

RECEIVED
JAN 22 2024

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASER: Vichithra RAJAKANTHAN			TEL: RES.: 647-551-7619 BUS.: 416-874-0408	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
38 / 1		Villa 12A Elev 2		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 18Jan24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 18Jan24 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 18Jan24 Note:	
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CONSTRUCTION

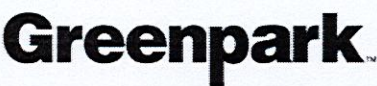
4 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 30Aug23 Note:	
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COUNTER TOP

4 - VANITY - ADD 3" BACKSPLASH RETURN 18Jan24 Note: ALL BATHROOM VANITIES	
1 - BEDROOM 4 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 18Jan24 Note:	
1 - BEDROOM 2/3 SHARED ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 18Jan24 Note:	
1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 18Jan24 Note:	
1 - POWDER ROOM COUNTER TOP - UPGRADE STONE COUNTER TOP 18Jan24 Note:	
1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 18Jan24 Note:	

ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 12Oct23 Note: MASTER ENSUITE	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 12Oct23 Note: FAMILY ROOM - SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Oct23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 12Oct23 Note:	
8 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 12Oct23 Note: SEE SKETCH FOR LOCATION - CONSTRUCTION PERMITTING	



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38 / 1		Villa 12A Elev 2		
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 12Oct23 Note: @PORTICO				
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 12Oct23 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12Oct23 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 12Oct23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 12Oct23 Note:	
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PLUMBING

1 - ALL STANDARD BATHROOM FAUCETS TO BE INSTALLED WITH NO PLATE 18Jan24 Note:	
6 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 18Jan24 Note: ALL BATHROOM SINKS	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 18Jan24 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 12Oct23 Note: MASTER ENSUITE ENSUITE 4	
2 - HOSE BIB - EXTERIOR FROST FREE 12Oct23 Note: @ REAR OF HOUSE & GARAGE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12Oct23 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Jan24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$10,510.00. BALANCE FORWARD \$11,890.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$25,000.00 AS PER SCHEDULE PE. 12Oct23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,600.00 BALANCE FORWARD \$22,400.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$25,000.00 AS PER SCHEDULE PE. 30Aug23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 18Jan24 Note: INCLUDING STEPS TO LOWER LANDING	
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CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: Vichithra RAJAKANTHAN TEL: RES.: 647-551-7619 BUS.: 416-874-0408

LOT / PHASE 38 / 1	REG. PLAN #	HOUSE TYPE Villa 12A Elev 2		
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EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Two <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 18 Jan 24 at 14:06

SCHEDULE "PE"

PURCHASER'S EXTRA

Sold By:

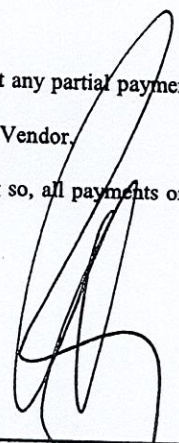
Vendor: Zadorra Estates Corp. c.o.b. Greenpark	Purchaser: Vichithra RAJAKANTHAN Telephone Number: Cell: (647) 551-7619
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Unit Number 38	Villa 12A Elev 2 Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 05-Dec-2023
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DESCRIPTION	
Complete Central Air Conditioning, Supplied and Installed	AMOUNT

- 1). All extras must be paid in full prior to the installation of said extras. The Purchaser shall forfeit any partial payments, if full payment of the said extras cannot be made prior to time of installation.
- 2). All extras are non refundable and cannot be changed once this contract has been submitted to the Vendor.
- 3). All parties are in agreement to the prices and extras depicted in this contract.
- 4). The Vendor at any given time, without reason may declare this contract null and void. In doing so, all payments or partial payments will be returned in full to the Purchaser.

DocuSigned by:
R. Vichithra
0C0CE78EDD0E4E4
07-Dec-23
Purchaser - Vichithra RAJAKANTHAN


Vendor: Zadorra Estates Corp.

Construction Scheduling Approval	
Per:	_____
Date:	_____

☐ Greenpark ☐ Metropark ☐ Purchaser ☐ Construction ☐ Site Office ☐ Purchaser's Lawyer

Tower: 1 Suite: 38 Villa 12A Elev 2 Vendor: Zadorra Estates Corp.

Purchaser: Vichithra RAJAKANTHAN

Property: 38

Telephone Res. / Bus: (647) 551-7619 / (416) 874-0408

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Villa 12A Elev 2

Lock Date: 18-Jan-24

18-Jan-24

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL - 814 DARK CHOCOLATE	464SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL - 814 DARK CHOCOLATE	464SA
Master Ensuite Bathroom	CONTINENTAL - 814 DARK CHOCOLATE	464SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL - 814 DARK CHOCOLATE	464SA
Ensuite Bath - Bedroom 4	CONTINENTAL - 814 DARK CHOCOLATE	464SA
Stove Opening	36" OPENING	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge	Niche
Kitchen / Breakfast	GRANITE - WHITE ICE	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ- ARABESCATO NUOVO	#360 EDGE	
Master Ensuite Bathroom	QUARTZ- ARABESCATO NUOVO	#360 EDGE	
Ensuite Bath - Bedroom 2/3	QUARTZ- ARABESCATO NUOVO	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ- ARABESCATO NUOVO	#360 EDGE	
Kitchen Backsplash	N/A		

** Refer to Construction Summary

**ADD BACKSPLASH RETURN TO ALL BATHROOM VANITIES

Purchaser:	Vichithra RAJAKANTHAN	Property:	38
Telephone Res. / Bus:	(647) 551-7619 / (416) 874-0408	Project:	Zadorra Estates Corp.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Villa 12A Elev 2
Lock Date:	18-Jan-24	18-Jan-24	Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-AGATA WHITE POLISHED 24X24	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Laundry Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Powder Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Master Ensuite Bathroom	TILE- FRIGIA ANTHRACITE 13X13	☐
Ensuite Bath - Bedroom 2/3	TILE- FRIGIA ANTHRACITE 13X13	☐
Ensuite Bath - Bedroom 4	TILE- FRIGIA ANTHRACITE 13X13	☐
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-CONCEPT PLUS 10 GREY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS 10 GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS 10 GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

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Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Villa 12A Elev 2

Lock Date: 18-Jan-24

18-Jan-24

Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Living Room	N/A
Dining Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Family Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Den / Library / Study	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313

Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

** Refer to Construction Summary

Purchaser:

Vichithra RAJAKANTHAN

Telephone Res. / Bus:

(647) 551-7619 / (416) 874-0408

Decor Advisor:

Giulia Di Girolamo

Lock Date:

18-Jan-24

Property: 38

Project: Zadorra Estates Corp.

Model and Elevation: Villa 12A Elev 2

18-Jan-24

Plan #:

10. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	☐	☐	☒	☐	☒	☐	☐	☐	☒
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

YES

Comment

** Refer to Construction Summary

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

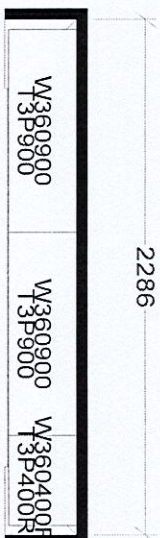
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:

RVichithra

Date: 18-1-2024

LOT #38-Zadora



1821

CT= 2446

PROVIDE GABLE WITH CUT-OUT FOR ELECT. PLUG

EXTENDED BREAKFAST BAR

PANEL 2371X895/4 DD

DD547X756DD597X758DD597X758DD547X758

DW SPACE

50F

B1000

B700

CT= 914

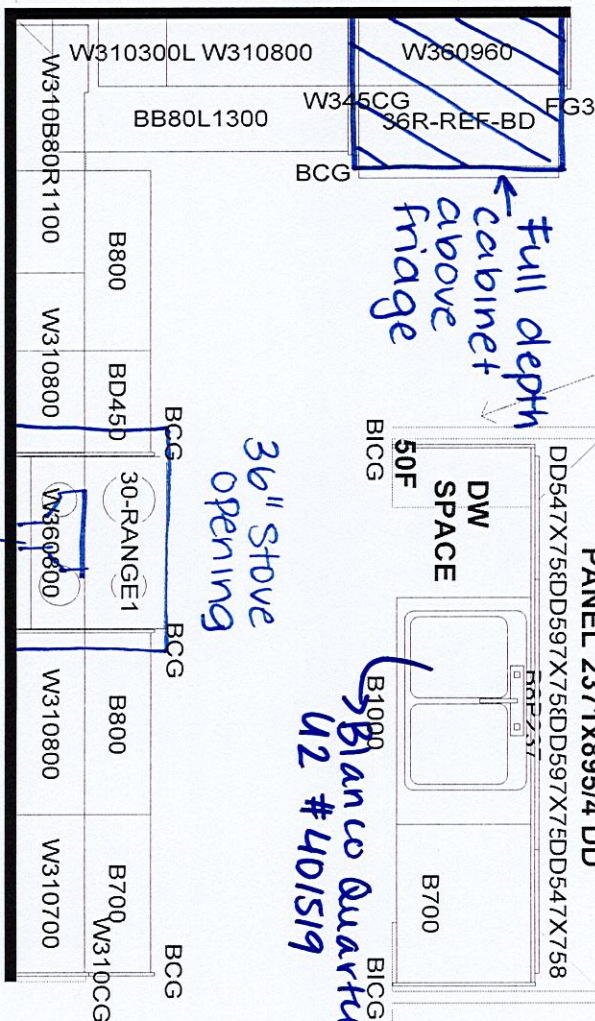
1645

CT=

2438

1947

491



Full depth cabinet above fridge

36" stove opening

Blanco Quartz U2 #401519

Kitchen countertop: Granite-White Ice (edge #360)

CT=

2326

4267

1941

KITCHEN

Delete upper cabinets

CT=

Selba Industries

J #

W WIDTH

W HGT

W CNT

CT=

FLOOR HGT

DOOR HGT

ST CENT

2X4

VENT BOX COVER

DESIGNER: BM

DATE: AUG 4 23

This drawing is the intellectual property of Selba Industries Inc. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.

BUILDER: GREENPARK HOMES

SITE: ZADORA, Oshawa

MODEL: VILLA 12AX EL 1,2,3

LOT #:

CT= 780

POWDER

V700

VCG

CT= 780

LAUNDRY

W360700

BL700

CT= 2180

ENSUITE

V800

VD500

V800

VCG

CT= 1727

MAIN-SHARED BDRM #2/3

V6002

VD450

V6002

CT= 914

OTHER1-BDRM #4

V800

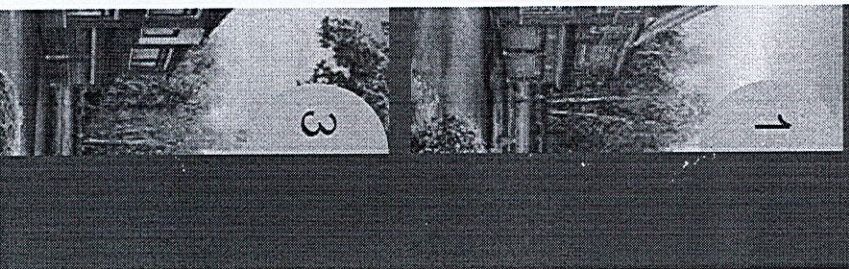
All bathroom vanities:

Quartz-Arabesque Nuovo (edge #360)

*Add backsplash return

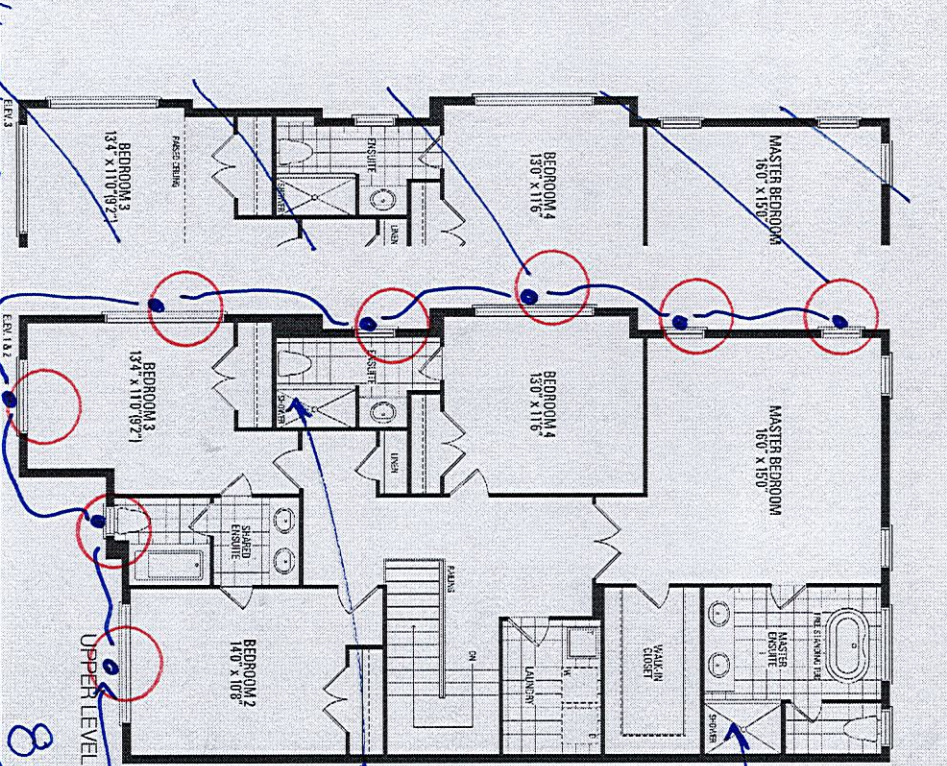
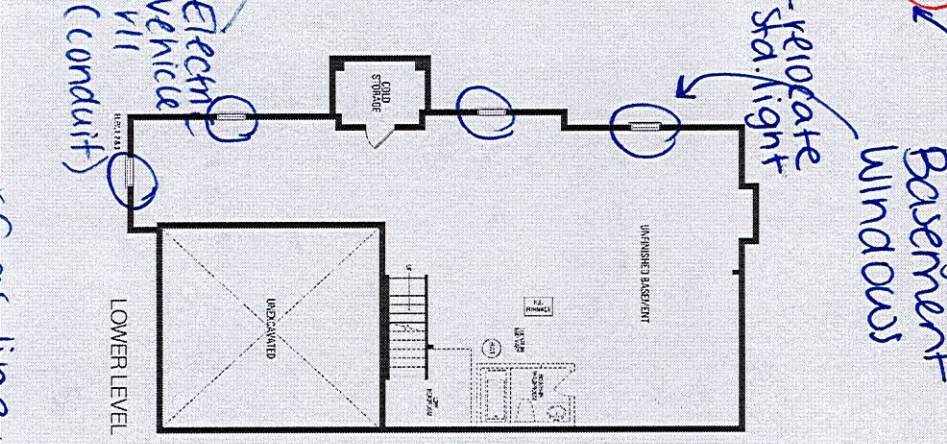
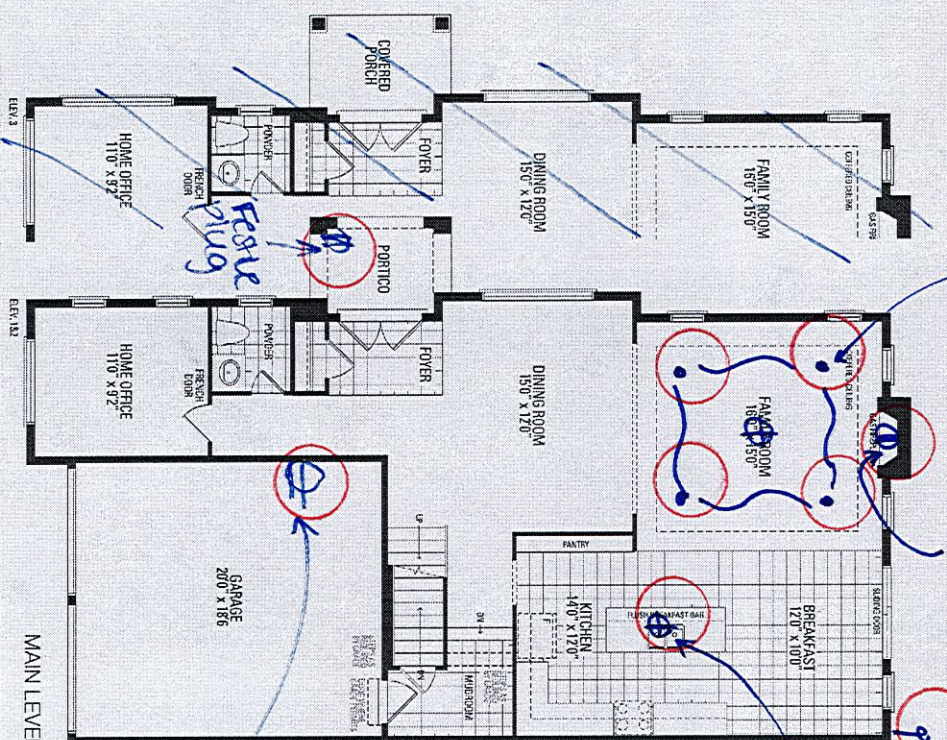
LOT #38

LOT
0 sq.ft.



Villa 12A 36' LOT
FOR LOTS 38, 59

ELEVATION 1 2,828 sq.ft. • ELEVATION 2 2,828 sq.ft. • ELEVATION 3 2,820 sq.ft.



*Gas line r/i - stove
*Humidifier
*Waterline r/i - fridge

(N2)

LOT #38
Zadorra

Villa 12A

ELEVATION 1 2,828 sq.ft. • ELEVATION 2 2,828 sq.ft.



Artist's concept

 **Greenpark**
GROUP

✓
8 Ext. Pots

2.1