

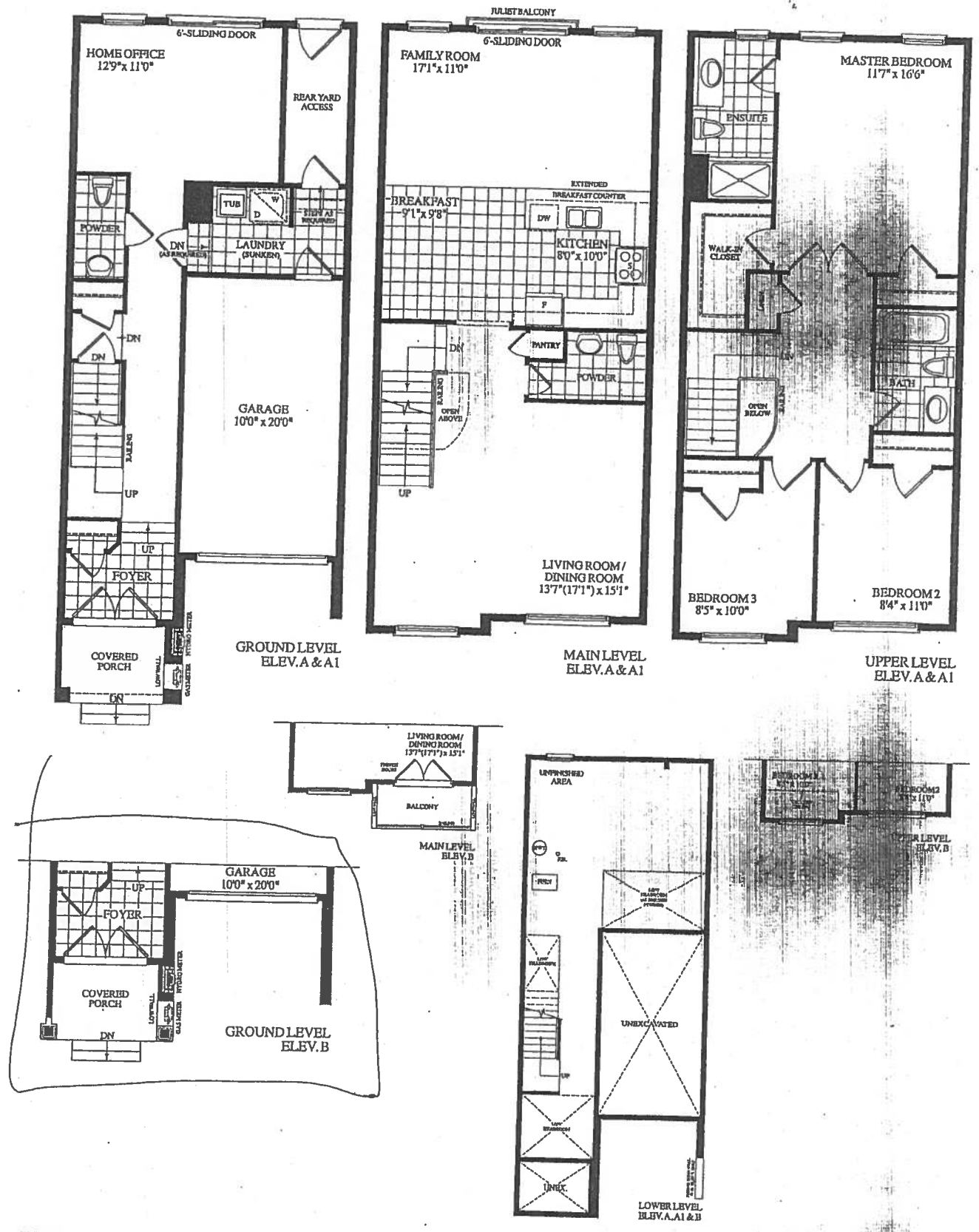
Original

18 TOWNHOMES

CHESTNUT

(18-03)

2140 SQ. FT.
(INCLUDES 10 SQ. FT. OF OPEN AREA)



LOT 27, BLOCK 5
ELEV. B

Description - Vendor to Supply and Install the Following as Per Purchase Price

- ONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES DECOR CENTRE AT TIME OF COLOUR CHART
- ONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
- CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING
- ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR
- LANDINGS AS PER PLAN.

[Handwritten signature]

SITE W/ X COPY ADDITION



PURCHASER'S EXTRAS (PE)
The Manors Of Claireville - Forestside Estates Inc.
PURCHASER: RAMESHWAR SINGH NANWA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price	
27 Block 5	6	CHESTNUT-ELEV B			
Item	QTY	Description			
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Separate Switch. To be installed at master ensuite shower stall. (See Sketch) Note:			
2		1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:			

	Sub Total
	HST
	Total

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
- It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of FORESTSIDE ESTATES INC..
- The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
- For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary	
Paid By	Amount Detail
Amendment	
Total Payment:	

PURCHASER: RAMESHWAR SINGH NANWA 22-Jan-20 CONSULTANT: Melissa Di Marino
DATE
VENDOR: PER: Forestside Estates Inc.

18' TOWNHOMES

BLK. 5 LOT 27 EL.B

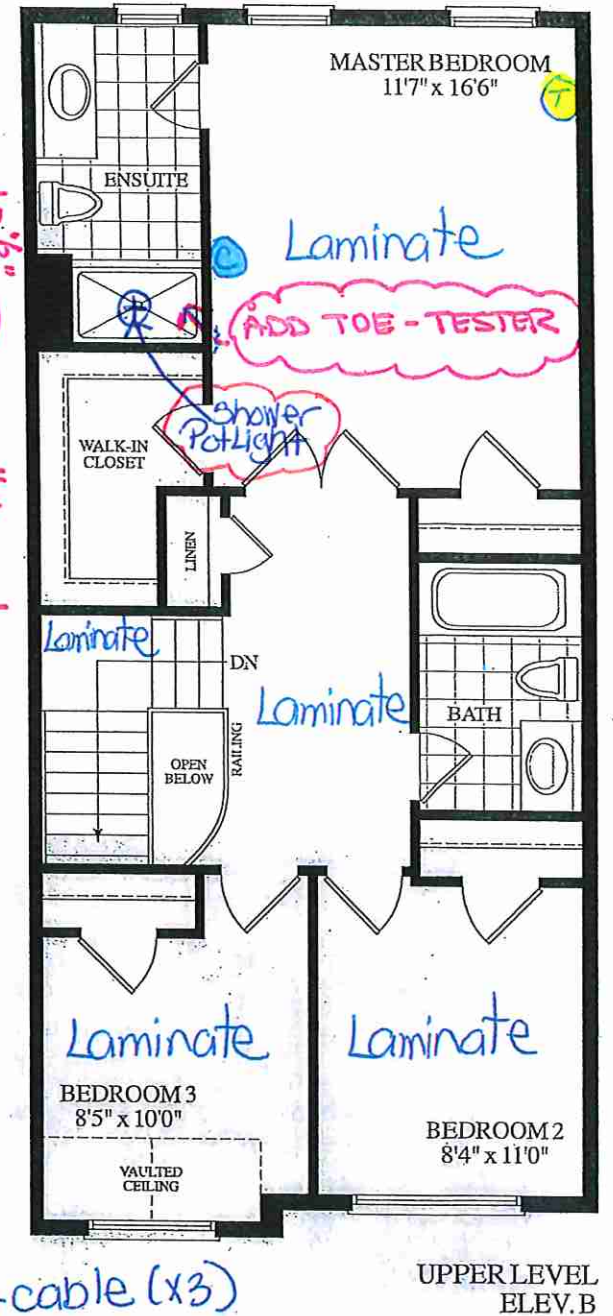
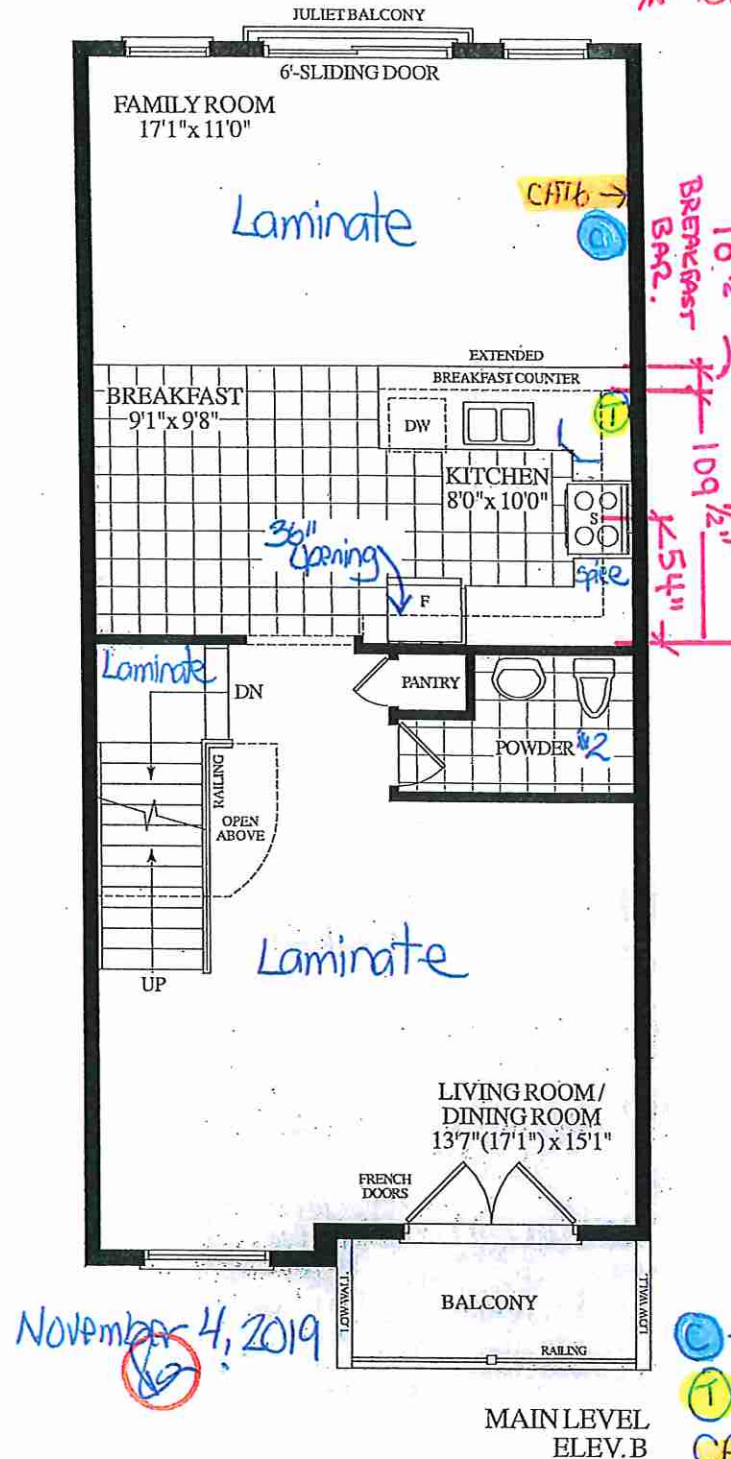
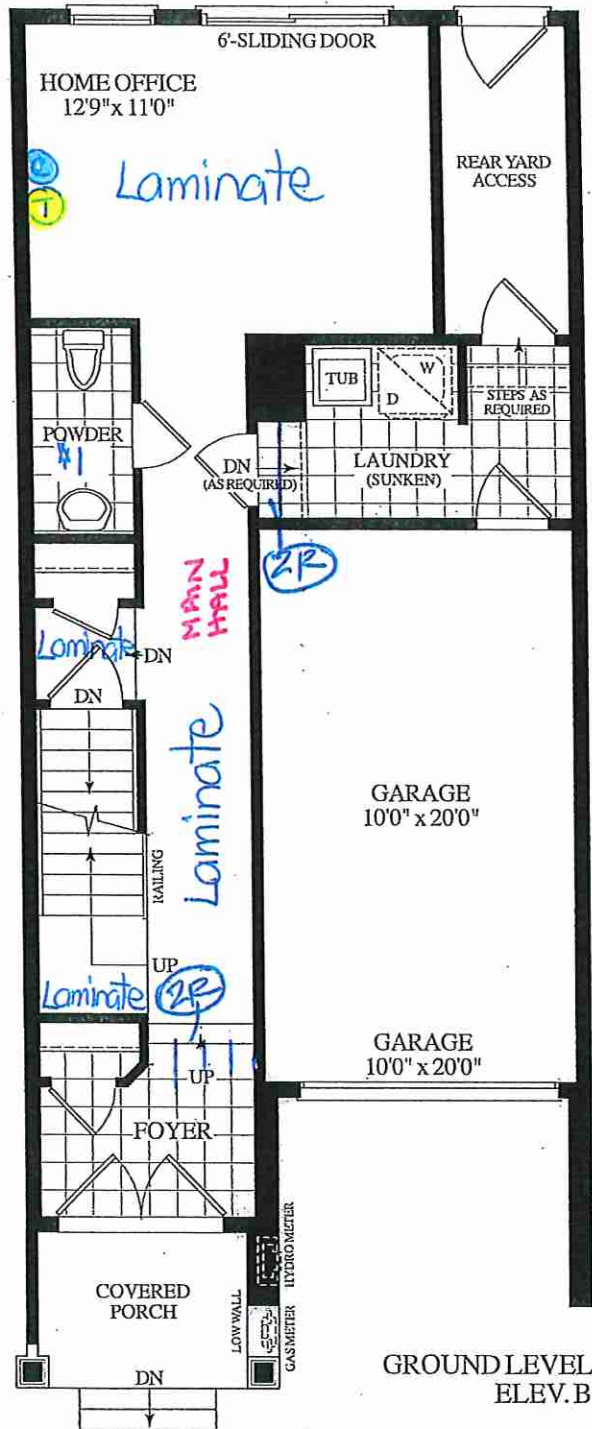
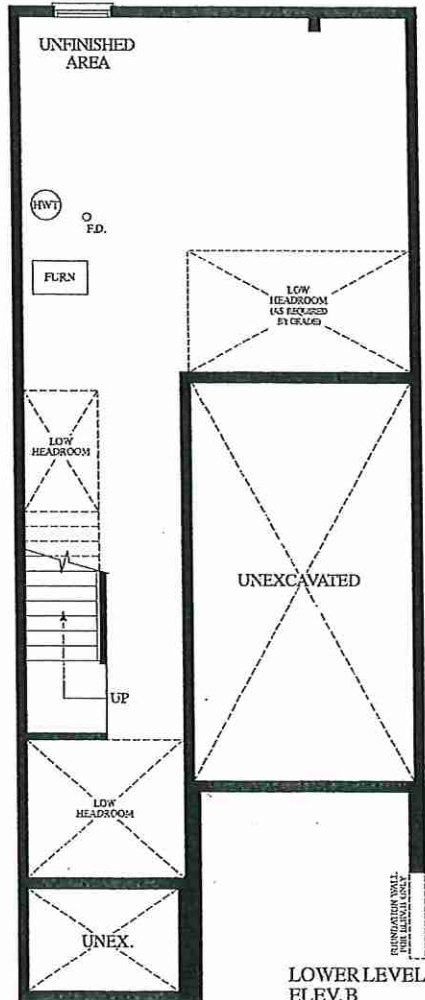
CHESTNUT

(18-03).

2140 SQ. FT.

(INCLUDES 10 SQ. FT. OF OPEN AREA)

STANDARD FLOOR LEVELS



*Revised: January 13, 2020

- ③ - cable (x3)
- ④ - Telephone (x3)
- CAT6 (x1)

RECEIVED
SEPT 6 '19



CONSTRUCTION SUMMARY
Forestside Estates Inc.

PURCHASER: RAMESHWAR SINGH NANWA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
27 Block 5	6	CHESTNUT-ELEV B	28-Oct-19	

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:
Offer	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
Workshee	Note:
Offer	CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN.
Workshee	Note:



Window

SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: RAMESHWAR SINGH NANWA

TEL:

LOT NUMBER 27 Block 5	PHASE 6	HOUSE TYPE CHESTNUT-ELEV B	CLOSING DATE 28-Oct-19	
--------------------------	------------	-------------------------------	---------------------------	--

Date Added: 04-Nov-19

Invoice Number: 7333

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch)
Note:

1 - FAMILY ROOM - Install ONE (1) CAT 6 ROUGH-IN at Fmaily Room (See Sketch)
Note:

2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINTAGE RED OAK COBALT, throughout staircase where applicable (x2 Flights) To Include; Staircase from Ground Floor to Main Floor, and Main Floor to 2nd Floor
Note: In Lieu of Builders Standard Natural Oak (See Sketch)

1 - DISCLAIMER - STAIRCASE VS FLOORING - WOOD SPECIES DIFFERENCE:
STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain co
Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - DISCLAIMER - STAIRCASE VS FLOORING - STAINING DIFFERENCE:
STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colo
Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - STAIRCASE - Install Upgrade Railing Package - UPGRADE PACKAGE #1A - To be installed throughout staircase, where applicable (x2 Flights) (See Sketch)
To Include;
HANDRAIL-3" CDR
PICKETS-Metal - SingleCollar / Alt. Plain - Black
POST-Type 900 3 1/2"
Note:

573 - UPPER LEVEL FLOORING - Install LAMINATE FLOORING - TORLEYS FOREST - OKANOGAN 9742-P - To be installed throughout Upper Level, where applicable. To Include; Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)
Note:

1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout home, where applicable (See Sketch)
Note:

1 - KITCHEN - CABINETRY - Accommodate the fridge opening for a future 36" wide fridge. (See Sketch)
Note: Purchaser Accepts and Acknowledges that the Builders Standard Fridge will be 30" Wide.

1 - KITCHEN - CABINETRY - Install ONE (1) BASE PIE-CUT CORNER CABINET WITH SHELF at Kitchen. To be installed at corner between stove and sink (See Sketch)
Note:

1 - KITCHEN - CABINETRY - Install ONE (1) BASE SPICE/OIL PULL-OUT (with Soft Close) at kitchen. To be installed beside stove (See Sketch)
Note:

1 - KITCHEN - CABINETRY - Install SOFT CLOSE HARWARE throughout Kitchen Cabinetry, where applicable (See Sketch)
Note:

1 - KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124
Note:

1 - KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome
Note:



Window
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: RAMESHWAR SINGH NANWA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
27 Block 5	6	CHESTNUT-ELEV B	28-Oct-19	

Date Added: 04-Nov-19

Invoice Number: 7333

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Bone Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (Does not include behind the fridge or stove) (See Sketch)
Note:

52 - MASTER ENSUITE - PORCELAIN TILES - 2ND UPGRADE - 20x20 CALACATTA GRIS - To be installed throughout master ensuite floor, where applicable. (To be Installed Straight) (See Sketch)
Note: Includes Larger Size

1 - MASTER ENSUITE - Install Upgrade Stone Cuntertop - UPGRADE #2 - QUORASTONE CALACATTA TAJ with 1 1/2" Double Bevel Edge - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash)
Note: Includes Cut Out For Upgrade Undermount Sink

1 - DISCLAIMER - STONE COUNTERTOP;
MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - MASTER ENSUITE - Install Upgrade Undermount Sink - CONTRAC CALVIN Oval Undermount Sink - Model # 4220-CFY (x1 Sink) (See Sketch)
Note: **To be Installed with Builders Standard Vanity Faucet**

1 - MASTER ENSUITE - Install TOE TESTER to the Standard Shower Stall in the Master Ensuite. Model #T14434-LC/R10000
Note:

1 - CLARIFICATION;
POWDER ROOM #1 / POWDER ROOM #2 / MAIN BATH - Install Builders Standard Plumbing Fixtures throughout Powder Room #1, Powder Room #2, and Main Bath where applicable. (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE.
Note:

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on November 4,2019
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE.
Note:

This Document is Extremely Time Sensitive - Printed 25 Nov 19 at 11:16



Reselection: March 10, 2020

INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
RAMESHWAR SINGH NANWA	Melissa Di Marino	CHESTNUT-ELEV B	/	Forestside Estates Inc.	28/10/2019	27 Block 5

Page 1 of 3

	Flooring	Wall Tile	Plumbing
	Description	Main	Account/Insert
Master Ensuite	20x20 CALACATTA GRIS (STRAIGHT) (UPG)	8x10 CARRARA MATT (STD)	NONE
Main Bathroom	13x13 RUSTIC LIGHT BROWN (STD)	8x10 TUSCANY GREY (STD)	NONE
Powder Room #1	13x13 RUSTIC LIGHT BROWN (STD)	N/A	N/A
Powder Room #2	20x20 SPIRIT SAND (STD)	N/A	N/A
Kitchen/Breakfast	20x20 SPIRIT SAND (STD)	8x8 SUBWAY BONE (BrickPattern)(Upg)	NONE
Laundry	13x13 RUSTIC LIGHT BROWN (STD)	N/A	N/A
Foyer	13x13 RUSTIC LIGHT BROWN (STD)		
Main Hall	7 1/2" Torleys Forest - Okanagan 9742-P (STD)		
Home Office	7 1/2" Torleys Forest - Okanagan 9742-P (STD)		
Family Room	7 1/2" Torleys Forest - Okanagan 9742-P (STD)		
Living Room	7 1/2" Torleys Forest - Okanagan 9742-P (STD)		
Dining Room	7 1/2" Torleys Forest - Okanagan 9742-P (STD)		
Rear Yard Access	STANDARD		
Upper Hall	7 1/2" Torleys Forest - Okanagan 9742-P (UPG)		
Master Bedroom	7 1/2" Torleys Forest - Okanagan 9742-P (UPG)		
Bedroom 2	7 1/2" Torleys Forest - Okanagan 9742-P (UPG)		
Bedroom 3	7 1/2" Torleys Forest - Okanagan 9742-P (UPG)		

Rallings and Stairs		Cornice Moulding / Medallion	
Rallings	UPG - 3" GDR - Vintage Red Oak Cobalt	Landing - Upper	7 1/2" Torleys Forest Okanagan 9742-P (X-P)
Pickets	UPG - Metal Single Collar/Alt Plain - Black	Landing - Lower	7 1/2" Torleys Forest Okanagan 9742-P
Posts	UPG - Type 900 3 1/2" Vintage Red Oak Cobalt	Ledge - Upper	N/A
Stringers	STD - VINTAGE RED OAK COBALT	Ledge - Lower	N/A
Treads	STD - VINTAGE RED OAK COBALT		
Risers	STD - VINTAGE RED OAK COBALT		
Runner	N/A		

Trim	
Baseboard & Casing	STANDARD
Front Door Glass	STANDARD
Interior Doors	STANDARD - CARRARA

Notes	
KITCHEN - KITCHEN FAUCET	Install the Delta Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome
KITCHEN - KITCHEN SINK	Install the Blanco Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2018 Top Mount Sink - Model # 401124

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

Rameshwar Singh Nanwa

Vendor:

Forestside Estates Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
RAMESHWAR SINGH NANWA	Melissa Di Marino	CHESTNUT-ELEV B	/	Forestside Estates Inc.	28/10/2019	27 Block 5

Page 2 of 3

Interior Paint

Description

Master Ensuite

COOL WHITE

Main Bathroom

COOL WHITE

Powder Room #1

COOL WHITE

Powder Room #2

COOL WHITE

Kitchen/Breakfast

COOL WHITE

Laundry

COOL WHITE

Foyer

COOL WHITE

Main Hall

COOL WHITE

Family Room

COOL WHITE

Living Room

COOL WHITE

Dining Room

COOL WHITE

Rear Yard Access

COOL WHITE

Upper Hall

COOL WHITE

Master Bedroom

COOL WHITE

Bedroom 2

COOL WHITE

Bedroom 3

COOL WHITE

Cabinet

Style

EURO - MELAMINE - COFFEE WF-395 (STD)

Countertop

Quorastone Calacatta Taj (UPG)

Counter Edge

1 1/2" DOUBLE BEVEL (STD)

Handle / Knob

65017-195

EURO - MELAMINE - ARCTIC - WF-394 (STD)

7735-58 PORTICO MARBLE (STD)

STD

65017-195

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

EURO - MELAMINE - LICORICE - WF-392 (STD)

P-394 CA ARCTIC SNOW (STD)

STD

65017-195

N/A

N/A

N/A

N/A

Appliance Opening/Dimension

Fridge Size SEE NOTES

Range

Std 31in Opening

Built-ins None

Microwave

None

Hood Fan

Std 30in

Exhaust Opening

6"

8"

Dishwasher Cabinet

Std 24in Opening

Notes

KITCHEN - Install STANDARD APPLIANCE PACKAGE Throughout house, where applicable

KITCHEN - Install STANDARD WHITE EXHAUST FAN

KITCHEN - Accommodate Fridge Opening for 36" Wide Future Fridge

Fireplace

Fireplace

N/A

Fireplace

N/A

Location Flooring

N/A

Location Flooring

N/A

Style

N/A

Style

N/A

Finish

N/A

Finish

N/A

Marble

N/A

Marble

N/A

Hearth

N/A

Hearth

N/A

Page 2 of 3

Decor Consultant:

Melissa Di Marino

Purchaser:

RAMESHWAR SINGH NANWA

Vendor:

Forestside Estates Inc.

Lot 21 / Blk 5 Forestside

Villa

KITCHENS & FINE CABINETRY LTD
8111 Jane St Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 688-7021
Fax. (905) 688-7983
email: design@villakitchens.ca
www.villakitchens.ca

CLIENT: ROMA FINE HOMES
PROJECT: FORESTSIDE
ADDRESS: WFS# 27 BLK 05
MODEL: CHESNUT 1803 ELEV. MA1/B

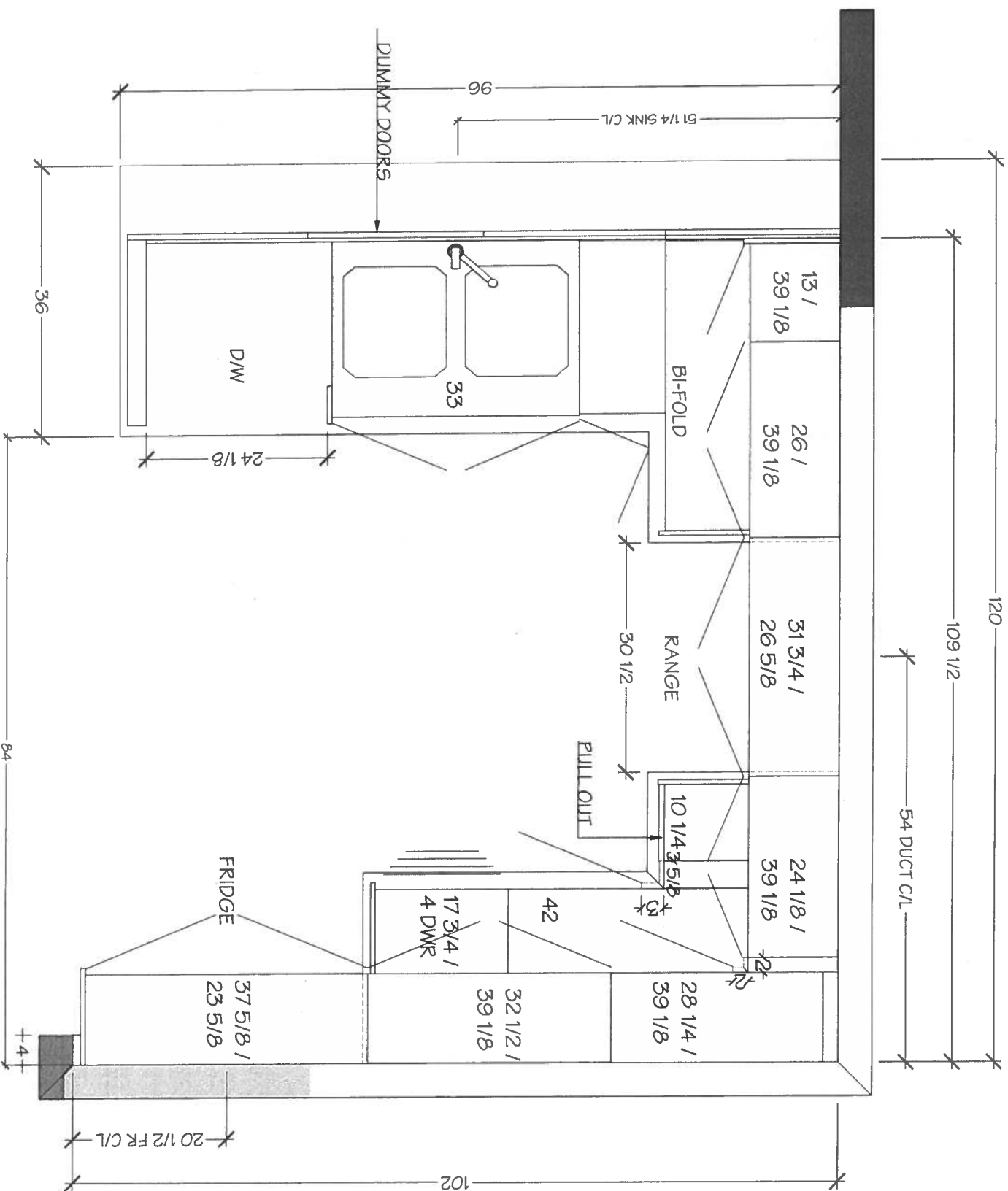
KITCHEN

November 7, 2019



- EXTRAS:
- 1. ACCOMMODATE WIDER FRIDGE OPENING FOR 36" FRIDGE
 - 2. BASE BRAD CORNER CABINET WITH SHELF
 - 3. SOFT CLOSE PULL OUT TO RIGHT OF RANGE
 - 4. SOFT CLOSE HARDWARE

DRAWN BY: JDD
DATE: NOV 17, 2019
REVISION:
PAGE: 1 OF 5



Lot 27 / Blk 5 Forestside

J. K. K.

KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7993
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS-27 BLK 05
MODEL: CHESTNUT 1803 ELEV. AA1/B

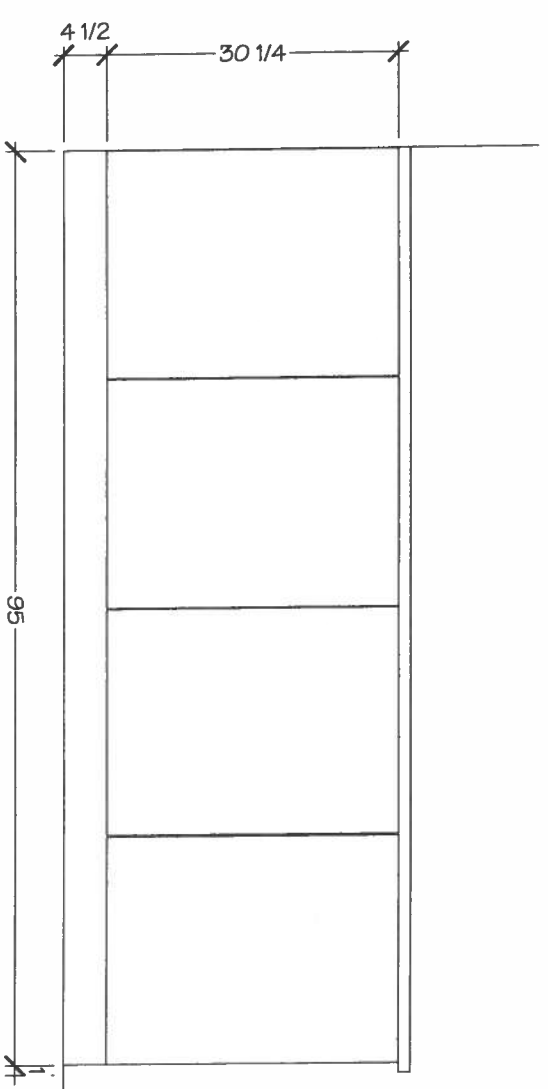
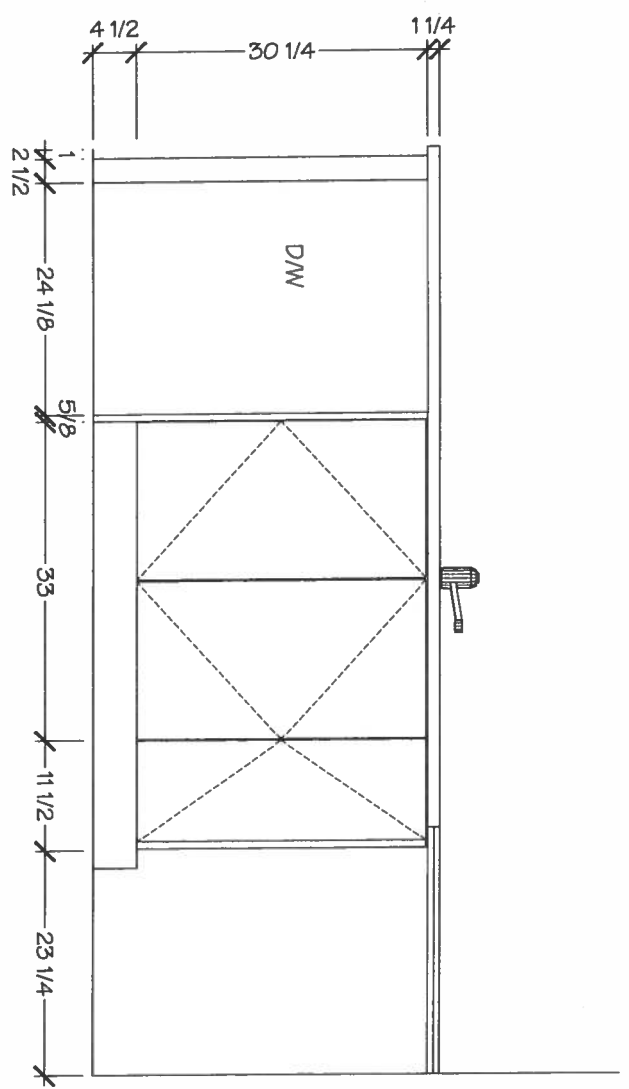
KITCHEN

November 7, 2019



- EXTRAS:
- 1. ACCOMMODATE WIDER FRIDGE OPENING FOR 36" FRIDGE
 - 2. BASE BL-FILDCORNER CABINET WITH SHELF
 - 3. SOFT CLOSE ROLL OUT TO RIGHT OF RANGE
 - 4. SOFT CLOSE HARDWARE

DRAWN BY: DGI
DATE: NOV 07/2019
REVISION:
PAGE: 2 OF 6



Lot 27 / Blk 5 Forestside



KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel: (905) 869-7028
Fax: (905) 869-7903
email: designstudio@vilakitchens.ca
www.vilakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-27 BLK 05
MODEL: CHESTNUT 1803 ELEV AA1/B

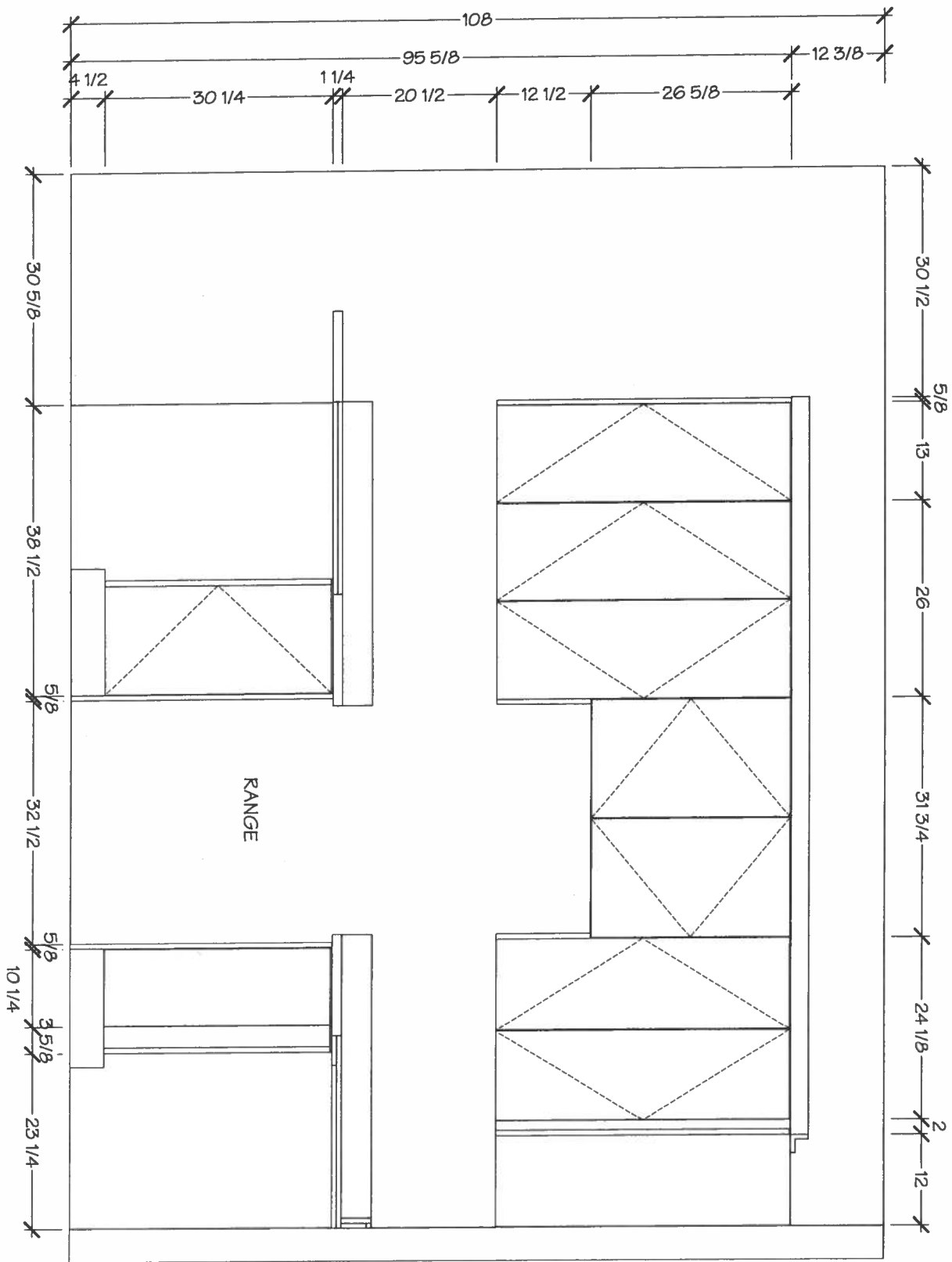
KITCHEN

November 7, 2019



- EXTRAS:
- 1. ACCOMMODATE WIDER FRIDGE OPENING FOR 36" FRIDGE
 - 2. BASE BL-FILD CORNER CABINET WITH SHELF
 - 3. SOFT CLOSE PULL OUT TO RIGHT OF RANGE
 - 4. SOFT CLOSE HARDWARE

DRAWN BY: DDI
DATE: NOV 07/2019
REVISION:
PAGE: 3 OF 6



Villa

KITCHENS & FINE CABINETRY LTD

8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel: (905) 669-7028
Fax: (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-27 BLK 05

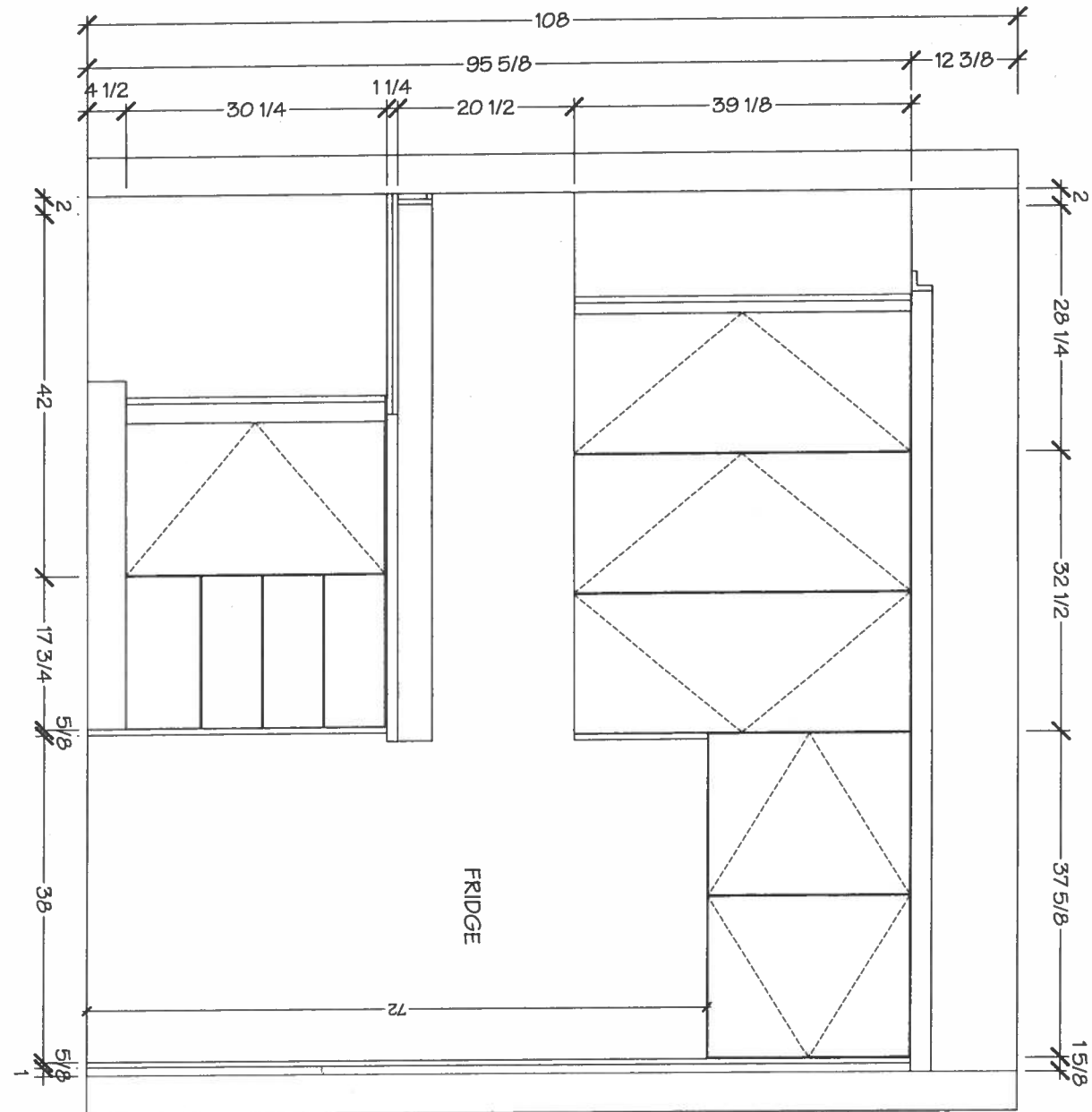
MODEL: CHESTNUT 1803 ELEV. AA1/B

KITCHEN

November 7, 2019



- EXTRAS:
- 1. ACCOMMODATE WIDER FRIDGE OPENING FOR 36" FRIDGE
 - 2. BASE BI-FOLD CORNER CABINET WITH SHELF
 - 3. SOFT CLOSE PULL OUT TO RIGHT OF RANGE
 - 4. SOFT CLOSE HARDWARE



DRAWN BY: DIDI

DATE: NOV 07/2019

REVISION:

PAGE: 4 OF 6

Lot 27 / Blk 5 Forestside

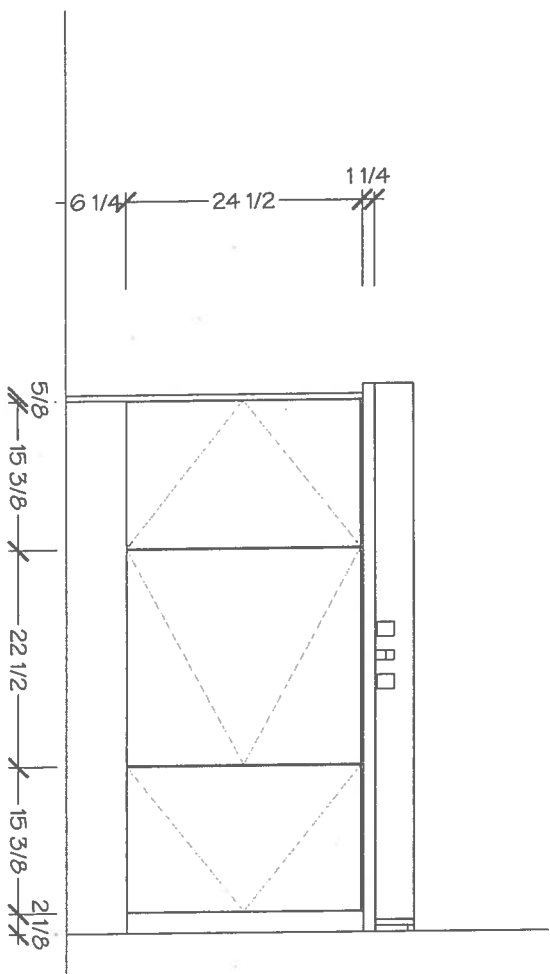
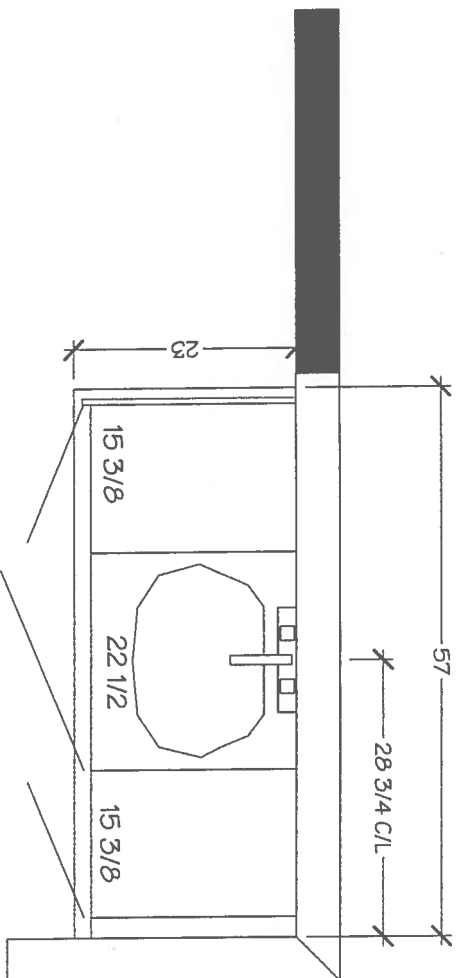
V. Villa

KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel: (905) 669-7028
Fax: (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-27 BLK 05
MODEL: CHESTNUT 1803 ELEV. AA1/B

MASTER ENSUITE

November 7, 2019



DRAWN BY: DIDI
DATE: NOV 07/2019
REVISION:
PAGE: 5 OF 6

Lot 27 / Blk 2 Forestside

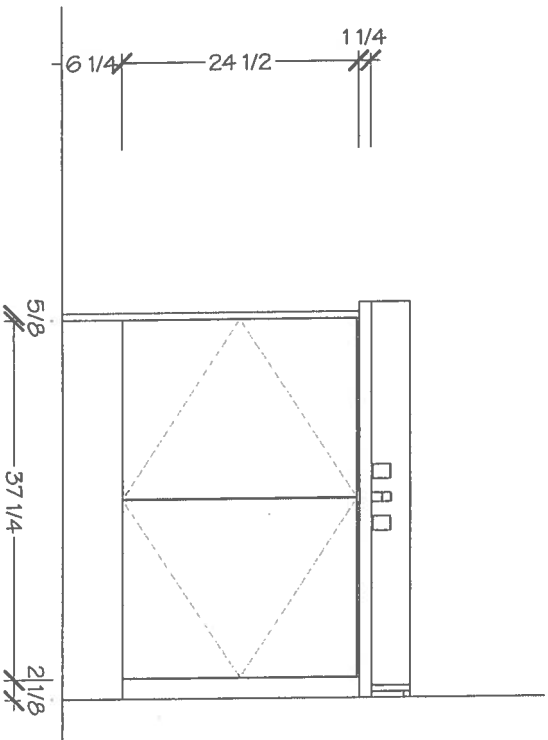
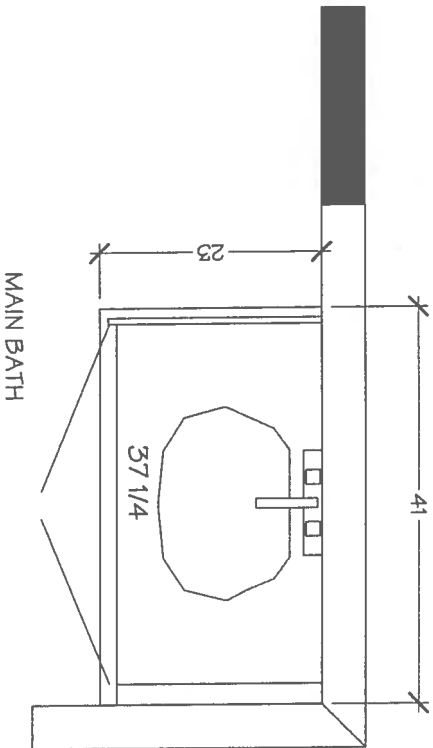
Villa

KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-27 BLK 05
MODEL: CHESTNUT 1803 ELEV. AA1/B

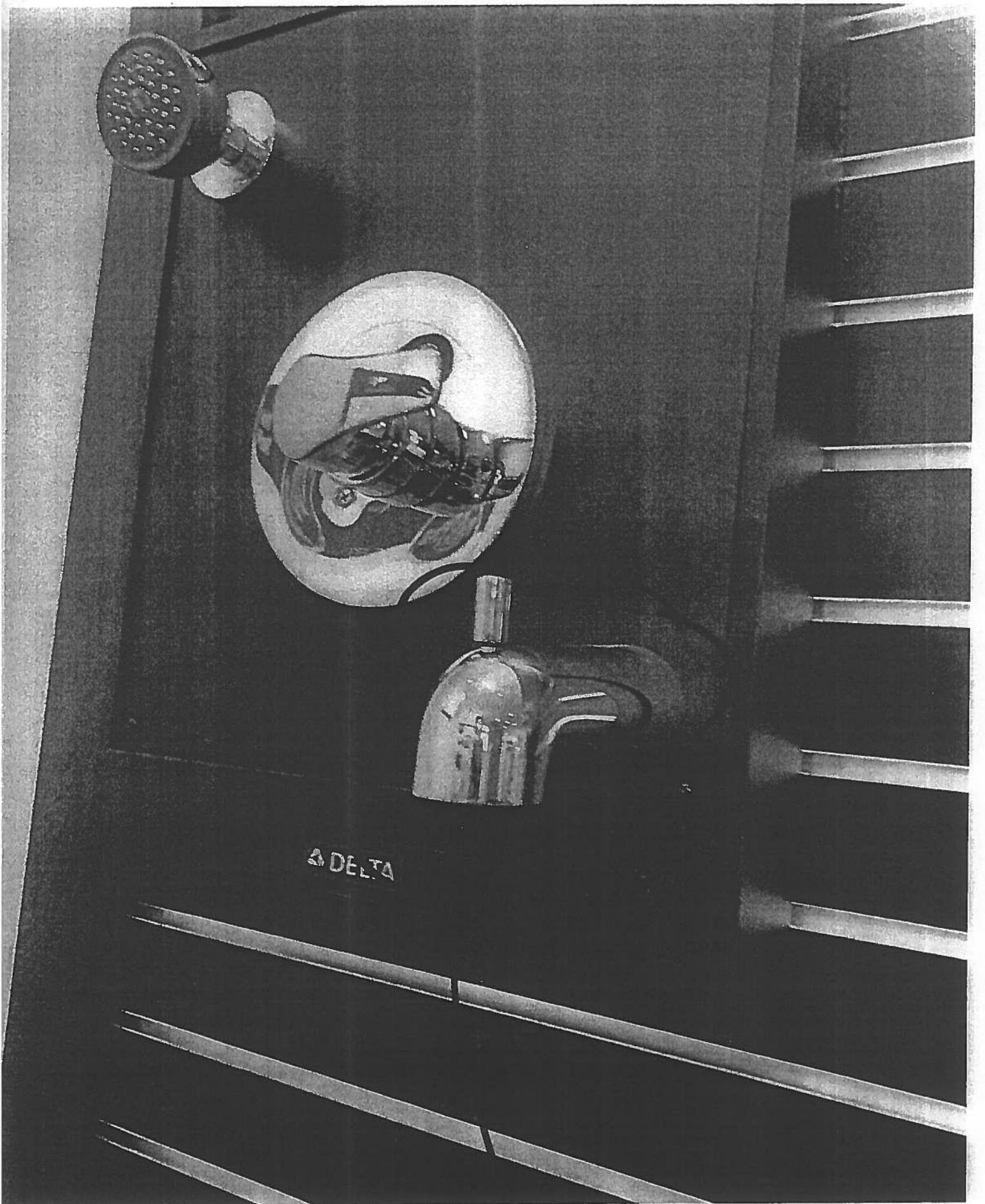
MAIN BATH

November 7, 2014



DRAWN BY: DIDI
DATE: NOV 07/2019
REVISION:
PAGE: 6 OF 6

STANDARD SHOWER



Add Toe Tester
Master Ensuite Shower
Stall

SINK | UNDERMOUNT



CALVIN

ITEM DETAILS

OUTER DIMENSIONS 19¼" W x 16½" D x 7½" H

INNER DIMENSIONS 17" W x 13¾" D x 5¾" H

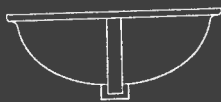
MATERIAL Vitreous china **COLOUR** Soft white

Oval undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included

CERTIFICATIONS

IAPMO cUPC

ASME A112.19.2 / CSA B45.1



* Master Ensuite (x1)

19¼" SINK
4220CFY

Lot 27 / BIK 5
Forestside

November 4, 2019

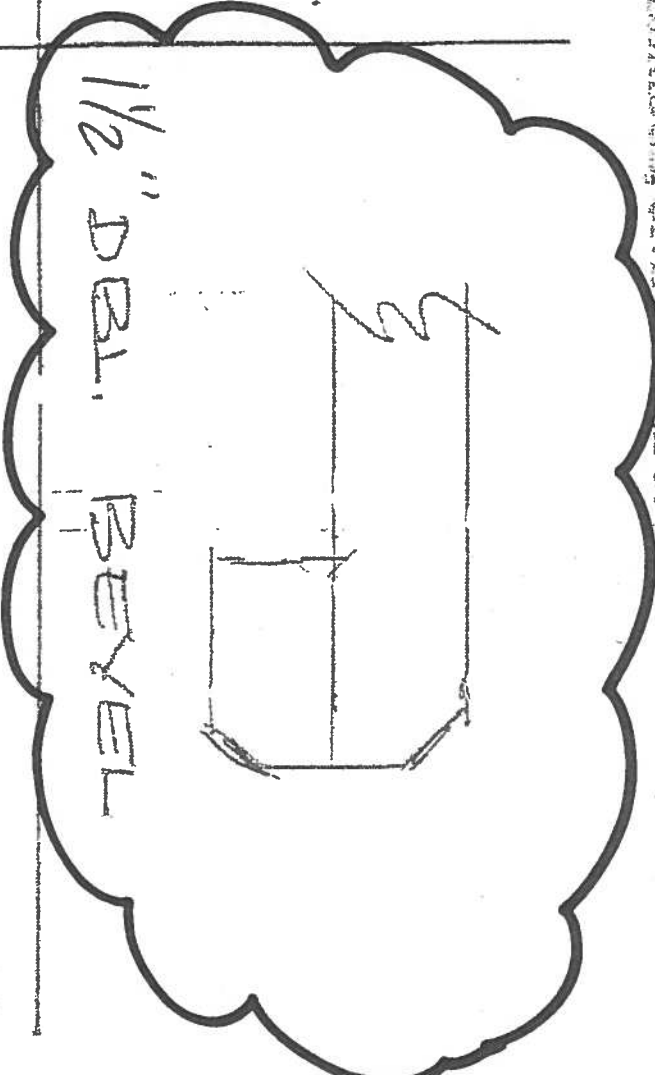
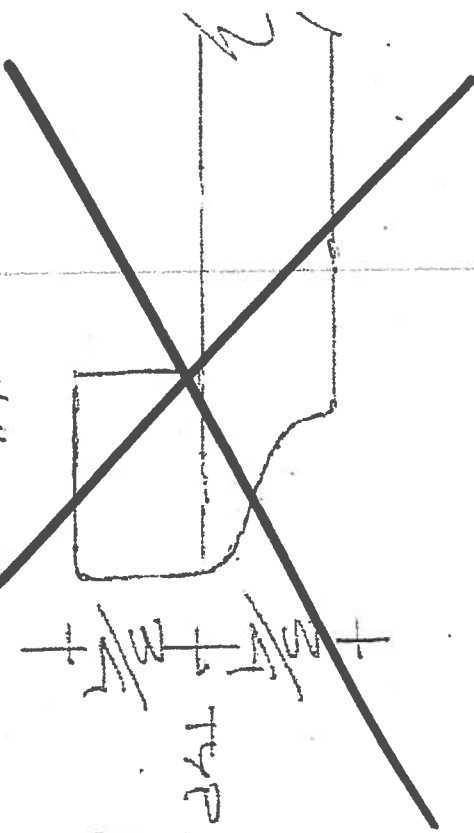


ISSUED M

Lot 27 / BIK 5

Forestside

ARISTON
MARBLE & GRANITE LTD.
119 WINCHES RD.
WOODBRIDGE, ONTARIO L4L 6C2



Master
Ensuite

