



PE 8344-1

Revised Structural

PURCHASER'S EXTRAS QUOTATION
The Estates of West River - Phase 1

2185715 Ontario Inc

PURCHASER: TARJINDER GARCHA

TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1	DINING ROOM- Refer to item #22 from PE#7823. DELETE the opening created at time of structural appointment. Purchaser request to close the wall between Dining Room and Main Hall as per the original floor plan layout (See Sketch)	1		
215018	Approved As per Fonzie			
*2 20080	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.	1		
215019				



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 2185715 Ontario 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

<u>Paid By</u>	<u>Amount</u>
Bonus	
Total Payment:	

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.

Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

Invoice Number	Date	Amount
8344		
Total Bonus Used:		
7823	12-May-22	
Total Bonus Used:		
Remaining Balance:		

DocuSigned by:

PURCHASER:

Tarjinder Garcha
TARJINDER GARCHA

26-Jul-22

DATE

VENDOR:

PER: 2185715 Ontario Inc.

TAX#:1

PREPARED BY: Laura Di Pede
PRINTED: 26-Jul-22 at 9:19 am
RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____
DATE: _____



CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASER: TARJINDER GARCHA TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B	

Date Added: 12-May-22 Invoice Number: 7823

<p>2 - BASEMENT- Install TWO (X2) Larger Basement windows, in lieu of the builders standard 30"x16". Install TWO (X2) 30"X24" (See Sketch) (With Possible Window Wells) Note:</p>
<p>3 - BASEMENT- Install THREE (X3) Larger Basement windows, in lieu of the builders standard 30"x16". Install THREE (X3) 36"X24" (See Sketch) (With Possible Window Wells) Note:</p>
<p>1 - BASEMENT- In addition to the basement windows, Install ONE (X1) additional 36"x24" window in the basement (See Sketch) (With Possible window well) Note:</p>
<p>1 - FRONT EXTERIOR- Install an Extended Height Single Front Door and Side Lights. Delete the transom above the door to accommodate extended height door (See Sketch) Note:</p>
<p>1 - BACK EXTERIOR- Delete the builders standard Patio sliders, and install double French doors (See Sketch) Note:</p>
<p>1 - KITCHEN- Install an 8" Duct, in lieu of the builders standard 6" (See Sketch) Note:</p>
<p>1 - TWIN BATH (Bedroom #4)- Delete the builders standard Tub/Shower, and install a shower stall, To include 2x2 shower stall floor mosaic, Curb with stone top, shower pot light and Frameless Glass (See Sketch) Note:</p>
<p>1 - TWIN BATH #2/3- Delete the builders standard Tub/Shower, and install a shower stall, To include 2x2 shower stall floor mosaic, Curb with stone top, shower pot light and Frameless Glass (See Sketch) Note:</p>
<p>1 - SECOND FLOOR BEDROOMS- Install Smooth ceilings throughout the second floor bedrooms (Inlcudes all 2nd floor closets) Note:</p>
<p>1 - PRIMARY BEDROOM (MASTER ENSUITE)-Install the optional 10FT RAISED COFFERED CEILINGS IN MASTER BEDROOM AS PER VENDOR SPECIFICATIONS AND PLAN. (See Sketch) Note:</p>
<p>1 - MASTER ENSUITE- Make Master Ensuite shower stall larger by APPROX. 1'-0" towards the toilet. Install additional wall tile, 2x2 mosaic, curb with stone and additional frameless glass (See Sketch) Note:</p>
<p>1 - MASTER ENSUITE- Install a floating shower seat in the Master Ensuite showerstall (See Sketch) Note:</p>
<p>1 - MASTER ENSUITE- Install a Niche with a shelf in the Master Ensuite shower stall (See Sketch) Note: **Install 4" Dummy Wall as required**</p>
<p>1 - GARAGE- Relocate the Central Vac Trunk to the Garage (See Sketch) Note:</p>
<p>1 - SECOND FLOOR EXTERIOR BALCONY- Install an exterior GFI plug on the second floor balcony, next to the French doors (See Sketch) Note:</p>



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Date Added: 12-May-22 Invoice Number: 7823

<p>1 - EXTERIOR- Install a Festive Soffit plug on a single pole switch (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- Install a Pot Filler Rough In, in the kitchen, above the stove.</p> <p>Note: **PLEASE NOTE** The above price is for the rough in ONLY, purchaser accepts & acknowledges that the Pot Filler finish will be chosen at time of colour chart</p>
<p>1 - KITCHEN- Install a Gas Line Rough In for stove (See Sketch)</p> <p>Note: **PLEASE NOTE** builders standard electrical for electric stove to remain</p>
<p>1 - PRIMARY BEDROOM- Install the optional electric fireplace in the Primary Bedroom. Install the Dimplex Ignite XLF50 (See Sketch)</p> <p>Note: **PLEASE NOTE** Price above is ONLY for the electric fireplace unit. Purchaser to select the fireplace surround at time of colour chart</p>
<p>1 - SIDE DOOR- Install the optional Side door, (If Grade Permits) to include builders standard exterior light (See Sketch)</p> <p>Note:</p>
<p>1 - MUD ROOM- Install a builders standard Interior Door from the garage landing to the Mud Room (See Sketch)</p> <p>Note: **Approved As Per Tony</p>
<p>1 - DINING ROOM- Create an opening from the Main Hall to the Dining Room. Opening to be the same width as the Den opening. Return wall to match with the Den. (See Sketch)</p> <p>Note: **Approved As Per Fonzie / Tony</p>
<p>1 - KITCHEN- Close the entrance from the Kitchen to the Dining Room. (See Sketch)</p> <p>Note: **Purchaser accepts and acknowledges that the additional cabinetry for the kitchen, will be chosen and charged at time of colour chart**</p>
<p>1 - FOYER- Delete the Nib Wall at the foyer (Between foyer and Main Hall) (See Sketch)</p> <p>Note: **Approved As Per Tony</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES</p> <p>Note:</p>
<p>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</p> <p>Note:</p>
<p>1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p> <p>Note:</p>

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