

# Marketing Scheme

## Suite: 1704, Level: 17 - Noir

MONIR NOORAEI  
400 LUZON CRES  
MISSISSAUGA ON

510 Curran Place  
Mississauga Ontario

### Colour Selections

#### KITCHEN

Cabinets MOD (Como. Grigio. Flat Panel)

Backsplash MOD (Cristallo Glass Mosaic. Special Grey. 1"x2")

Kitchen Countertop MOD (Night Shade. Quartz)

#### MAIN BATH

Vanity Cabinet MOD (Como. Grigio. Flat Panel)

Countertop MOD (Bianco Carrara. Marble. Polished Finish)

Floor Tile MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")

Wall Field Tile MOD (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")

Accent Tile MOD (Colours & Dimensions. Sterling Grey. Matte Finish. 4" x 16")

#### ENSUITE BATH

Vanity Cabinet MOD (Como. Grigio. Flat Panel)

Countertop MOD (Bianco Carrara. Marble. Polished Finish )

Floor Tile MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")

Wall Field Tile MOD (Colours & Dimensions. Arctic White. Matte Finish. 8" x 20")

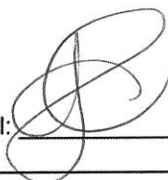
Accent Tile MOD (Grey Mosaic GM.GRY.WHT.0,4X1C2BL 1/2"x 1-1/4")

#### FLOORING

Hardwood Flooring MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2 x 4-1/4")

Carpeting N/A (See Upgrades)

Vendor Initial:



Purchaser Initial:

*ij*

# Suite: 1704, Level: 17 - Noir

## Upgrades

### EXTRAS

|                                            |                                                                                   |              |
|--------------------------------------------|-----------------------------------------------------------------------------------|--------------|
| Smooth Ceiling - Throughout                |  | \$1,695.00 ✓ |
| Trim and Door Casings - Modern 106 and 206 |  | \$1,195.00 ✓ |

### KITCHEN

|                                                              |                                                                                   |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------|------------|
| Sink - Option 1 (KHD2920B) (In Lieu Of Standard)             |  | \$345.00 ✓ |
| 24" Deep Upper Cabinet Above Fridge with a 5/8" Fridge Gable |  | \$495.00 ✓ |

### BATHROOMS

|                                                      |                                                                                     |            |
|------------------------------------------------------|-------------------------------------------------------------------------------------|------------|
| Master Ensuite Countertop - Quartz in lieu of Marble |  | \$295.00 ✓ |
| Main Bathroom Countertop - Quartz in lieu of Marble  |  | \$295.00 ✓ |

### APPLIANCES

|                                                                           |                                                                                     |            |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|
| Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard) |  | \$495.00 ✓ |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|

### WINDOW COVERINGS

|                                                              |                                                                                     |        |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--------|
| Option 1 - Open Roll Roller Shades                           |  | \$0.00 |
| Option 1 - Open Roll Roller Shades - Master Bedroom - Enamel |  | \$0.00 |
| Option 1 - Open Roll Roller Shades - 2nd Bedroom - Enamel    |  | \$0.00 |
| Option 1 - Open Roll Roller Shades - Dining/Living - Pearl   |  | \$0.00 |

### FLOORING

|                                   |  |            |
|-----------------------------------|--|------------|
| Hardwood Flooring - Standard - M  |  | \$879.20 ✓ |
| Hardwood Flooring - Standard - 2r |  | \$644.00 ✓ |

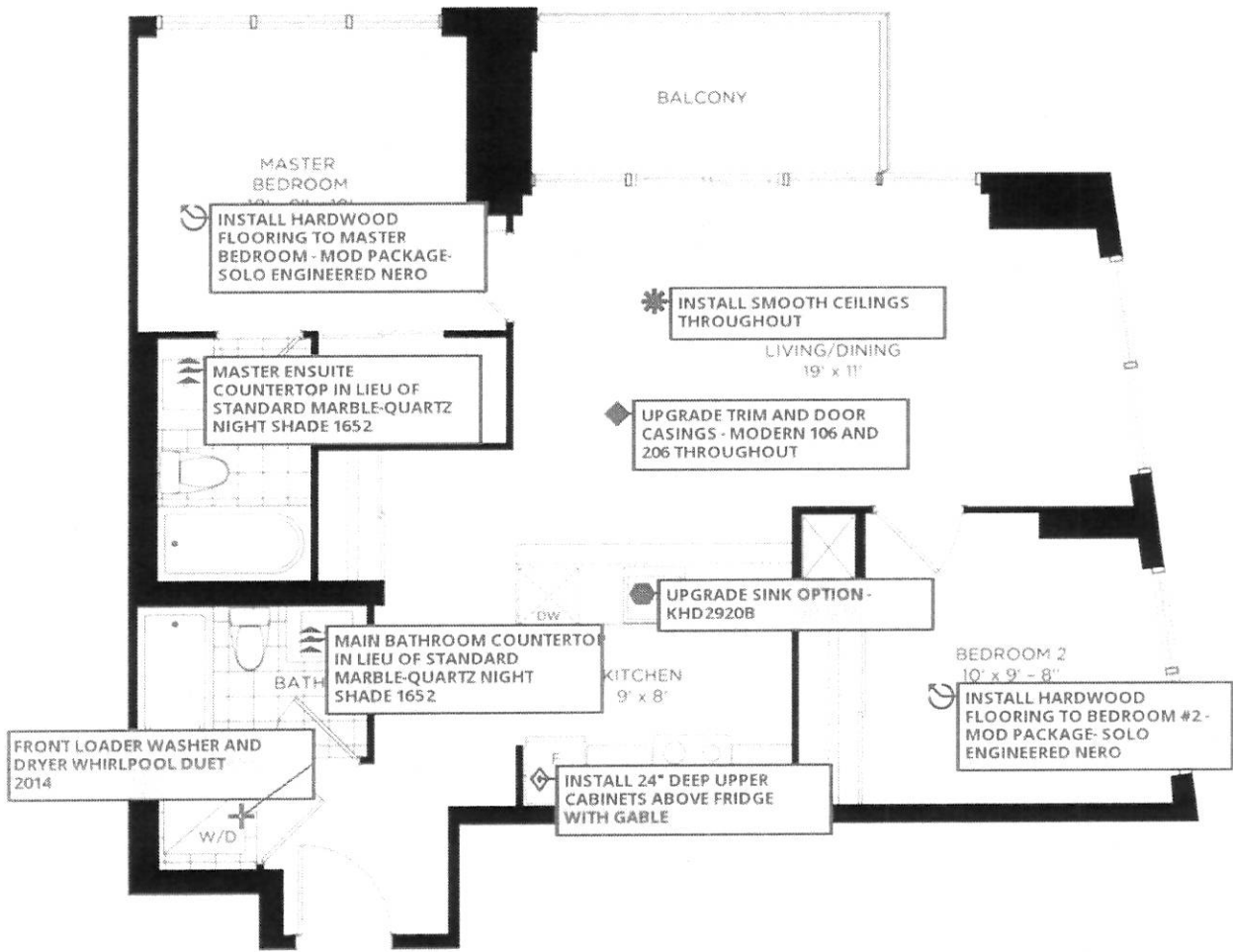
Bathroom  
PRICE ? ✓

Sub Total : \$6,338.20  
Total : \$6,338.20  
HST : \$823.97  
Net Payable : \$7,162.17  
Deposit Amount : (\$1,790.54)  
and Deposit Amount : \$0.00  
Balance Amount : \$5,371.63

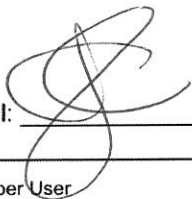
Vendor Initial: 

Purchaser Initial: \_\_\_\_\_

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MAIN LEVEL

Vendor Initial: 

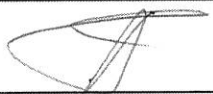
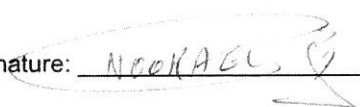
Purchaser Initial: 

**Finishing Selections - Terms And Conditions**Property address: **510 Curran Place Suite #1704 Level 17 - Noir**Purchaser(s): **MONIR NOORAEI**

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a selection becomes unavailable for any reason whatsoever. If the Vendor is unable to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, then the Vendor will make such selections, which shall be final and binding on the Purchaser.
2. Where the Purchaser has made upgrade selections or requested changes that are subject to additional charge, and upon the Vendor or its Sales Representative notifying the Purchaser, of its agreement to complete the same and any additional cost(s) for such upgrade or change request, the Purchaser shall pay the total amount owing by cheque or bank draft to the Vendor within seven (7) business days from being so notified. All cheques should be made payable to Blaney McMurtry LLP in Trust. Failure to pay the upgrade or change request cost within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, as applicable, shall be calculated by the Vendor and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
5. If any upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected upgrade or item of finishing, that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular upgrade or item of finishing which is not provided, the adjustment to be determined by the Vendor in its sole discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said upgrade or item of finishing and the Purchaser shall complete the closing without delay or holdback.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any upgrade or change request. All such sums paid are non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT

DATED at MISSISSAUGA this 18<sup>th</sup> of December, 20 14Witness Signature: Purchaser Signature: 

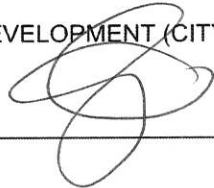
Witness Signature: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 30 of JANUARY, 20 15

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer  
I have the authority to bind the corporation



MRS MONIR NOORAEI  
MR G MOGHADDAM  
400 LUZON CRES  
MISSISSAUGA ON L5B 3W8

028  
DATE 2015-12-18  
Y Y Y Y Y M M D D

Blaney McMurtry LLP in Trust

\$2389.78

PAY TO THE ORDER OF Blaney McMurtry LLP in Trust \$2389.78

BMO Bank of Montreal

100 CITY CENTRE DR.  
MISSISSAUGA, ONT. L5B 2C9

MEMO

PSN 81001704



MP

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