

CONSTRUCTION SUMMARY

RECEIVED

Charisma Condominiums - Dulcina Investments Inc.

DEC 12 2024

PURCHASERS: Surrorudin QURBANI and Mahjabeen QURBANI

TEL:

Unit 5, Level 24 (2505-5)	Floor Plan C868		
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CABINETRY

1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 10Dec24 Note:	
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CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 4 - POWDER ROOM FLOOR 10Dec24 Note:	
1 - CERAMIC TILE - UPGRADE 4 - MASTER ENSUITE FLOOR 10Dec24 Note:	
1 - CERAMIC TILE - UPGRADE 4 - ENSUITE BATHROOM FLOOR 10Dec24 Note:	

COUNTER TOP

1 - VANITY COUNTERTOP - UPGRADE EDGE 10Dec24 Note: PRIMARY ENSUITE ONLY	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 10Dec24 Note:	
1 - ENSUITE 2 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 10Dec24 Note:	
1 - MASTER ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 10Dec24 Note:	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 10Dec24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 10Dec24 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 10Dec24 Note:	

ELECTRICAL

1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 10Dec24 Note: LIVING ROOM	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH 10Dec24 Note:	
1 - CLOSET SLIDER - FRAMELESS MIRROR SLIDING DOORS WITH MIRROR FASCIA 10Dec24 Note: BEDROOM 2	

MISCELLANEOUS

1 - PURCHASER FORFEITS REMAINDER OF UPGRADE CREDIT 10Dec24 Note:	
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PROMOTIONAL



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PURCHASERS: Surrorudin QURBANI and Mahjabeen QURBANI			TEL:
Unit 5, Level 24 (2505-5)	Floor Plan C868		
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Dec24 Note:			

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 D to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Twen Worksheet Note:	
1 Parking Unit - location to be selected by the Vendor at their sole discretion. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 10 Dec 24 at 16:37



Purchasers:

Surrorudin QURBANI & Mahjabeen QURBANI

Const. No.: Unit 5, Level 24

Telephone Res. / Bus:

/

Municipal: 2505

Decor Advisor:

Julia L Rosa

Suite Type: C868

Lock Date:

12/10/2024 16:37:16

Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	Standard
Primary Ensuite Bathroom	DORAL W-500	Standard
Bedroom 2 Ensuite	DORAL W-500	Standard
Powder Room	DORAL W-500	Standard

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA MISTRAL	#370 MITERED EDGE
Primary Ensuite Bathroom	QUARTZ - CALACATTA MISTRAL	#370 MITERED EDGE
Bedroom 2 Ensuite	QUARTZ - CALACATTA MISTRAL	Standard
Powder Room	QUARTZ - CALACATTA MISTRAL	Standard
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - FULL HEIGHT	

Comment

\*\* Refer to Construction Summary

3. Flooring - In all Non-Tiled Areas where Applicable

LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311

Comment

\*\* Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - VARENNA CARRARA POLISHED 12X24	TILE - GLOSSY WHITE 8X16
Bedroom 2 Ensuite	TILE - VARENNA CARRARA POLISHED 12X24	TILE - GLOSSY WHITE 8X16
Powder Room	TILE - VARENNA CARRARA POLISHED 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - FULL HEIGHT	

Comment

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

5. Wall, Trim and Door Paint - Standard paint as per constuction specificationThroughout.

Comment

\*\* Refer to Construction Summary

SR

AK

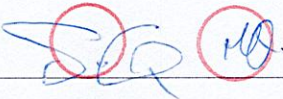
Initials:\_\_\_\_\_



Purchasers:	Surrorudin QURBANI & Mahjabeen QURBANI	Const. No.:	Unit 5, Level 24
Telephone Res. / Bus:	/	Municipal:	2505
Decor Advisor:	Julia L Rosa	Suite Type:	C868
Lock Date:	12/10/2024 16:37:16	Project/Phase:	Dulcina Investments Inc./5

6. General Comments

Revision Detail



Disclaimers and Notes

The following disclaimers apply to all of the Purchaser's Extra, Purchaser's Estimate Request and all Interior Colour Selection Schedules. The Purchaser(s) acknowledges that the following items may affect matters relating to their unit:

**Natural Stone**  
The Purchaser acknowledges that natural stone products such as granite, marble and quartz that are installed in their dwelling may vary in shading, pattern, texture, veining, pores, colour and fissures from the sample in the Vendor's Décor Centre despite having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone

**Ceramic Tile**  
any variables affect tile colour, pattern and/or design which means that installed tiles may not be identical to the samples. As a result of the manufacturing process, tiles with the same name but of different sizes, may have different colours, pattern or and will not be an exact match to each other. Furthermore, the staggered pattern of the laid tiles will vary due to size of the tile. Purchaser accepts tiles as laid by Vendor.

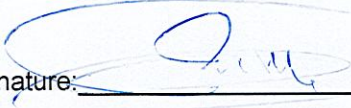
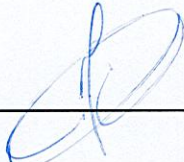
**Hardwood/Laminate Flooring**  
Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood

**Appliances**  
All appliance openings are set to Vendor's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets and openings are required for any appliance. The Purchaser is responsible for costs and fees associated with changes to standard kitchen cabinets and openings and shall provide the Vendor with appliance specifications prior to of colour chart.

If applicable, where appliances are supplied by the Vendor, the model may vary according to availability and the Purchaser acknowledges that the Vendor may substitute appliances for same or better quality as determined by the Vendor in its sole unfettered discretion.

The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the Purchaser.

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer. In the event of conflict between selection images and the Décor Centre samples, Décor Centre samples shall prevail.
- 3) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 4) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- 5) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: Dec 10/24 Signature:  Date: Dec 10<sup>th</sup>/24  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Technical drawing of a 12U rack showing dimensions and component placement. The drawing is oriented vertically with dimensions on the left and component labels on the right.

**Dimensions (from top to bottom):**

- 3320
- 3000
- 1416
- 840
- 320
- 160

**Component Labels and Placement:**

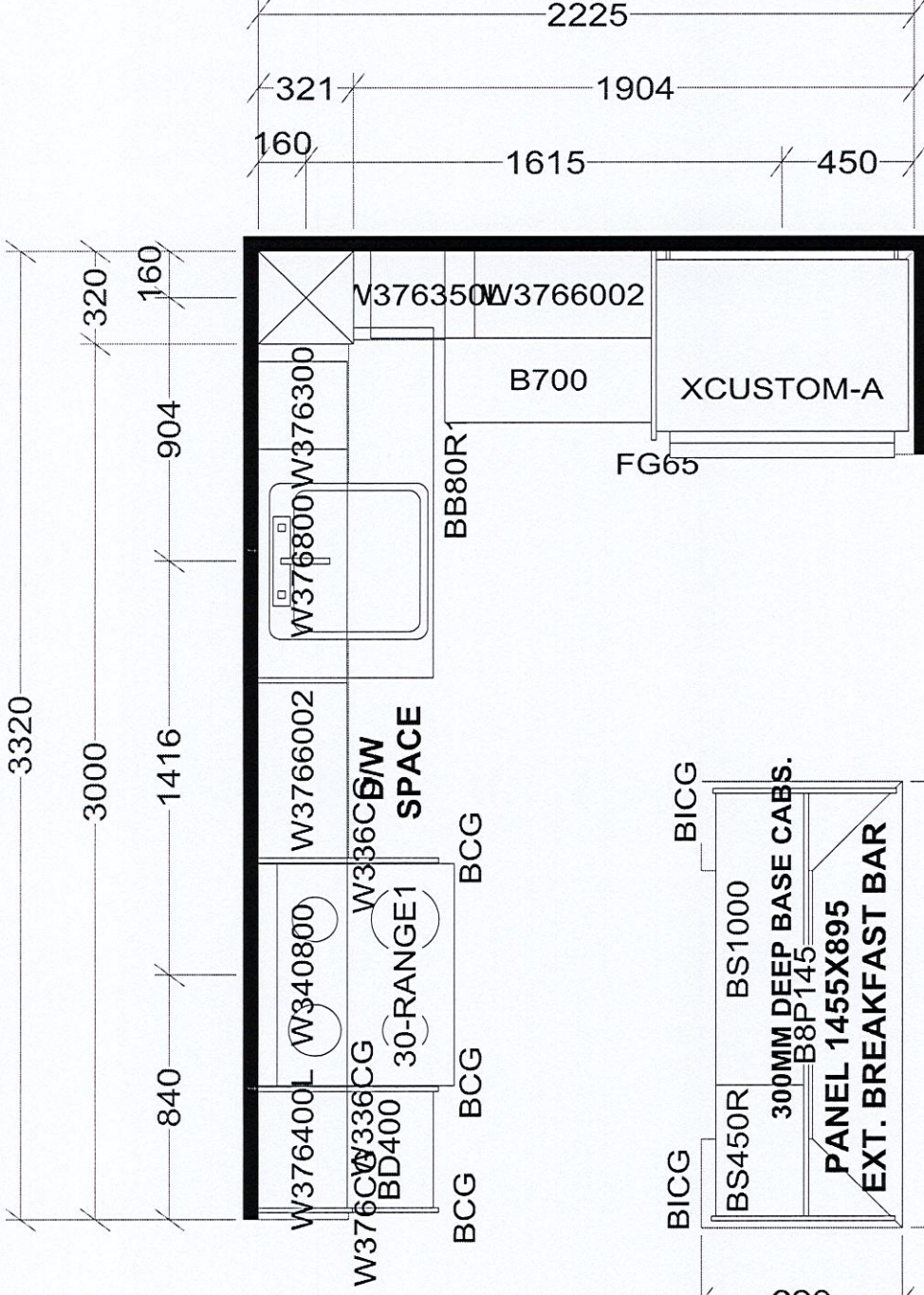
- W376400L**: Located at the top left, with a circled **W340800** below it.
- W376C**: Located below W376400L, with **W336CG** and **BD400** below it.
- W3766002**: Located in the middle left, with **W336C** below it.
- 30-RANGE1**: Located below W3766002, with a circled **W336C** above it.
- SPACE**: Located to the right of W3766002.
- W376800**: Located in the middle right, with a circled **W376300** below it.
- BB80R1**: Located at the bottom right.
- W376350**: Located at the bottom left, with a circled **W376300** below it.

W376400L	W340800	W376600
W376400W336CG BD400	W336CG 30-RANGE1	W336CGW SPAC
BCG	BCG	BCG

Diagram of a three-winding transformer. The primary winding is connected to a BCG block. The secondary winding is connected to a BCG block. The tertiary winding is connected to a BCG block. The BCG blocks are labeled BCG, BCG, and BCG respectively.

Technical drawing of a door assembly. The drawing shows a door with a breakfast bar. The dimensions are as follows:

- Overall width: 1530
- Overall height: 2089
- Door width: 1455
- Door height: 1895
- Breakfast bar width: 1455
- Breakfast bar height: 1895
- Breakfast bar depth: 1455
- Breakfast bar material: EXT. BREAKFAST BAR
- Door material: PANEL 1455X895
- Door frame: BS450R
- Door frame material: BS1000
- Door frame depth: 300MM DEEP BASE CAB.
- Door frame material: B8P145
- Door frame material: BICG



**Selba Industries**

**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.**

**or copied unless applicable fee has been paid or job order placed.**

DESIGNER: KS  
DATE: APR 20 23

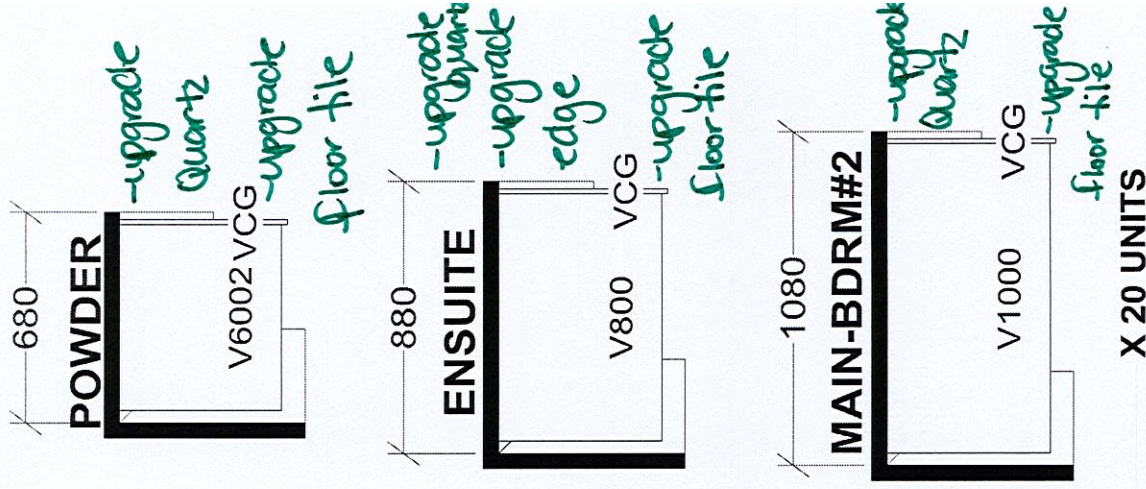
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**BUILDER: GREENPARK**

SITE: DULCINA (Charisma C)

**MODEL: C868X**

**LOT #:**



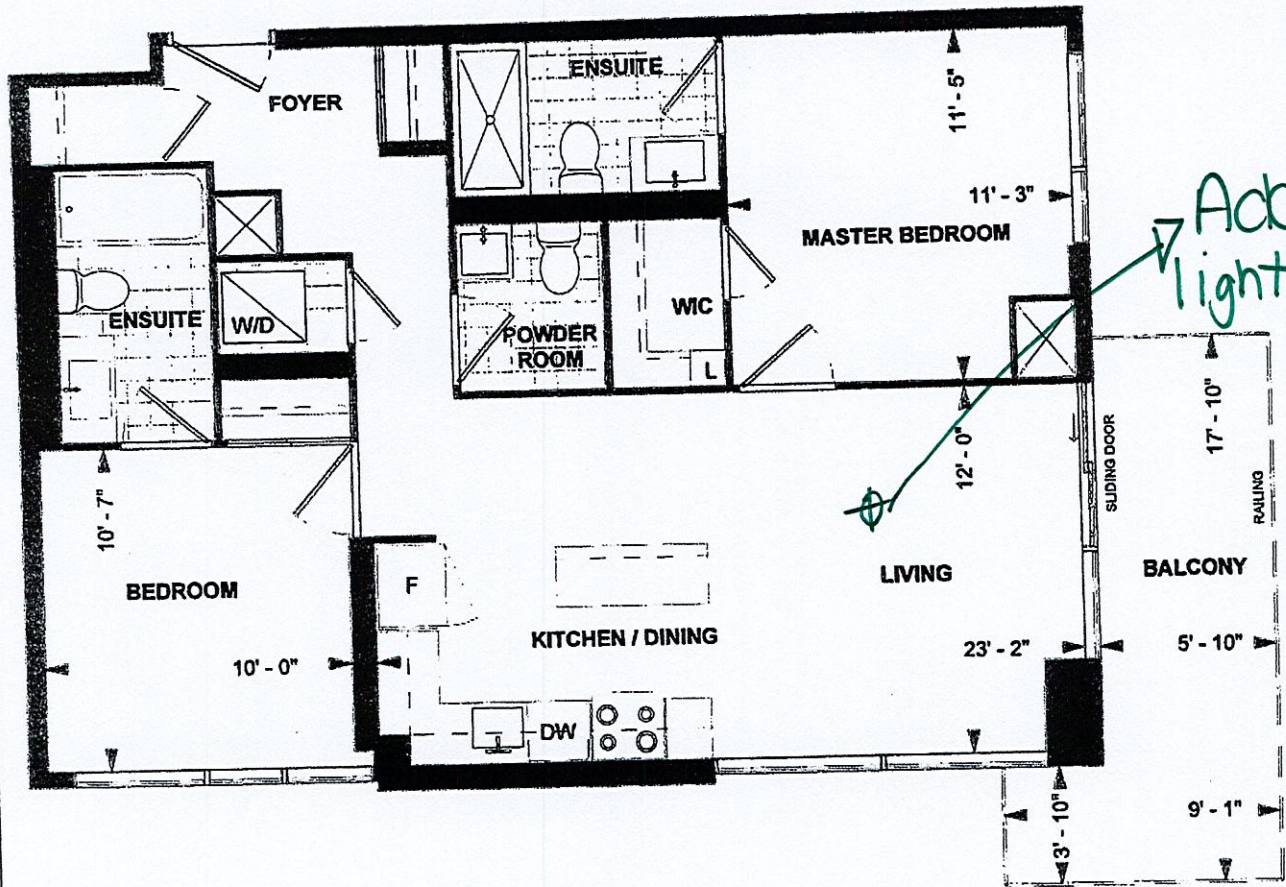
# Selba Industries



May 28, 2021

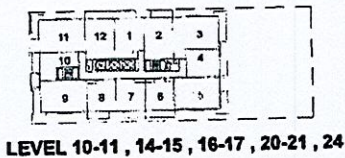
SCHEDULE 'A'

THE FIFTH  
AT CHARISMA



C 868  
TOWER SUITE  
9' CEILING  
868 sq. ft.  
2-BEDROOM

03-Dec-23



Purchaser Initials DS Purchaser Initials DS Date 03-Dec-23  
Unit No. 05 Level No. 24 Suite No. 2505

Dimensions, specifications, layouts, location of materials and fixtures, tile floor patterns and architectural detailing (including window size and location and door size, location and swing) are approximate only and are subject to change or modifications, without notice. Actual usable floor space varies from stated floor area. Ceiling height measured from top of floor slab to underside of floor slab above and excludes finishes, bulkheads and drop ceilings. Orientation of suite may be reversed and Purchaser agrees to accept same. Balconies decks and terraces are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. All illustrations are artist concept only. The provisions of the Agreement of purchase and sale apply to this Schedule. E. & O.E.