

## **Marketing Scheme**

Suite: 4305, Level: 43 - PH-5

510 Curran Place Mississauga Ontario

Colour Selections	
KITCHEN	
Cabinets	GLAM (Upper Cabinets: ARF 6 BLACK Lower Cabinets: Saratoga Avanti Regatto. High Gloss. Flat Panel)
Backsplash	GLAM (Classico Line: Col: 4330 Polished finish. 1 1?4" Square Edge Quartz Backsplash)
Kitchen Countertop	GLAM (Classico Line: Col: 4330 Polished finish, 1 1?4" Square Edge Quartz Countertop)
MAIN BATH	
Vanity Cabinet	GLAM (Saratoga Avanti Regatto. High gloss. Flat panel)
Countertop	GLAM (Athena Gris V/C - Marble. Polished finish -1 1'4" Square Edge Marble Countertop)
Floor Tile	GLAM (Marmi Evoluzione. Calacatta. Matte 12" x 24")
Wall Field Tile	GLAM (Colours and Dimensions, Col# Arctic White, Matte Finish 4" x 16")
Accent Tile	GLAM (Colours and Dimensions Col: Taupe. Matte Finish 4" x 16")
ENSUITE BATH	
Vanity Cabinet	GLAM (Saratoga Avanti Regatto. High gloss. Flat panel)
Countertop	GLAM (Athena Gris V/C - Marble. Polished finish -1 1'4" Square Edge Marble Countertop)
Floor Tile	GLAM (Marmi Evoluzione. Calacatta. Matte 12" x 24")
Wall Field Tile	GLAM (Cristallo. Col# Glass White 4" x 16")
Accent Tile	GLAM (Cristalio. Col# Grey 4" x 16")
FLOORING	
Entry	GLAM (Soho . Oak Graphite Wire Brush)
Kitchen	GLAM (Soho . Oak Graphite Wire Brush)
Living Room/Dining Room	GLAM (Soho . Oak Graphite Wire Brush)
Den	GLAM (Papilio Wallaby Cream - 17193)
Master Bedroom	GLAM (Soho . Oak Graphite Wire Brush)

Vendor Initial:

Purchaser Initial: RNH NDM

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Suite: 4305



HOME SELECTIONS & UPGRADES SUMMARY GLAM (Soho . Oak Graphite Wire Brush)

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Upgrades		
EXTRAS		
Smooth Ceiling - Throughout	*	\$0.0 <b>Note:</b> AS PER APS DATE: OCT.22/1
Interior Door 2 Panel - Option 1		7 @ \$95.0
KITCHEN		
Quartz Upgrade to 1 1/4" Kitchen		\$0.00 Note: AS PER APS DATEL SEPT.25/1-
Valence Lighting-Yes		\$0.00 <b>Note:</b> AS PER APS DATEL SEPT.25/14
BATHROOMS		
Ensuite Bathroom - Jetted Tub	Ц	\$0.00 <b>Note:</b> AS PER APS DATED SEPT.25TH/14
Shower Stall - With Enclosure		\$0.00 <b>Note:</b> AS PER APS DATED SEPT.25/14
Marble Upgrade to 1 1/4" Bathroom		\$0.00 Note: AS PER APS SEPT.25/14
APPLIANCES		
Appliance Upgrade Package - Option 1 (Kitchen Aid) - Pots & Pans Gift with Upgrade	4	\$0.00 Note: AS PER APS DATED SEPT.25/14
Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)-Yes	+	\$0.00 Note: AS PER APS DATED ON SEPT.25/14
WINDOW COVERINGS		
Option 1 - Open Roll Roller Shades-Yes		\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Canvas		\$0.00
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Canvas	٥	\$0.00
Option 1 - Open Roll Roller Shades - Dining/Living - Pearl		\$0,00
ECHNOLOGY		
entral Vac System-Yes		\$0.00
ndor Initial:		Purchaser Initial: <b>LNM</b> NDM
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# SEPT.25/14

FLOORING Hardwood Flooring - Standard - 2nd Bedroom \$0.00 Note: AS PER APS SEPT.25/14 \$0.00 Note: AS PER APS DATED SEPT Hardwood Flooring - Standard - Master Bedroom

Sub Total : \$665.00 Total : \$665.00

HST: \$86.45

Net Payable : \$751.45 Deposit Amount: \$187.86

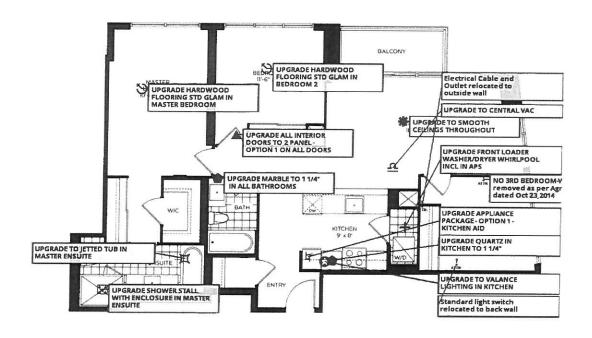
2nd Deposit Amount: \$0.00

Due on Occupancy Amount: \$563.59

Purchaser Initial: RNM NDM



## Suite: 4305, Level: 43 - PH-5



#### MAIN LEVEL

Vendor Initial:

Entered By: Super User

Purchaser Initial: RNM NDM

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Suite: 4305



#### HOME SELECTIONS & UPGRADES SUMMARY

#### **Finishing Selections - Terms And Conditions**

Property address: 510 Curran Place Suite #4305 Level 43 - PH-5

Purchaser(s):

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.
- 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.
- The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
- 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.
- 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	11 77	of	APRIL	, 20 16
Witness Signature:		Purchaser Signature	:	D. Madan
Nitness Signature:		Purchaser Signature	: Ria	N. Madan
THE UNDERSIGNED hereby accepts this offer.				
DATED at TORONTO this	12	of	APRIL	

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: \_\_\_\_

Authorized Signing Officer
I have the authority to bind the corporation

#### PSV<sub>2</sub>

### AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and Between:

## NEVILLE DINSHAW MADAN and RIA NEVILLE MADAN (the "Purchaser")

Suite 4305 Tower TWO Unit 5 Level 42 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

### DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

### INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The Vendor and purchaser have agreed to the following:

- 1. Removal of Bedroom 3 and the Closet as per floorplan at no Cost to the purchasers
- 2. Power Socket in the wall re-located as per floorplan at no Cost to the purchasers
- 3. Stucco change to smooth ceilings as per floorplan at no-Cost to the purchasers HOMENIA CH

THE VENDOR AND PURCHASER BOTH AGREE THAT UPON THE EXECUTION OF THIS AMENDMENT TO THE AGR

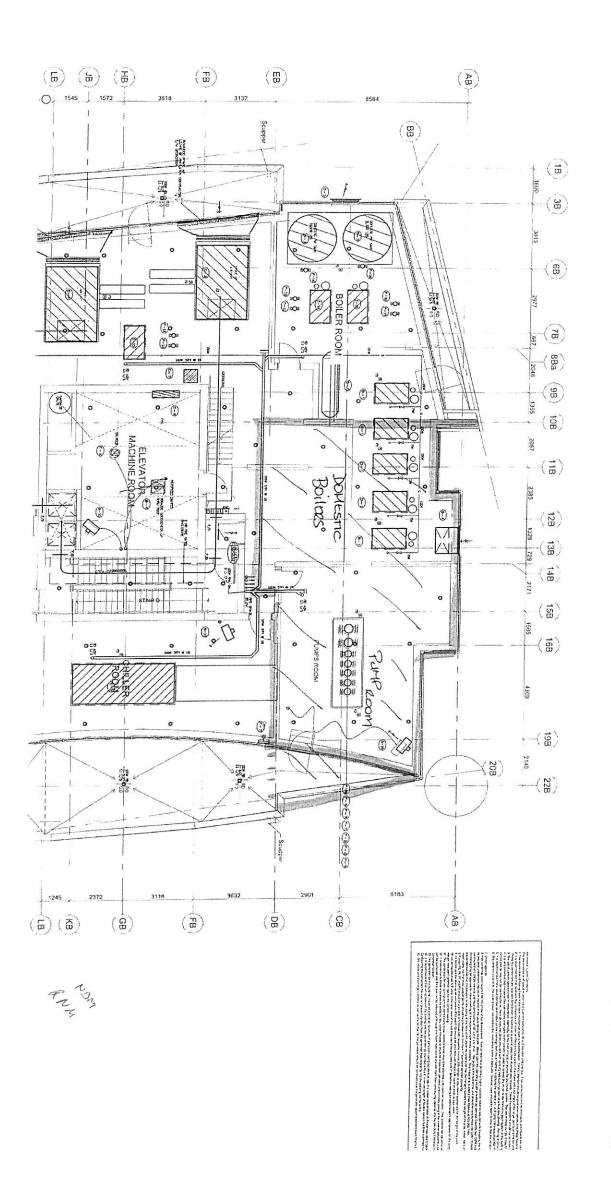
OF PURCHASE AND SALE THIS AGREEMENT OF PURCH AND BINDING.	IASE AND SALE DA	TED SEPTI	EMBER 25TH 2014 SHALL BE FIRM		
ALL OTHER TERMS AND CONDITIONS SHALL REMAIN TH	HE SAME.				
Dated at <b>Mississauga, Ontario</b> this <u>22 ND</u> day of _	DOTOBER		2014.		
SIGNED, SEALED AND DELIVERED					
In the Presence of:			Λα /		
- Trandon		N.D.			
Witness	Purchaser - NEVILLE DINSHAW MADAN				
Mandon			N. Madan.		
Witness	Purchaser -	RIA NEVILL	E MADAN		

this 33 day of OCUPE Accepted at MISSISSQUOF AMACON DEVELOPMENT (CITY CENTRE) CORP.

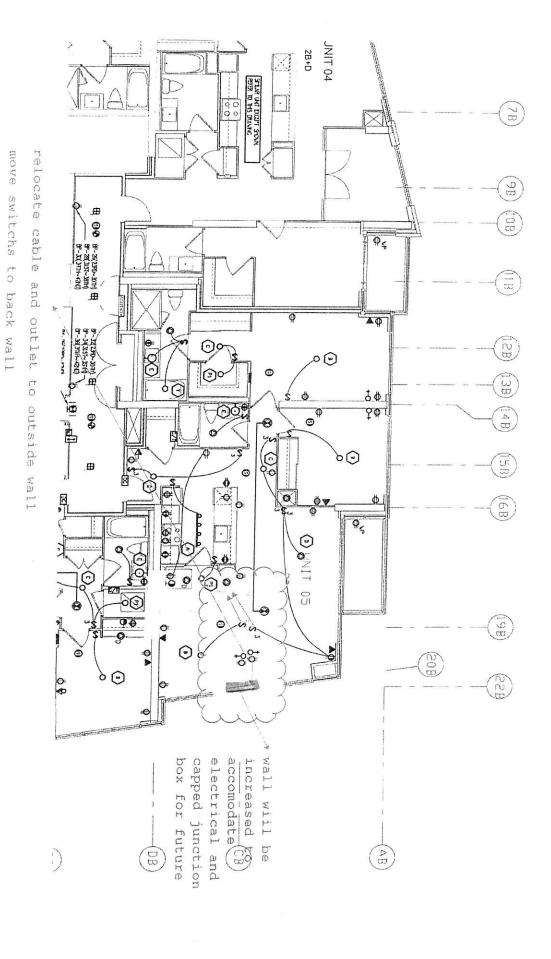
Per:

Authorized Signing Officer

I have the authority to bind the Corporation.



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