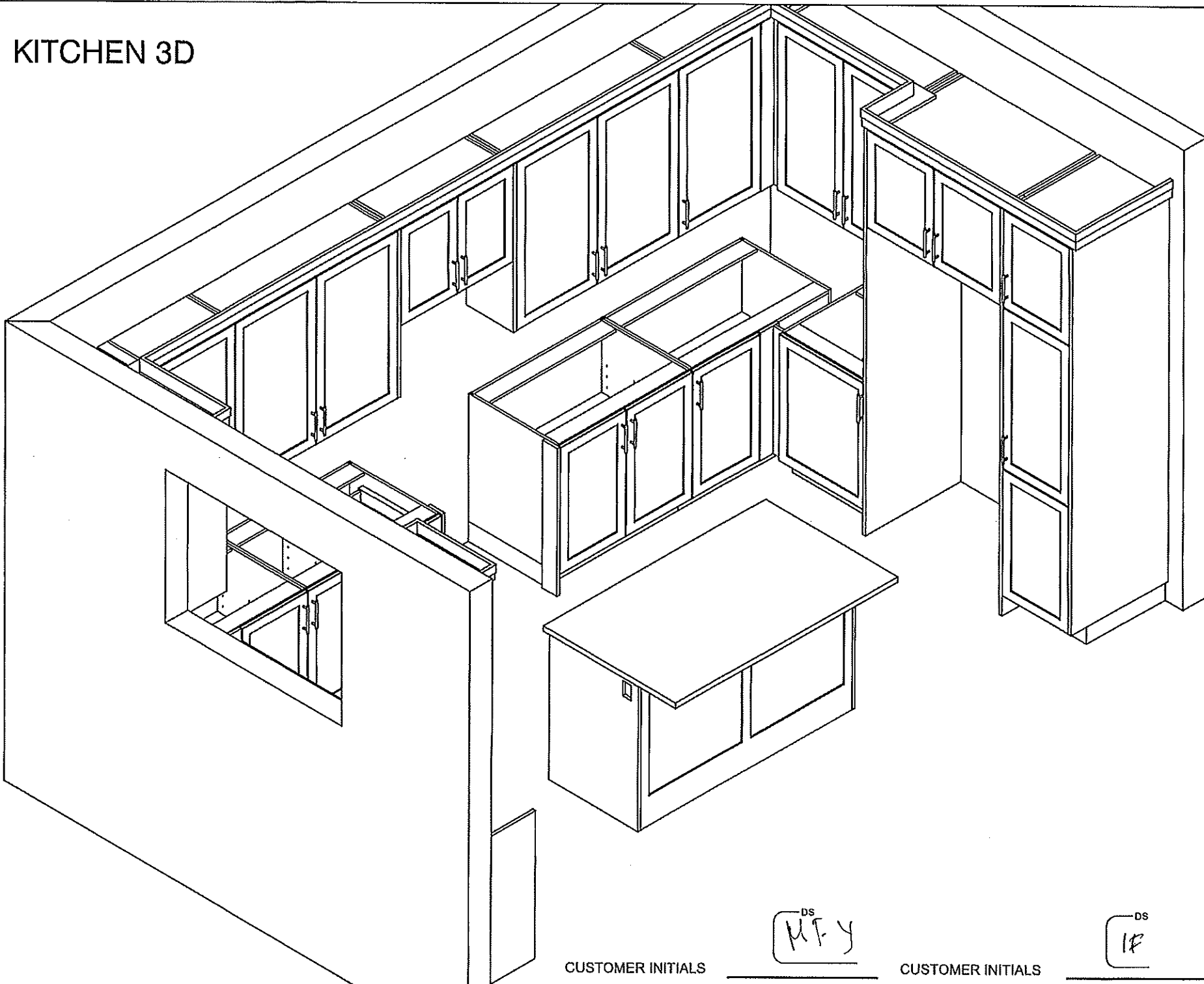
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
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KITCHEN 3D

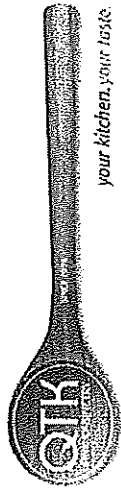


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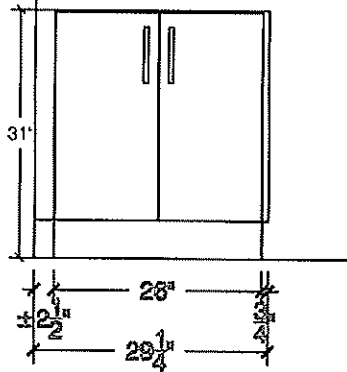
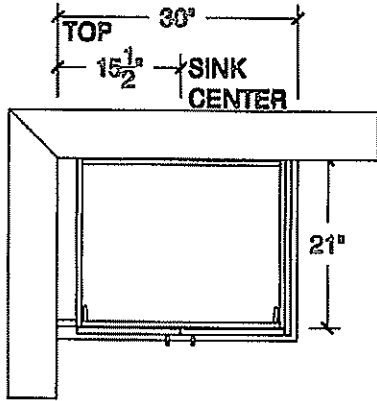
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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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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.

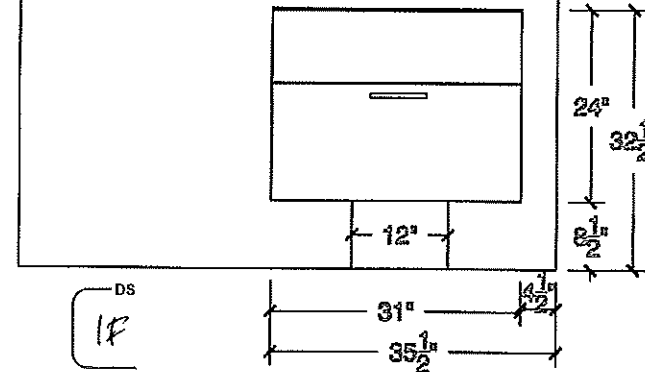
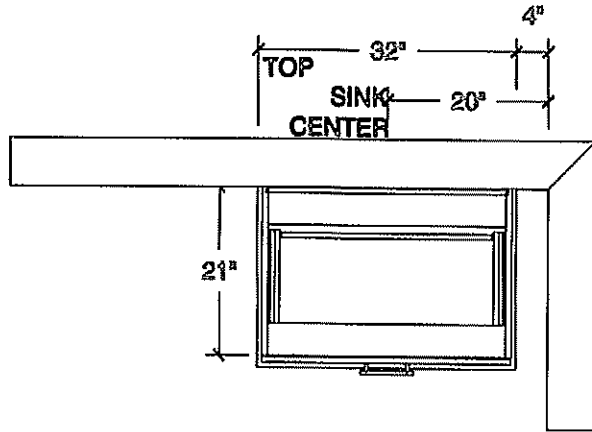
ENSUITE 2 PLAN



CUSTOMER INITIALS

DS
MTY

POWDER BATH PLAN



CUSTOMER INITIALS

DS
IF

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



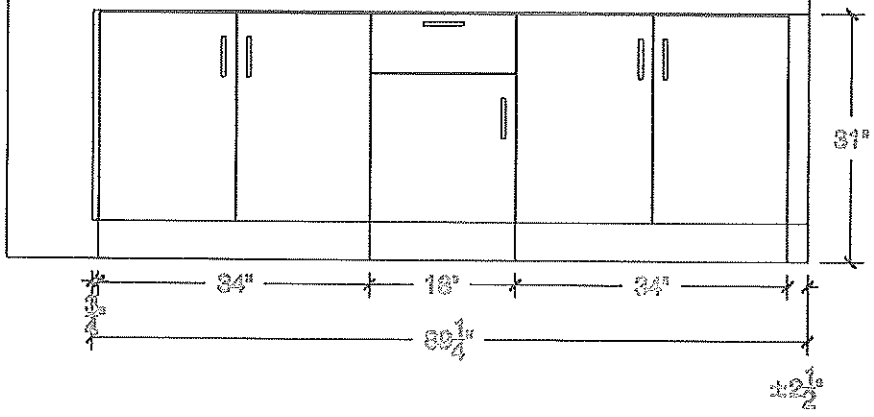
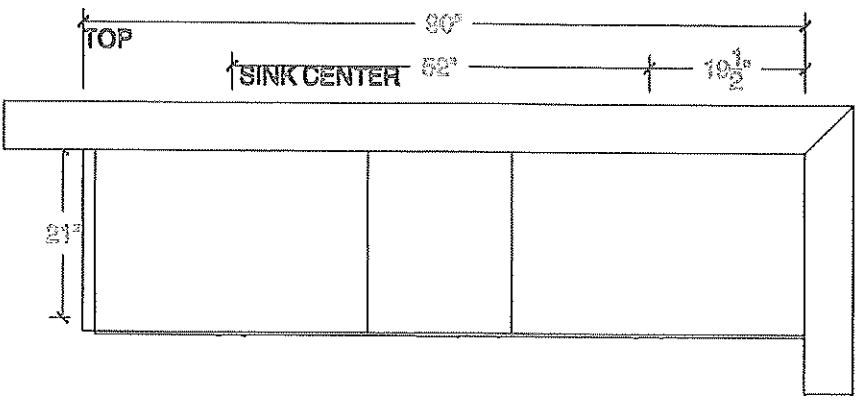
your kitchen, your rules

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

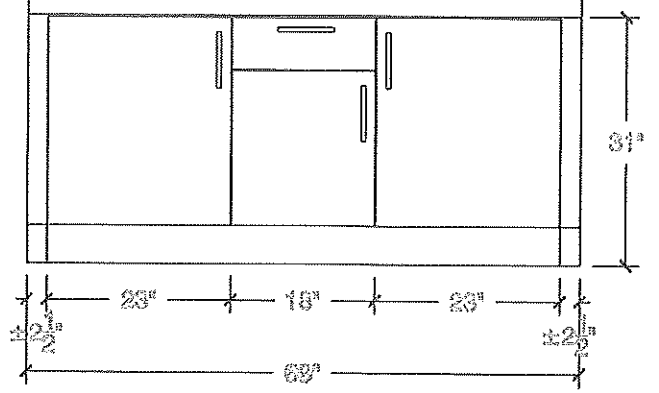
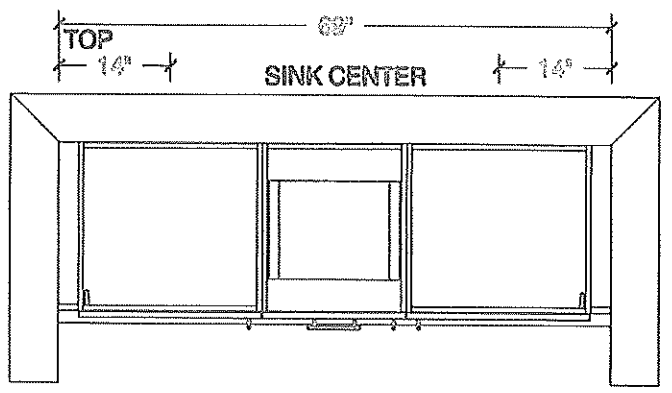
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MASTER ENSUITE

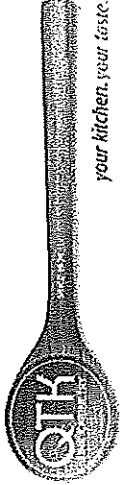


CUSTOMER INITIALS

Twin Bath 2/3 PLAN



CUSTOMER INITIALS



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www.QTK.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 136 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
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LAUNDRY PLAN

