

COLOUR SELECTION

UNIT: 1901  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B + D  
KITCHEN TYPE Galleys  
PURCHASER: Gopinathan Ponnandiyil and PONMAR INVESTMENTS LTD

CABINETS			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN CABINETS	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
MAIN BATH VANITY CABINETS	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
MAIN BATH MEDICINE CABINET*	Black Havana Pine H3081, Flat Panel, Standard Package FORWARD. (Upgrade)	YES	
MASTER ENSUITE VANITY CABINETS	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
MASTER ENSUITE MEDICINE CABINET*	Black Havana Pine H3081, Flat Panel (Standard Package FORWARD)		
TILE			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN BACKSPLASH	Sequencia Current, Heathstone, Matte - #34915M13HER 1X3	YES	
MAIN BATH FLOOR TILE	Rhyne, Colour: Silver Melody 12" X 24" (Standard Package FORWARD)		
MAIN BATH TUB SURROUND TILE	Colours & Dimensions, Dark Grey, Bright Finish, 4'x16" (Standard Package FORWARD)		
MASTER ENSUITE FLOOR TILE	Noos, Blanco, BR10, Noos01224, 12X24 (Upgrade)	YES	
MASTER ENSUITE SHOWER SURROUND TILE	Noos, Blanco, BR10, Noos01224, 12X24 (Upgrade)		
LAUNDRY	Rhyne, Colour: Silver Melody 12" X 24" (Standard Package FORWARD)	YES	
COUNTERTOPS			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN COUNTERTOP	5211, Noble Grey, (Upgrade 1)	YES	
KITCHEN WATERFALL*	N/A		
KITCHEN BUILD UP	Edge 3/4" (Standard)		
MAIN BATH COUNTERTOP	Cement, 3040, Classic Line, (Standard Package FORWARD)		
MAIN BATH BUILD UP	Edge 3/4" (Standard)		
MASTER ENSUITE COUNTERTOP	Cement, 3040, Classic Line, (Standard Package FORWARD)		
MASTER ENSUITE BUILD UP	Edge 3/4" (Standard)		
FLOORING			
LOCATION	DESCRIPTION	UPGRADE	
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOMS*	Solo STC-LVP 5-245 (Upgrade)	YES	
APPLIANCES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator - LBNC15231V - 28" - 14.7 cu.ft Bottom Freezer Depth Refrigerator - Stainless Steel (Galley and L-Shape Standard) GE Stove - JCS5533SMSS - 30" - Stainless Steel (Galley and L-Shape Standard) GE Dishwasher - G816325SMSS - 24" - Stainless Steel (Galley and L-Shape Standard) GE Microwave OTR - GE JVM2162SMSS - 30" (Galley and L-Shape Upgrade)		
KITCHEN APPLIANCES: HOOD FAN	GE Microwave OTR - GE JVM2162SMSS - 30" (Galley and L-Shape Upgrade)	YES	
PLUMBING AND ACCESSORIES			
LOCATION	DESCRIPTION	UPGRADE	
KITCHEN SINK	Undermount Series, 30" UD-28181018, (Standard Galley and L-Shape)		
KITCHEN FAUCET	Pull down Kitchen Sink Faucet K-396, Polish Chrome (Standard)		
MAIN BATH VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4, Polished Chrome (Standard)		
MAIN BATH TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-199763-4, Polished Chrome (Standard)		
MAIN BATH TOILET	Elongated 1.28 GPF Toilet K-3946-BA (Standard)		
MAIN BATH ACCESSORIES	Infini Series 24" Towel Bar D2-DB424 and Toilet Paper Holder, Polished Chrome (Standard)		
MASTER ENSUITE VANITY FAUCET	Single Handle Bathroom Sink Faucet K-99760-4, Polished Chrome (Standard)		
MASTER ENSUITE SHOWER CONTROLS	Rite-Temp 2.0 GPM Shower Trim K-199764-4, Polished Chrome (Standard)		
MASTER ENSUITE TOILET	Elongated 1.28 GPF Toilet K-3946-BA (Standard)		
MASTER ENSUITE ACCESSORIES	Infini Series 24" Towel Bar D2-DB424 and Toilet Paper Holder, Polished Chrome (Standard)		
EXTRAS			
LOCATION	DESCRIPTION	UPGRADE	
BASEBOARDS/CASINGS	Flat - 4 1/2" Baseboard / 2-3/4" Coating (Standard)		
INTERIOR DOORS	Flat, Solid Hollow Core (Standard)		
INTERIOR DOOR HARDWARE	2000 Series Latchset LK201R Lagon, Flat, Solid Nickel (Standard)		
KITCHEN TRACK LIGHT	Pure Lighting 4 Feet track light with 4 heads - PCMLAD4WH - White (Upgrade)	YES	
WINDOW COVERING: LIVING ROOM AND BEDROOMS*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish. (Upgrade 2) Fabric - Sky-Line - Rodent 1X-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Rodent 1X, Op-01 - Bedrooms (Upgrade 2)	YES	

\* as per plan

Vendor

Purchaser's Signature:

DocuSigned by:  
Gopinathan Ponnandiyil

Purchaser's Signature:

DocuSign  
POMMAR



UPGRADE SELECTION

UNIT: 1901  
ADDRESS: 4130 Parkside Village Drive  
MODEL TYPE: 2B + D  
KITCHEN TYPE: Galley  
PURCHASER: Gopinathan Ponnandiyil and PONMAR INVESTMENTS LTD

UPGRADES		
MAIN BATH MEDICINE CABINET	Black Hardware Free H2081, Fast Panel, Standard Postage FORWARD. (Upgrade)	\$ 650.00
KITCHEN BACKSPLASH	Sequencia Current, Herkbone, Mole - #34915M13HER 1X3	\$ 2,127.50
MASTER ENSUITE FLOOR TILE	Moos, Borno, Brio, Neop1224, 12X24 (Upgrade)	\$ 3,454.60
MASTER ENSUITE SHOWER SURROUND TILE	Moos, Borno, Brio, Neop1224, 12X24 (Upgrade)	N/A
KITCHEN COUNTERTOP	#211, Noble Grey. (Upgrade 1)	\$ 3,910.00
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOMS	Solo SPC-LVP 5243 (Upgrade)	\$ 4,572.40
KITCHEN APPLIANCES: OTR	GE Microwave OTR - GE JWA21629MS - 30" (Galley and L-Shops Upgrade)	\$ 2,070.00
KITCHEN TRACK LIGHT	Puro Lighting - 4 Feet Track Light with 4 heads - PCMTL066WH - White (Upgrade)	\$ 500.00
WINDOW COVERING: LIVING ROOM AND BEDROOMS	Sky-Line Shades - Aluminum Casella & Sillon bar - Clear Anodized Finish. (Upgrade 2) Fabric - Sky-Line - Reddon XL QT - Living Room (Upgrade 2) Fabric - Sky-Line - Reddon XL OP QT - Bedrooms (Upgrade 2)	\$ 2,900.00
SUBTOTAL		\$ 19,394.50
HST		\$ 2,645.99
DISCOUNT CREDIT		
TOTAL		\$ 22,136.49
DEPOSIT VIA CHEQUE		\$ 5,532.42
BALANCE DUE ON OCCUPANCY		\$ 16,577.87

- The following are the terms for the payment of the above order:
1. Cheque payable to Aid & Berfs LLP in Trust Or via Credit Card Payment
  2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below Five thousand (\$5000.00)
  3. 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 of 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 consultation fee.. The Builder reserves the right in its sole and unlied 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 Upgrade 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, once approved by the Builder. Payment of deposit is to be made at time of order by way of either void credit card transaction or personal cheque made payable to Aid & Berfs LLP in Trust. All Upgrade deposits will be held in trust with Builder's solicitor pending completion, permitted release to the Builder at termination of the transaction as contemplated by the Agreement of Purchase and Sale.

Vendor:

DocuSigned by:  
Gopinathan Ponnandiyil  
Purchaser's Signature  
SCEF3E893CE2ACB...

DocuSign  
PMM  
Purchaser's Signature  
SCEF3E8



**TERMS AND CONDITIONS**

UNIT: 1901  
ADDRESS: 4130 Parkside Village Drive  
PURCHASER: Gopinathan Ponnaradiyil and PONMAR INVESTMENTS LTD

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, 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.
2. 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 same 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 & Bents LLP, in Trust. Failure to pay the Upgrade or change request fees 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, where applicable, shall be calculated by the Vendor in its sole and unfeathered discretion and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final closing 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 not provided. The value of such adjustment to be determined by the Vendor in its sole and unfeathered 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 (whether occupancy or final) without delay, condition 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 sums so paid are acknowledged by the purchaser to be non-refundable.


ALL 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 22ND of MARCH, 2022

DocuSigned by: Dorethy Bedford Purchaser Signature: Gopinathan Ponnaradiyil DocuSigned by: PONMAR INVEST  
3161D753A400A76C... 30EEF3E893CE2408... 3CE7F2E889CE2408...

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 12 of April, 2022

AMACON DEVELOPMENT (CITY CENTRE) CORP.  
PER:   
I have the authority to bind the corporation

**GOPINATHAN PONNAMADIYIL**  
5076 GUILDWOOD WAY  
MISSISSAUGA, ON L5R 2R6

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DATE 2022-03-23  
Y Y Y Y M M D D

PAY to Aird & Berlin LLP in Trust \$ 553,622

the order of

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