



COLOUR SELECTION

UNIT: 1503  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B  
KITCHEN TYPE Linear  
PURCHASER: APARNA JOSHI and BALWANT SINGH NEGI

CABINERY		
LOCATION	DESCRIPTION	UPGRADE
TCHEN: CABINETS	Block Havana Pine H3081 . Flat Panel (Standard Package FORWARD)	UPGRADE
AIN BATH: VANITY CABINETS	Block Havana Pine H3081 . Flat Panel (Standard Package FORWARD)	
AIN BATH: MEDICINE CABINET*	Block Havana Pine H3081 . Flat Panel (Standard Package FORWARD. (Upgrade)	YES
ASTER ENSUITE: VANITY CABINETS	Block Havana Pine H3081 . Flat Panel (Standard Package FORWARD)	
ASTER ENSUITE: MEDICINE CABINET*	Block Havana Pine H3081 . Flat Panel (Standard Package FORWARD)	
TILE		
LOCATION	DESCRIPTION	UPGRADE
TCHEN BACKSPLASH	Colours & Dimensions. Colour: Dark Grey. Chevron 2 x 9 (Standard Package FORWARD)	
AIN BATH: FLOOR TILE	Rhyme. Colour: Silver Melody 12" x 24" (Standard Package FORWARD)	
AIN BATH: TUB SURROUND TILE	Colours & Dimensions. Dark Grey, Bright Finish 4'x16" (Standard Package FORWARD)	
ASTER ENSUITE: FLOOR TILE	Rhyme. Colour: Silver Melody 12" x 24" (Standard Package FORWARD)	
ASTER ENSUITE: SHOWER SURROUND TILE	Colours & Dimensions. Dark Grey, Bright Finish 4'x16" (Standard Package FORWARD)	
UNDARY	Rhyme. Colour: Silver Melody 12" x 24" (Standard Package FORWARD)	
COUNTERTOPS		
LOCATION	DESCRIPTION	UPGRADE
TCHEN COUNTERTOP	Cement. 3040. Classico Line. (Standard Package FORWARD)	UPGRADE
TCHEN WATERFALL*	N/A	
TCHEN BUILD UP	Edge 3/4" (Standard)	
AIN BATH COUNTERTOP	Cement. 3040. Classico Line. (Standard Package FORWARD)	
AIN BATH: BUILD UP	Edge 3/4" (Standard)	
ASTER ENSUITE COUNTERTOP	Cement. 3040. Classico Line. (Standard Package FORWARD)	
ASTER ENSUITE BUILD UP	Edge 3/4" (Standard)	
FLOORING		
LOCATION	DESCRIPTION	UPGRADE
HTRY, KITCHEN, HALLWAY, LIVING ROOM, INNING ROOM, DEN, BEDROOM(S)*	Solo Laminate 7". Rustic Block (Standard Package FORWARD)	
APPLIANCES		
LOCATION	DESCRIPTION	UPGRADE
TCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator - LS8NC1021P - 22" Wide Built In Bottom Freezer Refrigerator - Pull Bp321320170 - Panel Ready (Linear Standard) GE Stove - JCA5640RMS5 - 24" - Panel Ready (Linear Standard) GE Dishwasher - GB1412S1W11 - 24" - Pull Bp321320170 - Panel Ready (Linear Standard)	UPGRADE
TCHEN APPLIANCES: HOOD FAN	Holder Microwave OTR - HMAV147ZBHS - 24" (Linear Upgrade)	YES
PLUMBING AND ACCESSORIES		
LOCATION	DESCRIPTION	UPGRADE
TCHEN: SINK	Undermount Series. 24" (UDF-23181018 (Standard linear)	UPGRADE
TCHEN: FAUCET	Pull down Kitchen Sink Faucet K-596. Polish Chrome (Standard)	
AIN BATH: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4. Polished Chrome (Standard)	
AIN BATH: TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-199763-4. Polished Chrome (Standard)	
AIN BATH: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
AIN BATH: ACCESSORIES	Infinity Series 24" Towel Bar 02-DB424 and Toilet Paper Holder. Polished Chrome (Standard)	
ASTER ENSUITE: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4. Polished Chrome (Standard)	
ASTER ENSUITE: SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-199764-4. Polished Chrome (Standard)	
ASTER ENSUITE: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)	
ASTER ENSUITE: ACCESSORIES	Infinity Series 24" Towel Bar 02-DB424 and Toilet Paper Holder. Polished Chrome (Standard)	
EXTRAS		
LOCATION	DESCRIPTION	UPGRADE
ASSEMBLY/CASINGS	Flat - 4 1/2" Baseboard / 2-3/4" Casing (Standard)	UPGRADE
INTERIOR DOORS	Flat Side Hollow Core (Standard)	
INTERIOR DOOR HARDWARE	2000 Series Latchset LH201 R Logon. Flat. Satin Nickel (Standard)	
TCHEN TRACK LIGHT	Pura Lighting - 4 Foot Track Light Square with 3 Track Heads - Track Light #P-TL-A-03-SQ - White (Standard)	
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish. (Upgrade 2) Fabric - Sky-Line - Radiant XL-D1 - Living Room (Upgrade 2) Fabric - Sky-Line - Radiant XL DP-D1 - Bedroom (Upgrade 2)	YES

1 per plan

Vendor:

Purchaser's Signature: DocuSigned by: 1B86A31FF3B8465...

Purchaser's Signature: DocuSign 1B86A31F



UPGRADE SELECTION

UNIT: 1503  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B  
KITCHEN TYPE: Linear  
PURCHASER: AP ARNA JOSHI and BALWANT SINGH NEGI

UPGRADES		
ALIN BATH: MEDICINE CABINET*	Black Harvard Fine H3081 Flat Panel, Standard Package FORWARD (Upgrade)	\$ 650
CHEN APPLIANCES: OTR	Hotler Microwave OTR - HMV14Z9HS - 24" (Linear Upgrade)	\$ 2,760
NDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish (Upgrade 2) Fabric - Sky-Line - Redout XL-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Redout XL-01- Bedrooms (Upgrade 2)	\$ 1,150
SUBTOTAL:		\$ 4,560
HST:		\$ 592
DECOR CREDIT:		
TOTAL:		\$ 5,152
DEPOSIT VIA VISA:		\$ 1,288
BALANCE DUE ON OCCUPANCY:		\$ 3,864

a. Following are the terms for the payment of the above extras:  
Cheque payable to Alind & Benis LLP in Trust OR via Credit Card Payment  
Full payment via Visa, Mastercard, or Cheque(s) for upgrades below Five Thousand Five Thousand (\$5000.00)  
Twenty Percent (25%) Deposit via Visa, Mastercard or Cheque(s) for upgrades above Five Thousand (\$5000.00)  
With the remaining balance due on Occupancy

Purchaser(s) is responsible for verifying the accuracy of the information contained within this Upgrade Agreement

Purchaser has been advised of available Upgrades offered by the Builder, and has declined any additional upgrades. Purchaser acknowledges and accepts that any further request for Upgrades at a later date may not be possible due to construction scheduling and shall remain subject to Vendor's complete discretion. All requests for Upgrades from and after the date hereof, if accepted and approved by the Vendor, shall be subject to an administration fee. The Builder reserves the right in its sole and unlettered discretion at any time, whether before or after acceptance of a request to upgrade, to decline to accommodate any requested Upgrade. Purchaser also acknowledges and accepts that all Upgrades changes are subject to increase based on availability and/or time of order. All Upgrades and/or change requests are final and binding on the Purchaser once approved and accepted by the Builder. No credit is available for any deletion of selected Upgrade or change request approved by the Builder. Payment of deposit is to be made at time of order by way of either valid credit card transaction or personal cheque made payable to Alind & Benis LLP in Trust. All Upgrade deposits will be held in trust with Builder's solicitor pending completion, permitted release to the Builder or termination of the transaction as contemplated by the Agreement of Purchase and Sale.

DocuSign  
Purchaser's Signature

DocuSigned by:  
Purchaser's Signature  
TSB9A51F7F5B0A05...

DocuSign  
Purchaser's Signature  
T88A8A837F



## TERMS AND CONDITIONS

UNIT: 1503

ADDRESS: 4130 Parkside Village Drive

PURCHASER: APARNA JOSHI and BALWANT SINGH NEGI

3 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.

Finishing choices are from Vendor's samples. Colour, texture, appearance, grain, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in colour, product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a chosen selection becomes subsequently unavailable for any reason whatsoever. If the Vendor is unable or unwilling 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 five (5) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within five (5) business days, the Vendor will make such selections, which selections shall be final and binding on the Purchaser.

Where the Purchaser has made Upgrade selections or requested changes that are subject to additional charge, and provided the Vendor or its Sales Representative has notified the Purchaser of its agreement to complete some and the cost(s) for such Upgrade or change request, the Purchaser shall pay the total amount owing by certified cheque to the Vendor within seven (7) business days from being so notified. All cheques are to be made payable to Aird & Beris LLP, in Trust. Failure to pay the Upgrade or change request 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, where applicable, shall be calculated by the Vendor in its sole and unfettered discretion and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final closing 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.

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 not provided. The value of such adjustment to be determined by the Vendor in its sole and unfettered discretion and a solid 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 (whether occupancy or final) without delay, condition 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 costs so paid are acknowledged by the purchaser to be non-refundable.

4. OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE TO REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT, AND TIME REMAINS OF THE ESSENCE

DATED at Mississauga this 21st of March, 2022

DocuSigned by:

*Dorothy Bulford*

Witness Signature: 91e1b153a40944b...

DocuSigned by:

*Binoth*

Purchaser Signature: 1b6a431ff288483...

DocuSigned by:

*Binoth*

Purchaser Signature: 1b6a431ff288483...

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 18 of April, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

I have the authority to bind the corporation

AVIA2 Unit # 1503

----- TRANSACTION RECORD -----

AMACON  
856 HOMER ST 500  
VANCOUVER BC

Purchase

Mar 21, 2022 16:53:46  
VISA \*\*\*\*\*3878

Entry: Manual (M)

Ref#: 223-1D2080608266943

Auth#: 00403I Response: 01-027

Order: MGO1647896025968

Username: Deco12022

Amount \$ 1 288.20

Approved

Signature Not Required

Merchant copy

