

2

ZANCOR  
HOMES

## PURCHASER REQUEST FOR EXTRAS

Purchaser:

M. Patel

Res. No:

289-752-6990

Bus. No:

Subdivision:

Royal Collection

| Lot No. | House Type | Elevation | Date Required | Date Ordered |
|---------|------------|-----------|---------------|--------------|
| 53      | Windsor    | A         |               |              |

| "OFFICE USE ONLY" | ITEM | DESCRIPTION                                                                                                                                                                                                              | PRICE |
|-------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
|                   | (12) | Slider Door Entry into<br>Laundry Room grille<br>permitted & Town approval.<br>Remove Window & put<br>door into laundry<br>room. Remove cabinet<br>in laundry room.<br>If deck needed<br>Purchaser to pay at<br>closing. |       |
|                   | (13) | Change location of<br>Washer/Dryer/Tub<br>room to accommodate<br>side door<br>Entry.<br>Paid by Cheque                                                                                                                   |       |
|                   |      | SUB-TOTAL                                                                                                                                                                                                                |       |
|                   |      | HST                                                                                                                                                                                                                      |       |
|                   |      | TOTAL AMOUNT ▶                                                                                                                                                                                                           |       |

## Conditions:

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.

2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer.

Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.

3. All extras must be paid in full.

4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.

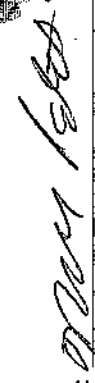
5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.

6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.

7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.



BUILDER:

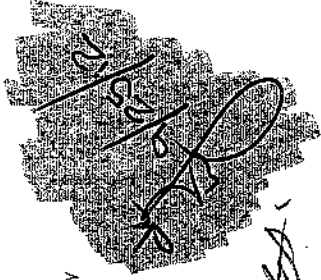
HOME OWNER: 

HOME OWNER:

Sept 23, 2012

DATE:

DATE: Sept. 6/12.



249/12



WINDSOR

ELEVATION B - 2712 SQ. FT.



253.  
-GALLS



42-3



**ZANCOR  
HOMES**

**PURCHASER REQUEST FOR EXTRAS****Purchaser:**

Res. No. 289-752-6990 Bus. No.:

**Subdivision:**

RES. NO. 67, 132-6  
Royal Collection

|         |             |           |               |              |
|---------|-------------|-----------|---------------|--------------|
| Lot No. | House Type. | Elevation | Date Required | Date Ordered |
| 53      | Windsor     | A         |               |              |

| "OFFICE USE ONLY" | ITEM | DESCRIPTION                                                      | PRICE      |
|-------------------|------|------------------------------------------------------------------|------------|
|                   | (6)  | Upgrade Brick Scheme                                             | [REDACTED] |
|                   | (7)  | Upgrade Basement Windows to enlarge 24" x 30" w x 4'             | [REDACTED] |
|                   | (8)  | 2 Extra Windows Enlarge to 24" x 30" w.                          | [REDACTED] |
|                   | (9)  | Increase height of doors hollow to 7 feet on 2nd floor all doors | [REDACTED] |
|                   | (10) | Water line to bridge                                             | [REDACTED] |
|                   | (11) | Gas Line to stove.                                               | [REDACTED] |
|                   |      | [REDACTED]                                                       |            |
|                   |      | [REDACTED]                                                       |            |
|                   |      | [REDACTED] as per agreement                                      |            |
|                   |      | SUB-TOTAL                                                        | [REDACTED] |
|                   |      | HST                                                              | [REDACTED] |
|                   |      | TOTAL AMOUNT                                                     | [REDACTED] |

**Conditions:**

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.
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**JILDER:**

HOME OWNER: W. J. ...

**HOME OWNER:**

DATE:

DATE: 27/3



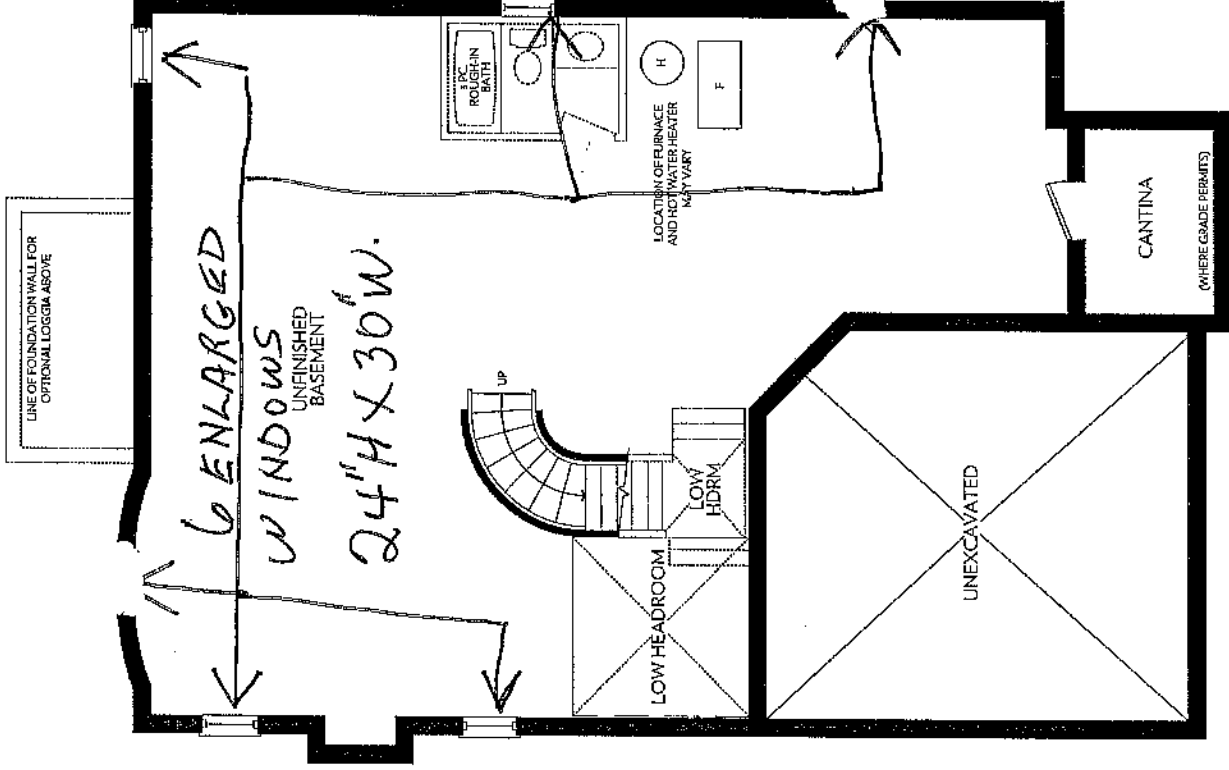
# ROYAL COLLECTION

AT KEELE & KING

## WINDSOR

ELEVATION A - 2767 SQ. FT.

ELEVATION B - 2712 SQ. FT.



BASEMENT  
ELEVATION A & B

*Handwritten notes:*  
Lot 53  
Glar. A.  
Z

Z  
ZANCOR  
HOMES



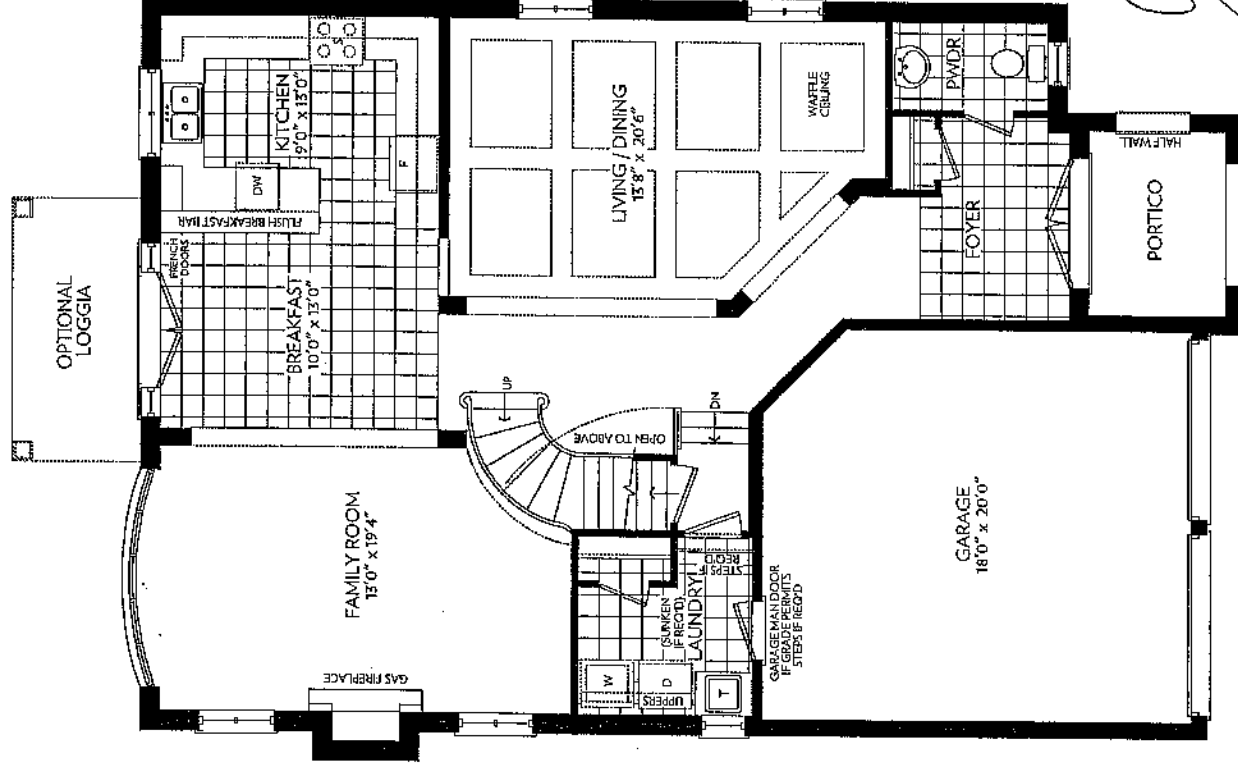
# ROYAL COLLECTION

AT KEELE & KING ➔

## WINDSOR

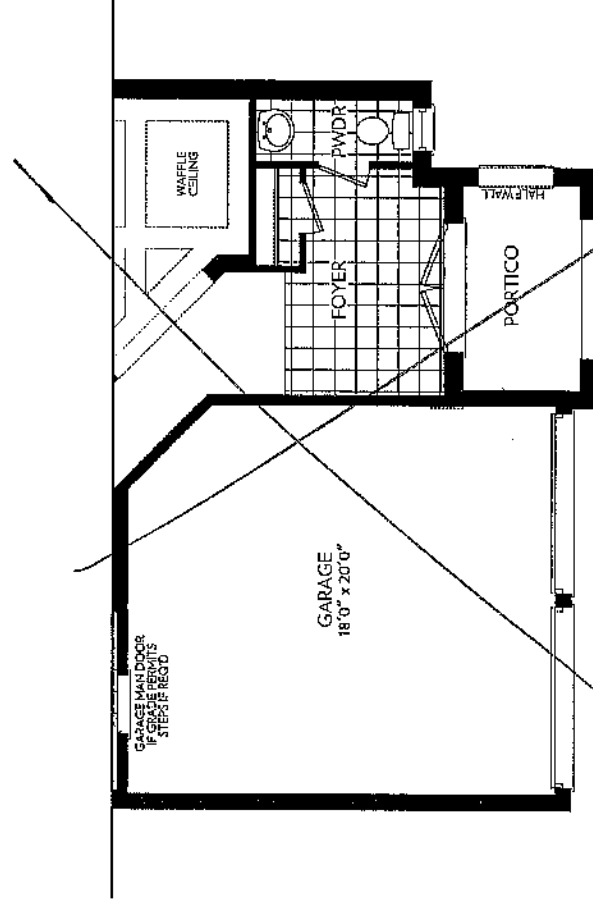
ELEVATION A - 2767 SQ. FT.

ELEVATION B - 2712 SQ. FT.



GROUND FLOOR  
ELEVATION A

*mm*  
*Lot 53*  
*Elev. A*



GROUND FLOOR PARTIAL  
ELEVATION B

*2*  
ZANCOR  
HOMES



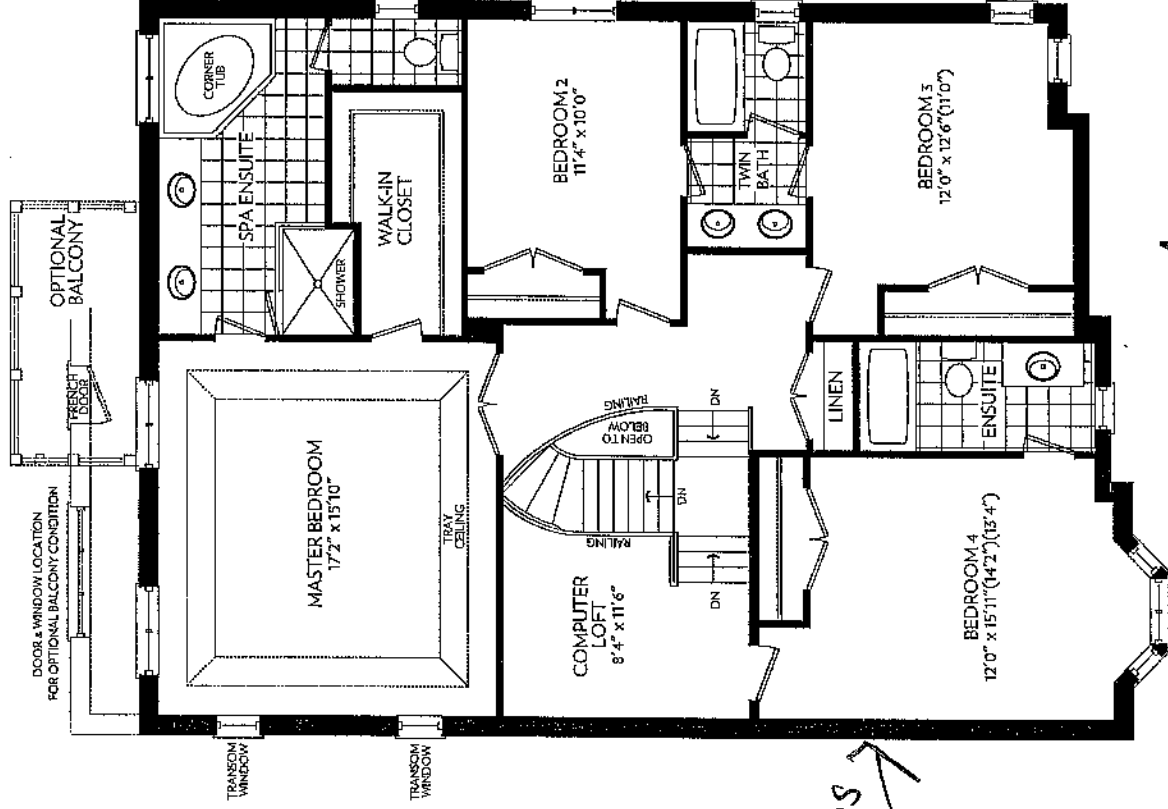
# ROYAL COLLECTION

AT KEELE & KING

## WINDSOR

ELEVATION A - 2767 SQ. FT.

ELEVATION B - 2712 SQ. FT.

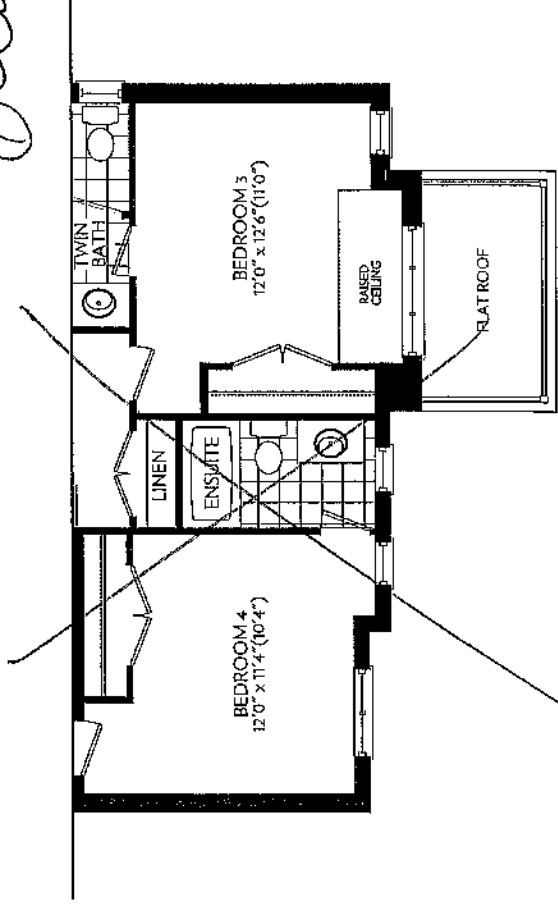


19 ALL  
DOORS TO  
2ND FLOOR  
7 FT. HIGH  
HOLLOW DOORS

add

YDA 53  
Color A

SECOND FLOOR  
ELEVATION A



SECOND FLOOR PARTIAL  
ELEVATION B

2  
ZANCOR  
HOMES



STRUCTURAL REQUIREMENTS\*

Purchaser(s): Mykeshbhai Patel  
Subdivision: Royal Collection

|           |                |           |      |
|-----------|----------------|-----------|------|
| Lot No.   | House Type     | Elevation | Date |
| <u>53</u> | <u>Windsor</u> | <u>A</u>  |      |

| STRUCTURAL ITEMS                                                                      | YES/NO<br>Please Circle One                                | DESCRIPTION / NOTES    | INITIAL   |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------|-----------|
| • Larger Basement Windows                                                             | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Additional Basement Windows                                                         | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Upgraded Windows                                                                    | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • 9' Basement                                                                         | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>as per plan</u>     | <u>MP</u> |
| • 10' Main Floor                                                                      | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • 9' 2nd Floor                                                                        | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Increase Height of Doors                                                            | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>7' ON 2ND FLOOR</u> | <u>MP</u> |
| • Upgrade to Solid Core Interior Doors                                                | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Extra Window or Door Changes                                                        | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Upgraded Window Grills                                                              | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Optional Loggia                                                                     | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Optional Balcony                                                                    | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Skylights<br>(location subject to trusses, engineering and architectural control)   | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Brick Colour & Exterior Package                                                     | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>Pkg # 12</u>        | <u>MP</u> |
| • Additional Fireplaces                                                               | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Gas/Electric                                                                        | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Stair Upgrades (Maple)                                                              | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Open Stairs to Basement                                                             | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Open Riser Staircase                                                                | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Hot Water Tank Information/Upgrades                                                 | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Appliance Specification required from purchaser for time of kitchen selection       | <input checked="" type="radio"/> Y <input type="radio"/> N | Date of Appointment:   | <u>MP</u> |
| • Appointment with Kitchen manufacturer completed?<br>(for Structural/Layout Changes) | <input checked="" type="radio"/> Y <input type="radio"/> N | Date of Appointment:   | <u>MP</u> |
| • Is water line for fridge required?                                                  | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Is gas line for stove required?                                                     | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Are smooth ceilings required?                                                       | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>Included</u>        | <u>MP</u> |
| • Plumbing Changes                                                                    | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Bathtubs - Changes to Style/Size/Location                                           | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Frameless Glass Shower                                                              | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>Ensuite</u>         | <u>MP</u> |
| • Mirrors, Towel Racks to be installed?                                               | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Ensure Purchaser is aware of all ceiling designs in each room:                      |                                                            | <u>as per plan</u>     | <u>MP</u> |
| • Cathedral Ceilings                                                                  | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Coffered Ceilings                                                                   | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • High Ceilings                                                                       | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Water Heater/Furnace Upgrades                                                       | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Energy Star Upgrades / Increase Insulation                                          | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Noise Insulation                                                                    | <input checked="" type="radio"/> Y <input type="radio"/> N |                        | <u>MP</u> |
| • Plywood Subfloors                                                                   | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>Included</u>        | <u>MP</u> |
| • Upgrade to 200 amp electrical service                                               | <input checked="" type="radio"/> Y <input type="radio"/> N | <u>Included</u>        | <u>MP</u> |

\*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.



## NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT

Royal Collection

LOT No.

53 PLAN No.

HOMEOWNER(S)

Mukeshbhai Patel

CIVIC ADDRESS

\_\_\_\_\_

### NOTE

If built in appliances are selected the following information must be submitted with your final design selections. Appliance specifications must clearly be legible for the following:

- Built in ovens
- Built in microwave with trim kit
- Warming drawers
- Slide in stove (electric and/or gas)
- Cook tops (electric and/or gas)
- Hood Fans including CFM
- Refrigerators – all models especially double doors – *Discuss Counter Depth Fridge with Designer* recommended, If purchasing a Side by Side or French Door the wall beside the fridge may be an issue if it is deeper than 24"
- Wine and/or beverage coolers
- Steam ovens, coffee makers
- Dishwashers (all models)
- Free standing chimney hoods (clearance space will be left with this appliance/will not be butted up against cabinetry)

Purchaser acknowledges responsibility for providing correct specifications for such appliances and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than Sept. 10/12

If not received the standard openings as determined by Zancor Homes will be provided.

Acknowledged and agreed this 27 day of Aug, 2012.

[Signature]

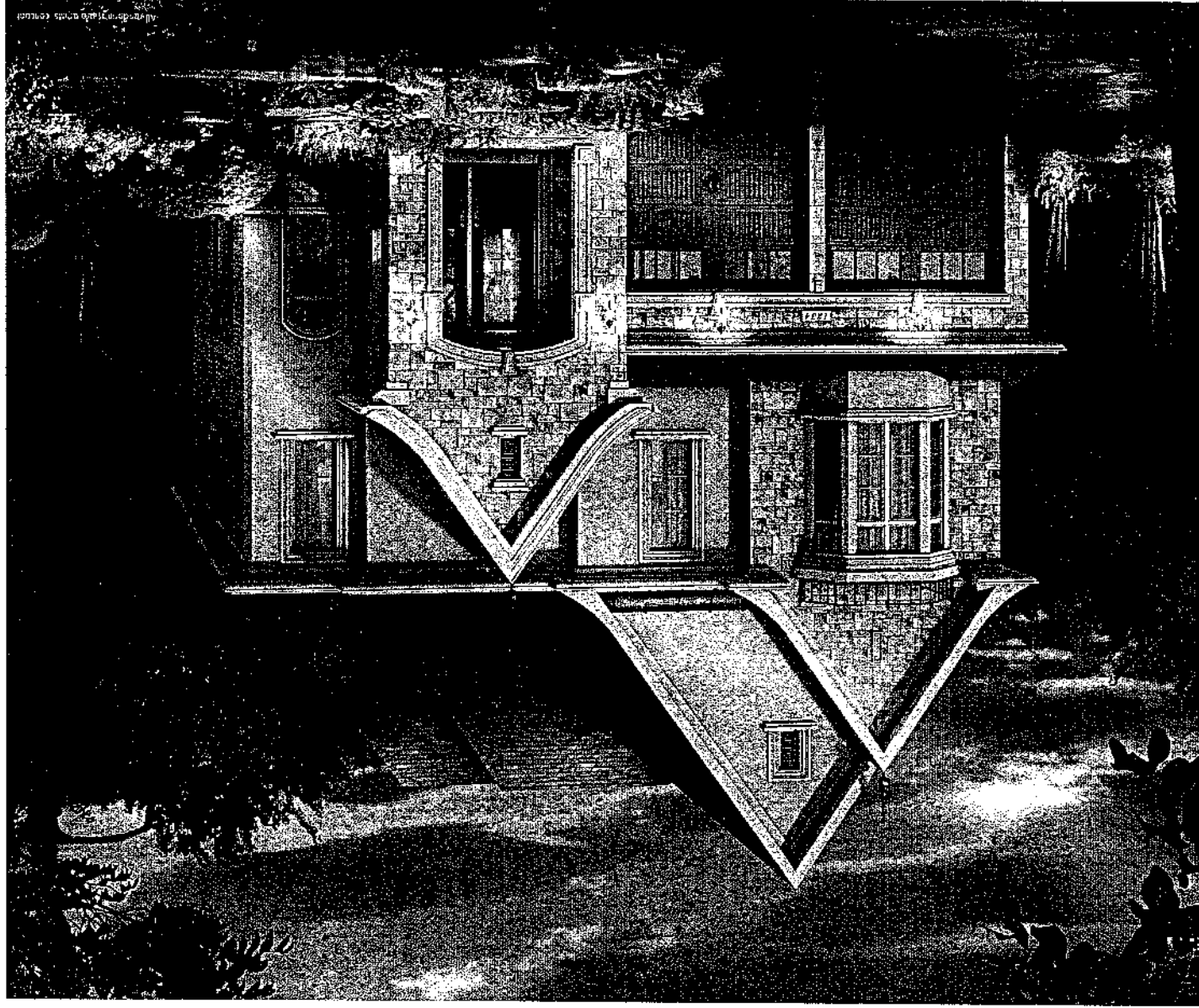
Purchasers Signature

Aug 27/12  
Date

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications



WINDSOR  
ELEVATION A - 2767 SQ. FT.



ROYAL  
COLLECTION  
AT KEELE & KING &

Lot 53

E. Lee. H.

over

Z

H.

ZANCOR  
HOMES



**ZANCOR**  
HOMES

ROYAL COLLECTION  
General Information

*Ref 53*

- Prices do not include HST
- Deposit structure: Extras can be added to the purchase price by way of amendment to a maximum of 75% of the extra - \$10,000 minimum.
- E. & O.E. Applicable
- Prices are subject to change without notice
- Builder reserves the right to make substitutions to equal or greater value if a product is discontinued or when a supplier is changed.
- All upgrades must be on Zancor Homes upgrade sheets. Verbal extras or upgrades will not be acknowledged as part of the agreement.
- Extras will not be implemented until approved by Head Office.
- An Optional Upgrade Order Form must be submitted to Head Office for all items. Please attach any illustrations for such requests. The request will be estimated and presented to the Home Owner. Home Owner must submit written acceptance of such estimate within 14 days. The same request at a later date may be subject to a price increase.
- All upgrade pricing include credits for standard features
- Exterior colour packages have been architecturally selected and controlled. No substitution or additions are permitted.
- All extras must be paid for prior to commencement of work
- Structural / Plan changes: will be considered on an individual purchaser basis. Any changes of this nature are subject to architectural control and will potentially delay the closing date. The Purchaser will be required to sign an amendment to acknowledge delay.
- Changes made after the structural appointment or colour chart have been completed are discouraged and will be subject to a minimum administrative/processing fee of \$5,000. If a change is absolutely necessary and is still possible, subject to construction schedule, a price will be quoted, subject to receiving the request in writing. Deletions to colour charts and extras will not be allowed. Requests of this nature are to be discussed and reviewed with the Site Super and Zancor Head Office. Approval must be obtained in writing before quoting purchaser and must be finalized within 48 hours of approval
- If for some reason, a purchaser requested extra is not completed by the Vendor after the paperwork has been completed and payment for the item has been received by the builder, the purchaser will be credited the Vendor's cost of the particular item and the Vendor is not liable for any further cost
- Minimum charge per upgrade for processing \$250.00

HOME OWNER: *Orin Kety*

HOME OWNER: \_\_\_\_\_

DATE: *Aug. 27/12.*





ZANCOR  
HOMES

BRICK SELECTION REQUEST\*

To be completed at time of Structural

LOT #: 53  
IN THE CITY OF: King  
MODEL TYPE: Windsor ELEVATION: A

BETWEEN:  
Zancor Homes as VENDOR  
AND  
Mukeshbhai Patel as PURCHASERS

\*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 12  
SECOND CHOICE: 8  
THIRD CHOICE: 9

Dated at King this 27 day of Aug 2012  
(Day) (Month) (Year)  
J. Cole own Patel  
Witness Purchaser  
Witness Purchaser

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE**  
**Generic**

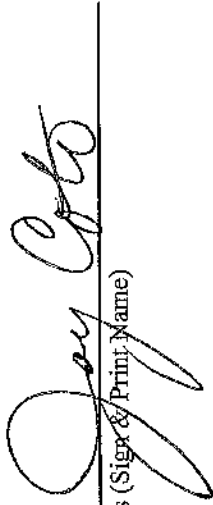
The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: **MUKESHBHAI PATEL**  
Vendor: **Zancor Homes (KC) Ltd.** Phase: **RC** Plan No.:  
Lot #: **53**  
Street: **Robert Berry Crescent**  
in the : **Township of King**  
Date of Offer: **Monday November 28, 2011**

**DELETE:**  
1.ELEVATION B

**INSERT:**  
1.ELEVATION A

Dated at King City, Ontario this 29th day of November, 2011.

  
Witness (Sign & Print Name)

  
Purchaser - MUKESHBHAI PATEL

Accepted at Concord, Ontario this 3 day of Dec November, 2011

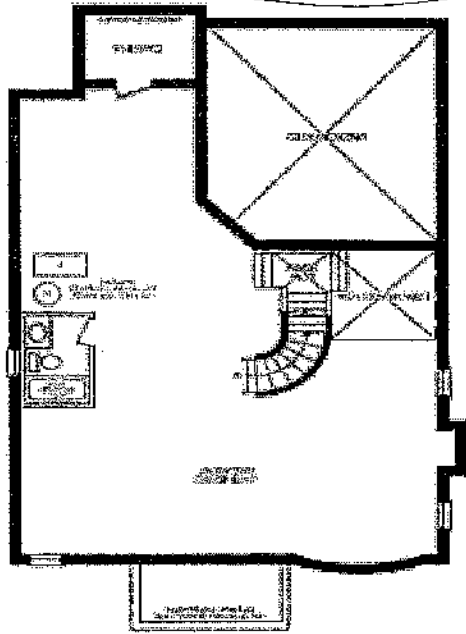
Zancor Homes (KC) Ltd.

Per:   
Authorized Signing Officer

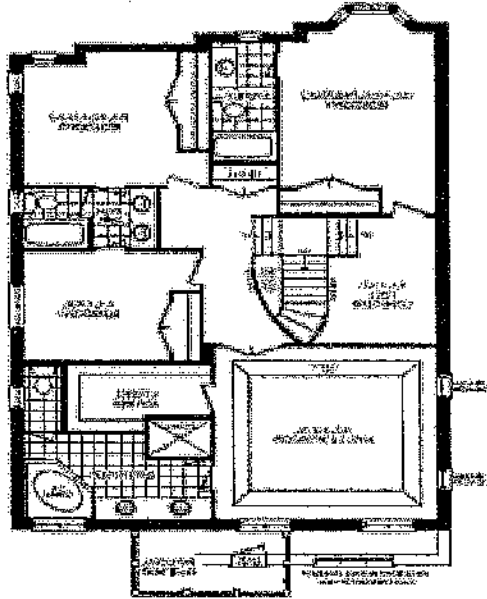
SCHEDULE "FLP"

FLOOR PLAN

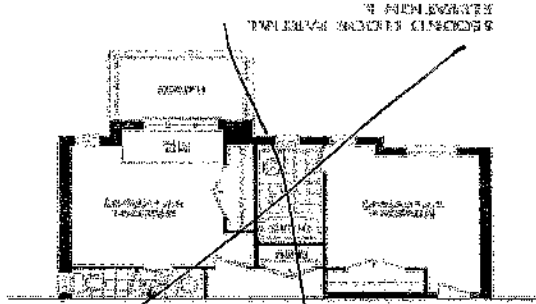
WINDSOR



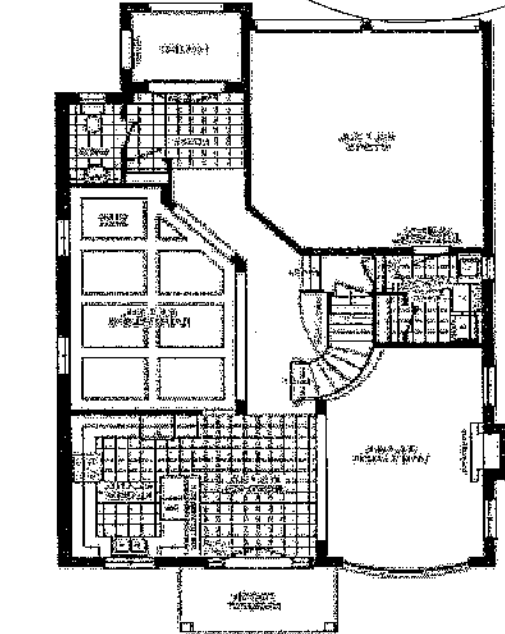
FIRST FLOOR



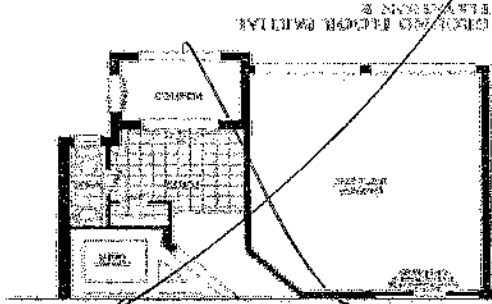
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

Vendor's Initials

Purchaser's Initials

Vendor's Initials

Purchaser's Initials



**ZANCOR  
HOMES**

**SCHEDULE "E"**  
**PURCHASER'S EXTRAS**

|                                        |  |                                  |                                  |
|----------------------------------------|--|----------------------------------|----------------------------------|
| Vendor<br>Zancor Homes (KC) Ltd.       |  | Purchaser(s)<br>MUKESHBHAI PATEL |                                  |
| Lot Number<br>53                       |  | Telephone Number: -              |                                  |
| House Type<br>- Windsor (42-03) Elev B |  | Reg. Plan #                      | Closing Date<br>As Per Agreement |
|                                        |  |                                  | Date Ordered<br>28-Nov-2011      |

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

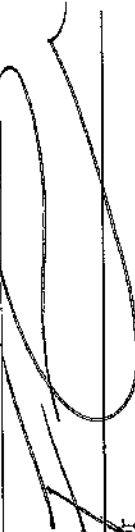
**DESCRIPTION**

9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors  
LOT PREMIUM INCLUDES: - Large Lot  
1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)  
STAIN STAIRCASE FROM FIRST TO SECOND FLOOR  
APPLIANCE PACKAGE FOR 42 FOOT ROYAL COLLECTION - SUB-ZERO 30 INCH BUILT-IN STAINLESS STEEL  
REFRIGERATOR/FREEZER - WOLF 30 INCH STAINLESS STEEL GAS RANGE - FRIGIDAIRE 24 INCH STAINLESS STEEL  
1 INCH IN DISHWASHER - AIR KING PROFESSIONAL RANGE HOOD - SAMSUNG 7.3 CF ELECTRIC DRYER - SAMSUNG 4 CF  
PLUS WASHER

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7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.
8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

Vendor: Included in the purchase price

  
Vendor

  
Purchaser: MUKESHBHAI PATEL