

STRUCTURAL CLARIF. #2.

PE 8681-1

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 2

PURCHASERS: SINGH, VIKRAM, JEET and HUNDAL, PARMINDER

TEL:

LOT NUMBER

007

PHASE

2

HOUSE TYPE

NEWCASTLE-OPT MAIN-ELEV A

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
*1 20101 228339	CLARIFICATION TO P.E.S #8660-2 LINE ITEM NO. 25 - DELETE "RELOCATE SERVERY SINK \$800" AND REPLACE WITH " RELOCATE SERVERY SINK AND SERVERY WINDOW \$800" **FOR INFORMATION ONLY TO CLAIRFY TO SITE"	1		
*2 20101 228340	CLARIFICATION TO P.E.S #8660-2 LINE ITEM NO. 25 - DELETE "RELOCATE DINING WINDOW INTO SERVERY AND ALTER SIZE \$1800" AND REPLACE WITH " DELETE TWO STANDARD DINING ROOM WINDOWS AND INSTALL NEW LARGER WINDOW 61X69 - \$1800" **FOR INFORMATION ONLY TO CLAIRFY TO SITE"	1		
*3 19922 228341	BROCHURE CLARIFICATION - AS PER THE EXTRAS WITH PURCHASE AND SALE AGREEMENT, ENSUITE 4 SHOULD RECIEVE A SHOWER LIGHT (NOT ENSUITE 5) - REFER TO UPPER LEVEL ATTACHED	1		

Sub Total

HST

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
8660	12-Nov-24	

Total Bonus Used:

Remaining Balance:

Initials:

Initial

DS

PH

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



STRUCTURAL

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: SINGH, VIKRAM, JEET and HUNDAL, PARMINDER

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
007	2	NEWCASTLE-OPT MAIN-ELEV A	30-Jun-25

Offer Worksheet	BONUS PACKAGE FOR 70 FT DETACHED - PURCHASER TO RECEIVE \$65,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART. Note:
Offer Worksheet	PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE OTHER THEN WHAT IS STATED IN THE INFORMATION SHEET DATED FEBRUARY 8TH 2024. Note:
Offer Worksheet	ADD A THIRD GARAGE TO THE SIDE OF EXISTING GARAGE. GARAGE LENGTH AND ALIGNMENT WITH THE OTHER TWO DOORS TO BE DETERMINED BY ARCHITECTURAL CONTROL GUIDLEINES. Note:
Offer Worksheet	INCLUDE A MAN DOOR TO THE SIDE OF GARAGE, GRADE PERMITTING. Note:
Offer Worksheet	DELETE GAS FIREPLACE IN GREAT ROOM AND INSTALL LARGER WINDOW IN LIEU OF FIREPLACE AS PER BUILDERS SPECIFICATIONS. Note:
Offer Worksheet	ADD WINDOW IN WALK-IN PANTRY AS PER BUILDERS SPECIFATIONS. Note:
Offer Worksheet	SHOWER LIGHT TO BE INCLUDED IN ENSUITE 2, 3 & 4 AS PER VENDORS STANDARD SAMPLES Note:
Offer Worksheet	VENDOR TO INCLUDE SMOOTH CEILINGS THOUGHOUT 2ND LEVEL AS PER VENDORS SPECIFICATIONS. Note:
Offer Worksheet	VENDOR TO SITE HOUSE ON THE LOT AS FAR BACK AS POSSIBLE IN ORDER TO CREAT AS LONG AS POSSIBLE DRIVER WAY AS PER BUILDING CODE WILL ALLOW. Note:
Offer Worksheet	**premium for 60 foot lot onto a 70 foot lot Note:



CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: SINGH, VIKRAM, JEET and HUNDAL, PARMINDER

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
007	2	NEWCASTLE-OPT MAIN-ELEV A	30-Jun-25	

Date Added: 12-Nov-24 Invoice Number: 8660

1 - ALTERATIONS TO PLAN FEE - VARIOUS - (REFER TO PLAN) **Reduction in plan change fee as per S.Carogioiello** Note:
6 - BASEMENT - WINDOWS - ENLARGE 6 (SIX) WINDOWS TO 36 X 24 IN LIEU OF 30 X 24. (COLD ROOM TO REMAIN 30 X 24) REFER TO PLAN Note:
1 - MAIN STAIRCASE - BASEMENT TO UPPER LEVEL - WHITE OAK STAIRCASE IN LIEU OF RED OAK - INCLUDES STAINING Note:
1 - CENTRAL VACUUM - GARAGE - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT Note:
1 - CENTRAL VACCUM - KITCHEN - INSTALL VAC PAN AT TOE KICK IN ISLAND - REFER TO PLAN Note:
1 - KITCHEN - EXHAUST DUCTING - 8 INCH - UPGRADE TO 8 INCH EXHAUST IN LIEU OF 6 INCH EXHAUST Note:
1 - LAUNDRY ROOM AND MUDROOM CLOSET - *DELETE MAIN FLOOR LAUNDRY AND MUD ROOM CLOSET* (LAUDNRY RELOCATING TO UPPER LEVEL) REFER TO PLAN - INFO ONLY Note:
1 - MUD ROOM - RELOCATE DOOR FROM GARAGE TO MUDROOM TO THE LEFT - REFER TO PLAN Note:
1 - MUD ROOM - LEAVE EMPTY - INFO ONLY. REFER TO PLAN Note:
1 - MUD ROOM - DOOR FROM HALL TO MUD ROOM (FUR OUT WALL) - CHANGE TO BARN DOOR HARDWARE - INCLUDES TOP TRACK IN SATIN NICKEL WITH EXTERIOR PULL AND INTERIOR RECESSED HANDLE SATIN NIKEL. Note: * NOTE ADD'L WORK FOR FUR OUT WALL/CORNER BEADING/NO TRIM/SUPPORT ABOVE DOOR*
1 - HALLWAY BETWEEN IN-LAW SUITE AND GREAT ROOM - *DELETE* - CLOSE UP WALL FROM HALL TO GREAT ROOM - REFER TO PLAN Note:
1 - IN-LAW SUITE - DELETE CLOSET (RECONFIGURE CLOSET TO BE LONGER/DBL DOOR/ADDITIONAL TRIM & WIRE SHELIVING) AND RELOCATE ENTRY DOOR - REFER TO PLAN Note:
1 - GREAT ROOM - DELETE TWO SIDE YARD WINDOWS - REFER TO PLAN Note:
1 - GREAT ROOM - ADD COFFERED CEILINGS - USING CTR-B03- SEE ATTACHED PLAN (\$3600 PLUS PAINTING \$500) Note:
1 - KITCHEN - ADD NEW 9 FT LONG X 55" HIGH KITCHEN WINDOW ABOVE NEW SINK LOCATION (BACKYARD WALL) - SEE PLAN Note:
1 - KITCHEN - SINK - *RELOCATE SINK AND DISHWASHER* (REFER TO NEW KITCHEN LAYOUT) Note:



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TEL:

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007	2	NEWCASTLE-OPT MAIN-ELEV A	30-Jun-25

Date Added: 12-Nov-24

Invoice Number: 8660

<p>1 - KITCHEN - CUPBOARDS - RECONFIGURE CABINETRY (SEE PLAN)</p> <p>Note: - ADD DRAWERS BELOW COOKTOP *APPROX 48" WIDE*</p> <ul style="list-style-type: none">-ADD WALL OVEN/MICROWAVE TOWER-ADD COLUMN FRIDGE PANEL READY * APPROX 24" WIDE*-ADD COLUMN FREEZER PANEL READY * APPROX 24" WIDE*- PANTRY WITH 5 PULL OUT DRAWERS *APPROX 32" WIDE*-ADDITIONAL UPPER CABINETS AT STOVE WALL-ADDITIONAL LOWER CABINETS AS PER PLAN-ADDITIONAL ISLAND CABINETS AS PER PLAN (LONGER & ADD CUPBOARDS AT KNEE SPACE) app 96 x 60-3 bin PULL OUT WASTE/RECYCLE AT SINK
<p>1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE WITH APPLIANCE SPECIFICATIONS AT TIME OF STRUCTURALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS AT TIME OF COLOUR CHART APPOINTMENT</p> <p>Note: *purchaser acknowledges that electrical pricing may be subject to change upon confirmation of appliance specifications*</p>
<p>1 - KITCHEN - ROUGH IN FOR BUILT IN OVEN/MICRO WITH ROUGH IN LINE TO FUTURE INDUCTIONCOOK TOP - REFER TO PLAN</p> <p>Note:</p>
<p>1 - KITCHEN - ROUGH IN ELECTRICAL FOR INTEGRATED HOOD FAN - REFER TO PLAN</p> <p>Note:</p>
<p>1 - KITCHEN - ADD ELECTRICAL ROUGH IN FOR NEW COLUMN FREEZER - REFER TO PLAN</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - ADDITIONAL STANDARD QUARTZ IN NEW CONFIGURATION, INCLUDE CUTOUT FOR NEW COOKTOP - NEW ISLAND SIZE WITH OVERHANG FOR STOOLS - STANDARD EDGE DETAIL (REFER TO NEW PLAN)</p> <p>Note:</p>
<p>1 - DINING/SERVERY/PANTRY - RELOCATE SERVERY & PANTRY TO DINING AREA, REDUCE DINING ROOM - REFER TO PLAN</p> <p>Note: -RELOCATE SERVERY SINK \$800</p> <ul style="list-style-type: none">-RELOCATE DINING WINDOW INTO SERVERY & ALTER SIZE TO 28W X 55 H - \$1800-RELOCATE EXISTING PANTRY DOOR \$500--ADD BARN DOOR HARDWARE (SATIN NIKEL) TO PANTRY DOOR, WITH CORNER BEADS NO TRIM \$1550-**STND HARDWOOD TO REMAIN AT SERVERY/PANTRY - TILE CAN BE CAPTURED AT TIME OF COLOUR CHARTS**-RELOCATE ARCHWAY TO SERVERY FROM DINING \$500-FRAMING AND DRYWALL N/C-PAINT N/C-**ALL CUPBOARDS AND COUNTERTOPS TO BE CAPTURED AT TIME OF COLOUR CHARTS**
<p>1 - DINING ROOM - CLOSE ARCHWAY/OPENING - AT ANGLED WALL - FROM DINING TO STAIR HALL - SEE PLAN</p> <p>Note:</p>
<p>1 - WALK IN LINEN - TURN INTO UPPER LAUNDRY - EXPAND THE LENGTH - *DELETE WIRE SHELVING AND HARDWOOD* REFER TO PLAN (APPLIANCES NOT INCLUDED)</p> <p>Note: - ADD STANDARD FLOOR TILE</p> <ul style="list-style-type: none">-ADD DOUBLE DOOR ENTRY (SLIDING BARN DOOR HARDWARE SATIN NIKEL) AND ADDITIONAL TRIM-RELOCATE CABINETS-RELOCATE SINK-RELOCATE WASHER/DRYER ELECTRICAL-RELOCATE VENTING-RELOCATE FLOOR DRAIN <p>*NOTE ADD'L WORK FOR SUPPORT FOR BARN DOOR/CORNER BEADS/NO TRIM*</p>
<p>1 - BEDROOM 5 - *DELETE CLOSET* - REPLACE WITH QTK MILLWORK -TWO DOUBLE DOORS - STANDARD CUPBOARD DOOR STYLE - 8'-0" H X 24"D OF TALL CABINETES WITH HANGING RODS & AJD SHELVES - SEE PLAN & SKETCH</p> <p>Note:</p>
<p>2 - BEDROOM 2 & 3 WIC - RELOCATE DOORS TO OPEN INTO BATHROOMS - SEE PLAN</p> <p>Note:</p>



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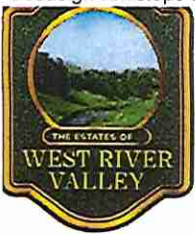
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
007	2	NEWCASTLE-OPT MAIN-ELEV A	30-Jun-25	

Date Added: 12-Nov-24

Invoice Number: 8660

1 - PRIMARY BEDROOM DRESSING ROOM - MOVE DOOR LOCATION - SEE PLAN Note:
1 - ALL ENSUITES/POWDER - *DO NOT INSTALL PLATE MIRRORS ABOVE VANITIES* - INFO ONLY Note:
1 - PRIMARY ENSUITE - DELETE DRYWALL NICHES - REFER TO PLAN - INFO ONLY Note:
1 - PRIMARY ENSUITE - RELOCATE FREESTANDING TUB - REFER TO PLAN Note:
2 - PRIMARY ENSUITE - RELOCATE SINKS - REFER TO PLAN * Reduced price as per S.Carogioiello Note:
1 - PRIMARY ENSUITE - SHOWER - ADD HORIZONTAL SHAMPOO NICHE *APPROX 14" x 24"* - IN STANDARD WHITE QUARTZ - REFER TO PLAN Note:
1 - PRIMARY ENSUITE - RELOCATE WINDOW - REFER TO PLAN Note:
1 - PRIMARY ENSUITE - ELONGATE VANITY TO BACK WALL (includes cabinetry and counter)- REFER TO PLAN Note:
1 - GARAGE - ADD ROLL UP DOOR AT BACK - APPROX 8X8 - STYLE TO MATCH FRONT GARAGE DOOR *NOTE ADD'L HEADER/FRAMING/CUTTING OF CONCRETE REQ'D* - SEE PLAN 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 \$500. PLUS A 10% HOLDBACK FEE. Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$30,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT. Note:

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OT 7 * 60-03 NEW CASTLE * OPT. MAIN * EL. A * 3 CAR GARAGE * 5285 SQ.FT

SCHEDULE "B"

Purchaser

SINGH, VIKRAM, JEET

Purchaser

HUNDAL, PARMINDER

And

Vendor

2185715 Ontario Inc.

Lot Number

007 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144
in the CITY of BRAMPTON

Date of Offer

April 05, 2024

Dated Required:

June 30, 2025

Model:

NEWCASTLE-OPT MAIN-ELEV A (60-03(AO))

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

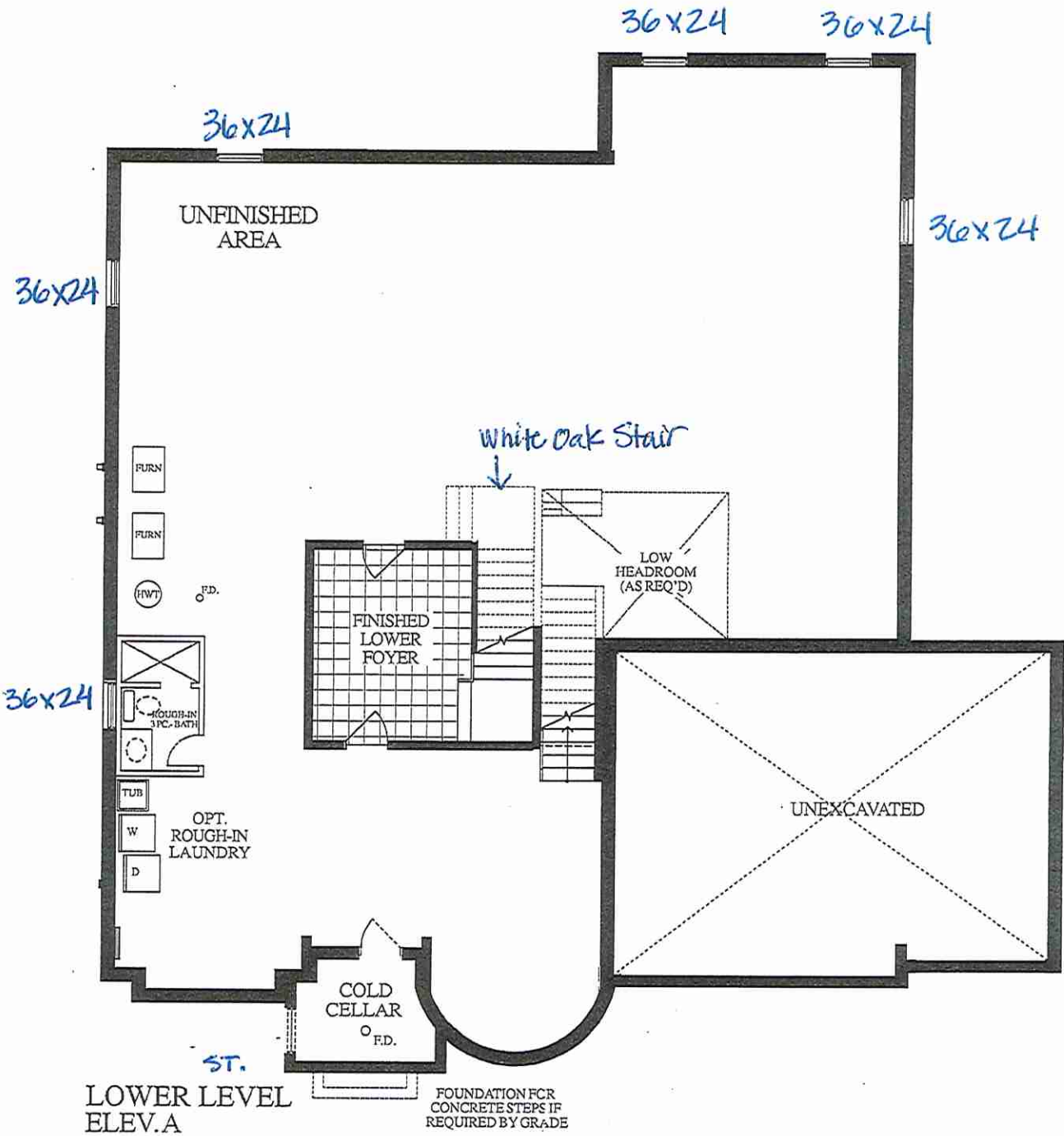
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- PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE OTHER THEN WHAT IS STATED IN THE INFORMATION SHEET DATED FEBRUARY 8TH 2024.
- ADD A THIRD GARAGE TO THE SIDE OF EXISTING GARAGE. GARAGE LENGTH AND ALIGNMENT WITH THE OTHER TWO DOORS TO BE DETERMINED BY ARCHITECTURAL CONTROL GUIDLEINES.
- INCLUDE A MAN DOOR TO THE SIDE OF GARAGE, GRADE PERMITTING.
- DELETE GAS FIREPLACE IN GREAT ROOM AND INSTALL LARGER WINDOW IN LIEU OF FIREPLACE AS PER BUILDERS SPECIFICATIONS.
- ADD WINDOW IN WALK-IN PANTRY AS PER BUILDERS SPECIFICATIONS.
- SHOWER LIGHT TO BE INCLUDED IN ENSUITE 2, 3 & 4 AS PER VENDORS STANDARD SAMPLES
- VENDOR TO INCLUDE SMOOTH CEILINGS THOUGHOUT 2ND LEVEL AS PER VENDORS SPECIFICATIONS.
- VENDOR TO SITE HOUSE ON THE LOT AS FAR BACK AS POSSIBLE IN ORDER TO CREAT AS LONG AS POSSIBLE DRIVER WAY AS PER BUILDING CODE WILL ALLOW.

DS

VS

DS

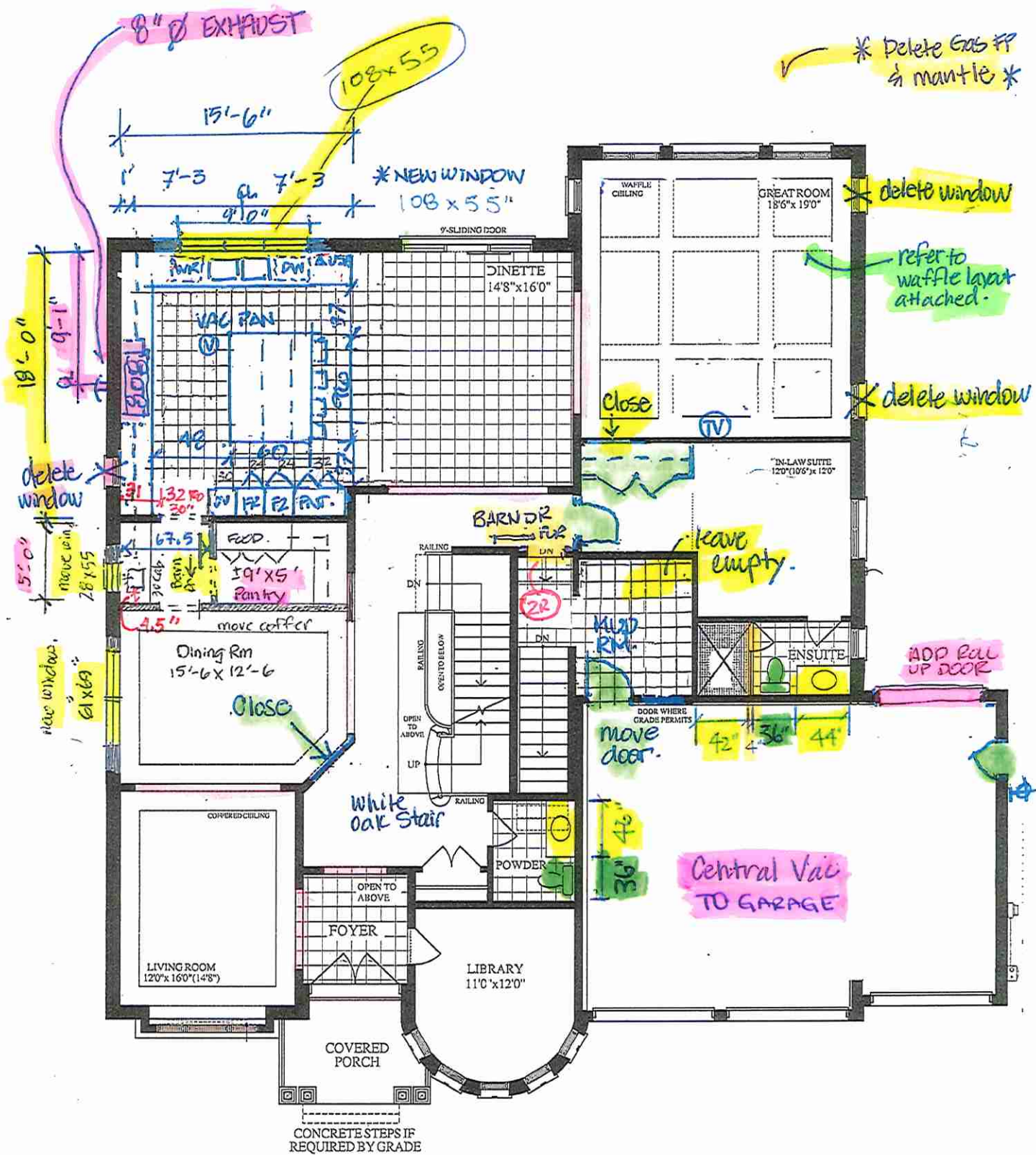
PH



DS
VS

DS
PH



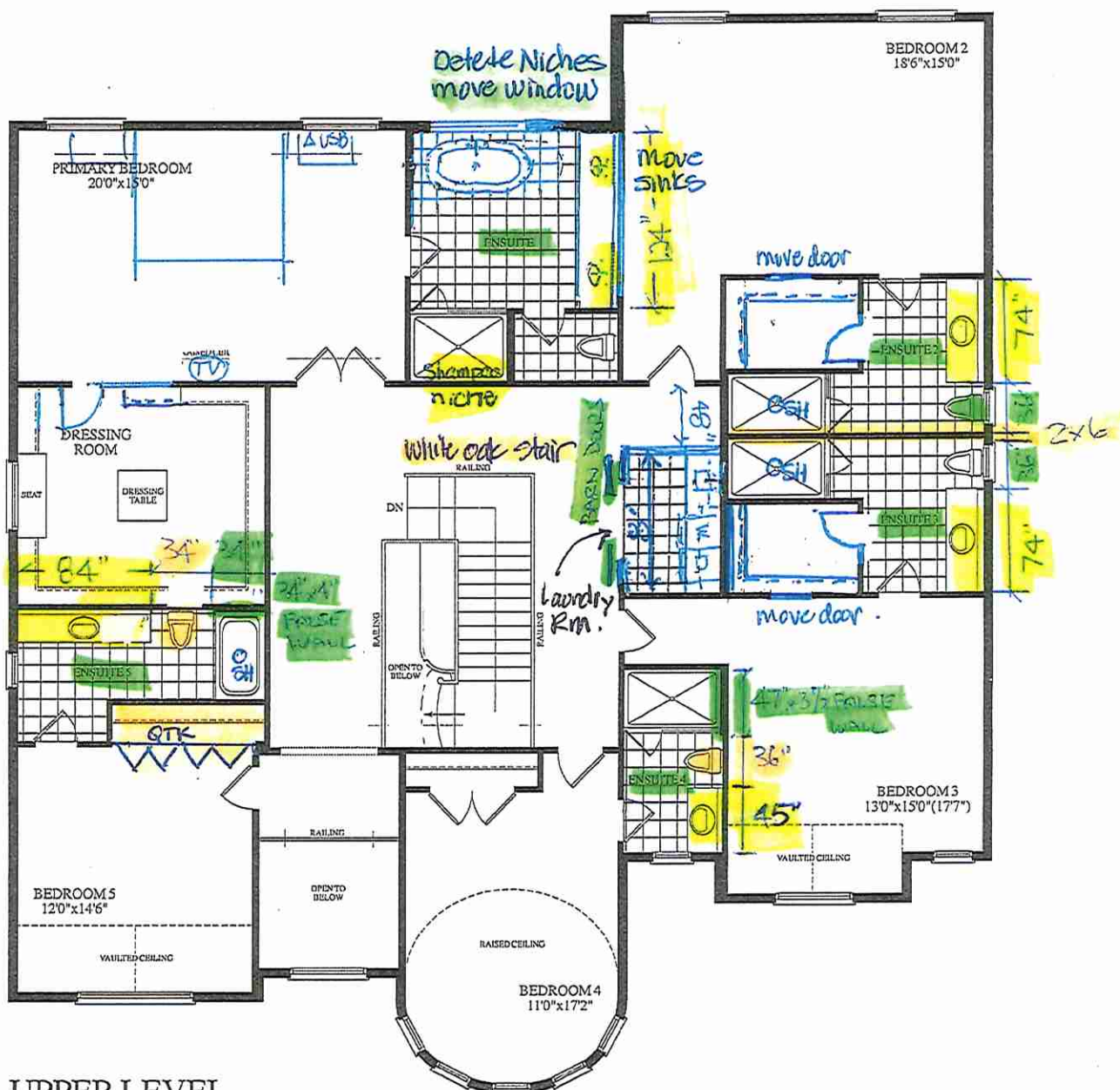


MAIN LEVEL
ELEV. A

DS
VS

DS
PH



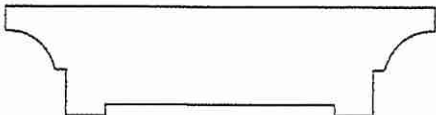
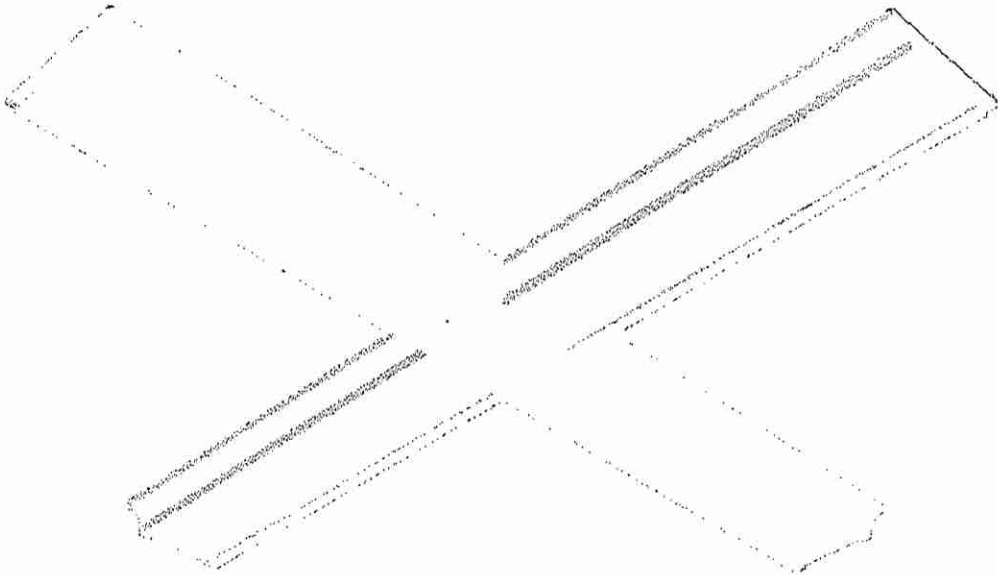


UPPER LEVEL
ELEV.A

* smooth ceilings *
(as per sales offer)

DS
VS





Beams and Coffered Ceilings

CTR-B03

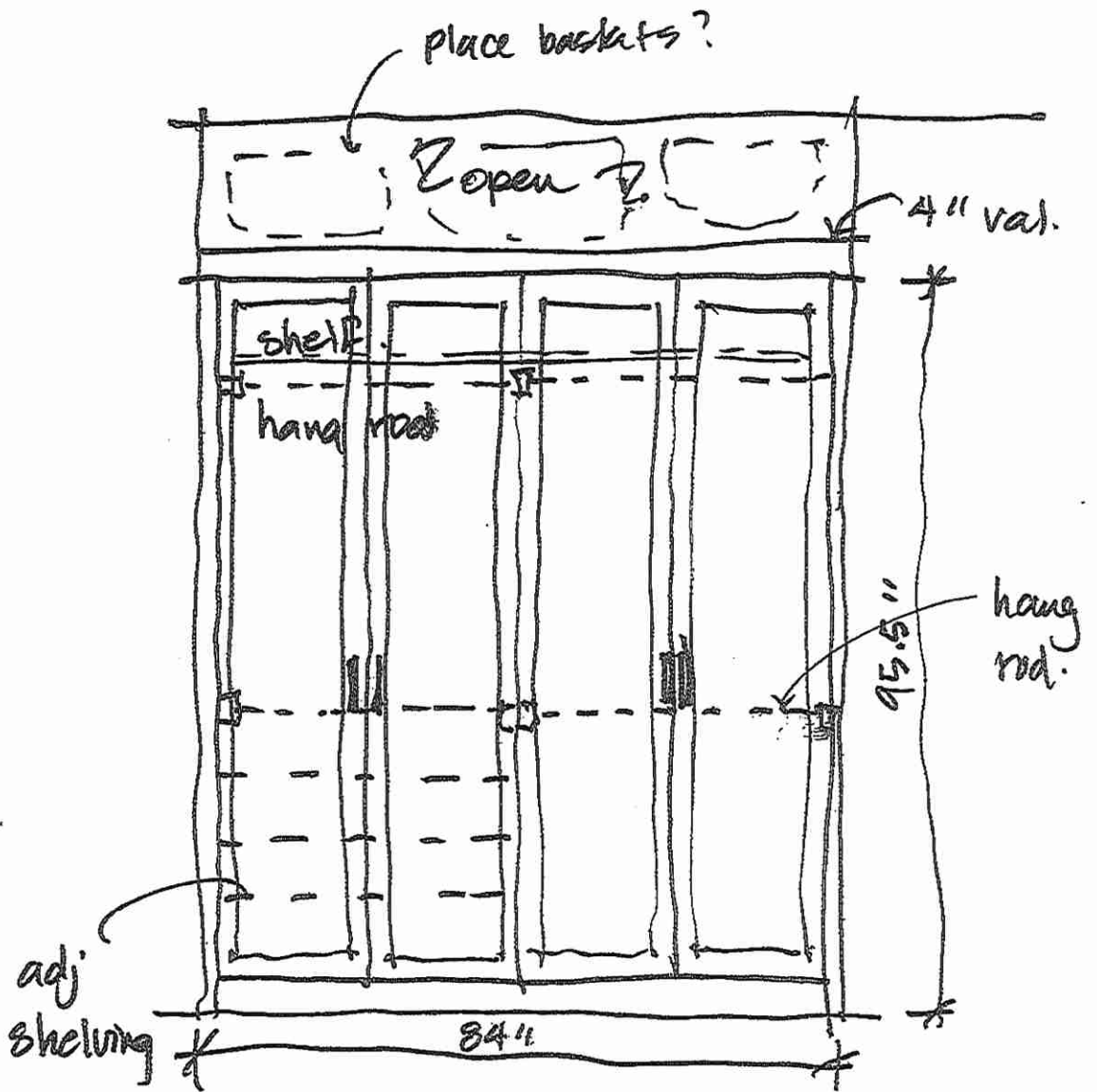
Specifications:

WIDTH "	HEIGHT "
7	1 3/4

NEXT PRODUCT→



LOT 7



Closet Built ins
Lot 7.

DS
VS

DS
PH

LOT 7.