



PURCHASER'S EXTRAS QUOTATION				
The Estates of West River - Phase 2				
PURCHASERS: MANJIT SIDHU and LAKHVIR SINGH SIDHU				TEL:
LOT NUMBER	PHASE	HOUSE TYPE		
017	2	EDINBURGH-ELEV C-OPT MAIN - 5 BEDRM CONVERTED TO 4 BED WITH MEDIA.		
ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
*1 20112 229564	CHANGE* TO P.E.S NO 8673-2 - ITEM 19 DELETE DOUBLE DOOR TO BEDROOM 3 - SINGLE DOOR AS PER ORIGINAL PLAN - SEE PLAN	1		
*2 20112 229565	TWIN BATH 4/5 - REMOVE DOOR AND WALL IN FRONT OF TOILET AREA (KEEP WALL ADJACENT TO SHOWER) - NO CHARGE AS PER F.CAROGIOIELLO - SEE PLAN	1		
*3 20032 229566	UPPER STAIR HALL - REMOVE ARCH BETWEEN STAIRCASE AND HALL IN FRONT OF BEROOM 3 - SUPPLY AND INSTALL ADDITIONAL NOSING AND RAILING IN LIEU OF WALL AT STAIR O.T.B - SEE PLAN	1		
*4 20020 229567	UPPER MEDIA ROOM - ADD A DOUBLE DOOR CLOSET AND FRAMED DRYWALL NICHE - MOVE WINDOW - REFER TO SKETCH	1		
*5 20080 230554	PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.	1		
*6 20081 230555	PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.	1		
*7 20081 230556	BONUS PACKAGE - PURCHASER HAS APPLIED \$1469.00 UPGRADE PROMOTIONAL PAKAGE TOWARDS THE PURCHASE OF UPGRADES IN THEIS AGREEMENT  THE BALANCE OF \$7,879.50 TO BE APPLIED AT TIME OF COLOUR CHARTS	1		



Sub Total
HST
Total

1.

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.
2.

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.
3.

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).
4.

Extras or changes will not be processed unless signed by the Vendor.
5.

These extras may not be amended without the written consent of 2185715 Ontario Inc..
6.

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.
7.

No Estimates or orders will be accepted once construction has commenced.
8.

Prices are estimates only and guaranteed for a period of 5 days only.
9.

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.
10.

For Visa, Mastercard and Debit paments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

TAX#:1

PREPARED BY: Lisa Renzetti  
PRINTED: 15-Jan-25 at 10:36 am  
RoyInvoiceSQL.rpt 07aug20

DS

Initial

LS

M.S

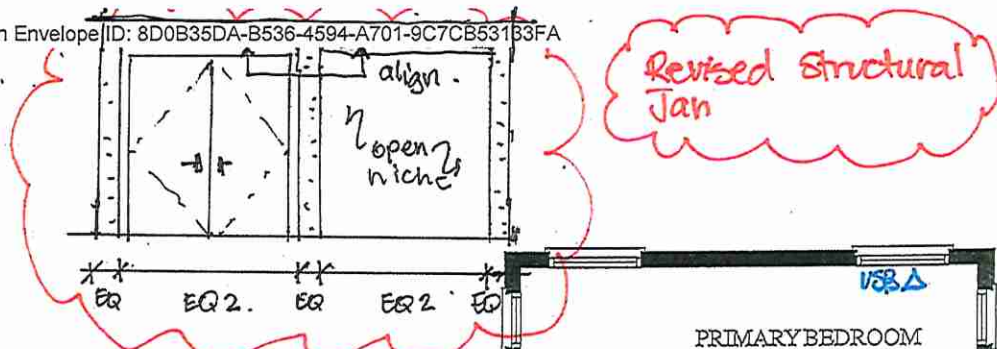
Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

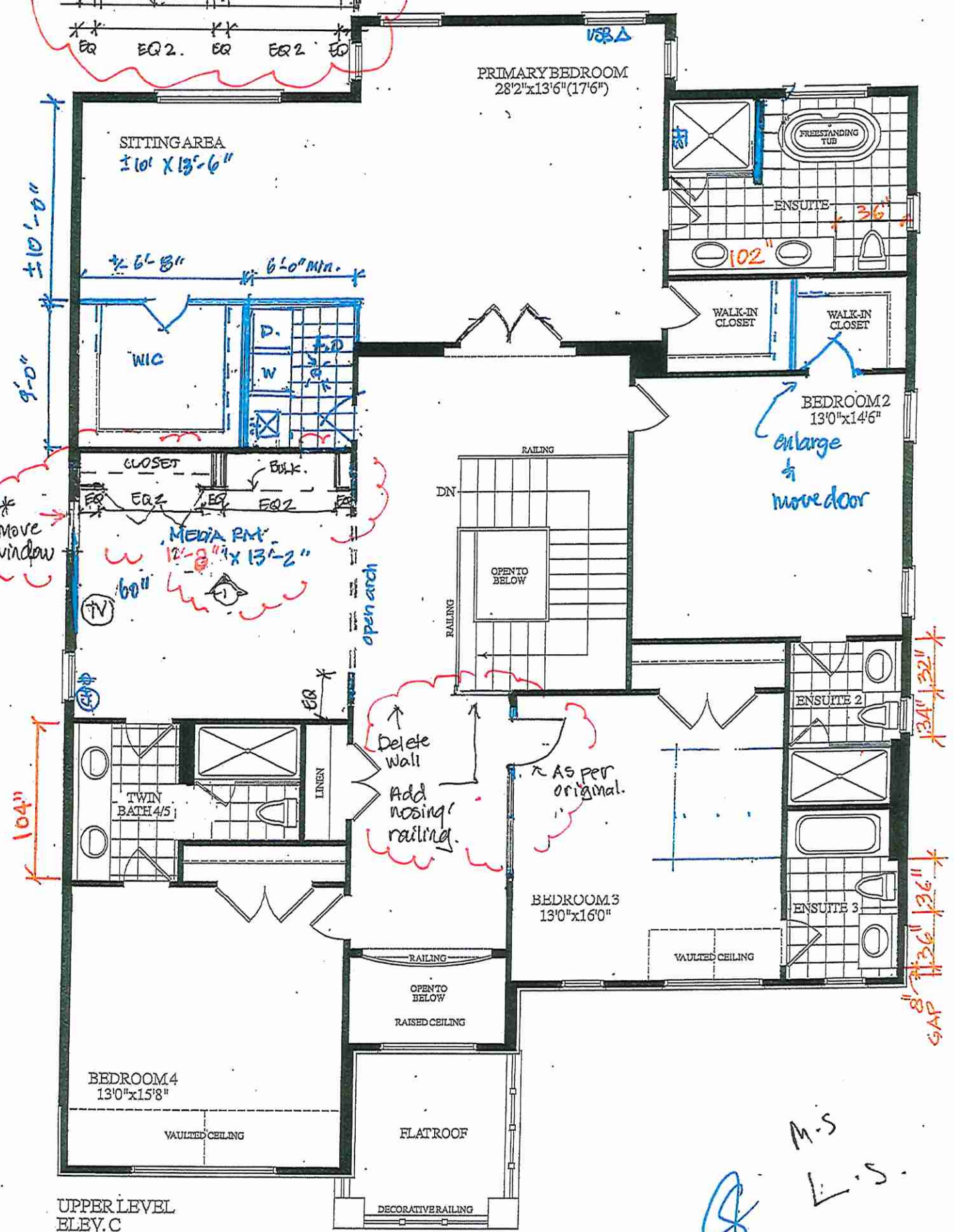
PER: \_\_\_\_\_

DATE: \_\_\_\_\_





Revised Structural Jan



M.S.  
L.S.

Initial M.S.

LS

\* 8' H DOORS (STANDARD) = 20 = 98 1/2"





STRUCTURAL

<b>CONSTRUCTION SUMMARY</b> <b>2185715 Ontario Inc.</b>	
<b>PURCHASERS:</b> MANJIT SIDHU and LAKHVIR SINGH SIDHU	
<b>TEL:</b>	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
017	2	EDINBURGH-ELEV C-OPT MAIN W OPT 2ND W MEDIA ROOM	18-Mar-26	

Offer	BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$45,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE.
Worksheet	Note:

Offer	NO AGENT 50,000.00 PLUS HST
Worksheet	Note:

Offer	BUILDER TO ACCOMMODATE A DRIVEWAT MEASURING A TOTAL OF 35 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.
Worksheet	Note:



CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: MANJIT SIDHU and LAKHVIR SINGH SIDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
017	2	EDINBURGH-ELEV C-OPT MAIN W OPT 2ND W MEDIA ROOM	18-Mar-26	

Date Added: 11-Dec-24

Invoice Number: 8673

1 - ALTERATIONS TO PLAN FEE - VARIOUS - REFER TO PLAN - \*Reduction in plan change gee as per S.Carogioiello\*

Note:

1 - UPPER LEVEL - PERMIT CHANGE FEE - CHANGE UPPER LEVEL TO ALTERNATE 5 BEDROOM PLAN - REFER TO ATTCHED (\$2500 DOLLAR CHARGE WAIVED AS PER F.CAROGIOIELLO)

Note:

1 - MUD ROOM - ADD DOOR FROM EXTERIOR TO MUDROOM IN LIEU OF WINDOW - INCLUDES STANDARD COACH LIGHT - REFER TO PLAN

Note:

1 - MUD ROOM - REDESIGN - \*NOTE LAUNDRY RELOCATE UPSTAIRS\* REFER TO PLAN. REDUCTION IN PRICE AS PER F.CAROGIOIELLO

Note: - EXPLAND CLOSET INTO WALK IN  
- ADD A DOG WASH/CURB

1 - IN LAW BATH - EXPAND SHOWER TOWARD CLOSET SO THAT SHOWER IS APPROX 34 IN X 42 IN - DECREASE DEPTH OF CLOSET TO APPROX 18" DEEP (CHROME FRAMED DOOR AND SIDE PANEL) AND ADD WIRE SHELIVING. REFER TO PLAN

Note:

1 - DINING ROOM - REDUCE BY 12 INCHES - MOVE WINDOW - ADD CHINA HUTCH \*\*CABINET PRICE OF \$6930.00 QUOTED BY QTK FOR STANDARD UPPER AND LOWER CABINETS TO BE CHARGED AT TIME OF COLOUR CHARTS\*\* - REFER TO PLAN

Note:

1 - KITCHEN - REDUCE SLIGHTLY BY ADDING SERVERY AREA - ADD DOUBLE ARCHWAY - EXTEND TILED AREA INTO SERVERY - REFER TO PLAN

Note:

1 - KITCHEN/SERVERY - CUPBOARDS & MOVE CHANGES - \*\*\*TO BE CHARGED AT TIME OF COLOUR CHARTS STANDARD CABINETS QUOTED \$11,120.00\*\*\*AT STANDARD HEIGHT - REFER TO REVISED LAYOUT

Note: - MOVE ISLAND  
- MOVE COOKTOP  
- MOVE BAR SINK TO SERVERY  
- MOVE MAIN SINK AND DISHWASHER TO ISLAND  
- DELETE SINK WINDOW  
- MOVE SMALLER WINDOW AT DINETTE  
- ADD WALL OVEN TOWER (ALL CUBOARDS AT COLOUR CHARTS)  
- ADD SERVERY BETWEEN KITCHEN AND DINING  
-ADD PULL OUT WASTE RECYCLE ADJACENT TO MAIN SINK (AT COLOUR CHARTS)

1 - KITCHEN - ADDITIONAL STONE COUNTERTOPS IN STANDARD QUARTZ WITH STANDARD EDGE (PRICE \$8,504.00 QUOTED TO BE CHARGED AT TIME OF COLOUR CHARTS) INCLUDES SERVERY AND DINING AREAS AS WELL) - REFER TO PLAN - INFO ONLY

Note:

0 - KITCHEN - WINDOWS AT DINETTE - MOVE ONE WINDOW - REFER TO PLAN

Note:

1 - KITCHEN - ROUGH IN FOR ALL ADDITIONAL ELECTRICAL - REFER TO PLAN

Note: - GAS RANGE \$850  
- WALL OVEN WITH MICRO ABOVE \$2000  
- INTEGRATED HOOD FAN AT KITCHEN \$800

1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE WITH APPLIANCE SPECIFICATIONS AT THE TIME OF STRUCTURALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS T THE TIME OF COLOUR CHART APPOINTMENT

Note: \*Purchaser acknowledges that electrical pricing may be subject to change upon confirmation of appliance specifications\*

1 - KITCHEN - ROUGH IN FOR POT FILLER ABOVE STOVE - \*\*FIXTURE TO BE SELECTED AND CHARGED AT TIME OF COLOUR CHARTS, ROUGH IN ONLY\*\*

Note:



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2185715 Ontario Inc.

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TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
017	2	EDINBURGH-ELEV C-OPT MAIN W OPT 2ND W MEDIA ROOM	18-Mar-26	

Date Added: 11-Dec-24

Invoice Number: 8673

1 - GREAT ROOM - RAISE ROUGH IN FOR EXISTING TV TO 60" AFF WITH CONDUIT COMING OUT ADJACENT TO OUTLET UNDER WINDOW RIGHT OF FIREPLACE - REFER TO PLAN  
Note:

1 - UPPER LEVEL - \*NOTE 8FT DOOR HEIGHTS ON SECOND FLOOR AS PER SALES\* - INFO ONLY  
Note:

1 - SITTING AREA - CHANGE SHAPE OF WIC (REDUCE SITTING ROOM TO APPROX 10'-0"). ADD WIRE SHELVING. REFER TO PLAN  
Note:

1 - BEDROOM 5 - TURN INTO MEDIA ROOM - DELETE DOOR AND WALL INTO BEDROOM 5 LEAVE OPEN TO STAIR HALL - ADD FRAMED ARCHWAY - REFER TO PLAN/SKETCH  
Note:

1 - BEDROOM 5/MEDIA ROOM - PLACE TV HERE IN LEIU OF PRIMARY BEDROOM - RAISE TO 60" WITH CHASE TO OULET BELOW WINDOW ON LEFT OF FIREPLACE - REFER TO PLAN  
Note:

1 - BEDROOM 3 - ADD DOUBLE DOOR ENTRY/TRIM - CENTER DOORS - REFER TO PLANS  
Note:

1 - BEDROOM 5 CLOSET - TURN INTO UPPER LAUNDRY ROOM - NOTE \*\* ADDITIONAL CABINETRY/COUNTER/UPPERS TO BE PRICED AT TIME OF COLOUR CHARTS, CABINETRY NOT INCLUDED AT THIS TIME\*\* - INCREASE SIZE OF ROOM 9'-0" L X MIN 6'-0" WIDE - REFER TO PLAN  
Note: - RELOCATE DOOR  
- INCREASE SIZE OF DOOR TO ACCOMMODATE W/D  
- TILE FLOORING  
- FLOOR DRAIN  
- FRAMING/DRYWALL  
- PAINT  
- VENTING  
- PLUMBING  
- RELOCATE W/D  
- RELOCATE SINK AND LAUNDRY CABINET

1 - BEDROOM 2 WIC - INCREASE IN SIZE - TAKE FROM PRIMARY WIC - MOVE DOOR - REFER TO PLAN  
Note:

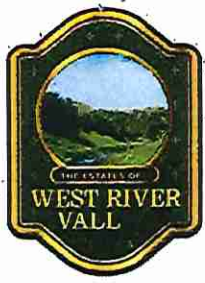
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.  
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.  
Note:

0 - BONUS PACKAGE - PURCHASER HAS APPLIED \$35651.50 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT.  
BALANCE OF \$9348.50 TO BE APPLIED AT TIME OF COLOUR SELECTIONS  
Note:

This Document is Extremely Time Sensitive - Printed 13 Dec 24 at 15:45





EDINBURGH (50-08) LOT 17  
ELEV. C - 4560 SQ. FT.



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
General

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: MANJIT SIDHU  
Purchaser: LAKHVIR SINGH SIDHU  
Vendor: 2185715 Ontario Inc.  
Lot #: 017 Phase: 2 Plan No.: 43M-2144  
Street: GOLD BOTTOM CRESCENT  
in the : CITY of BRAMPTON  
Date of Offer: Sunday September 29, 2024

**DELETE:**

SCHEDULE "B"  
BUILDER TO ACCOMMODATE A DRIVEWAY MEASURING A TOTAL OF 35 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.

**INSERT:**

SCHEDULE "B"  
BUILDER TO ACCOMMODATE A DRIVEWAY MEASURING A TOTAL OF 36 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.

SCHEDULE "B"

Purchaser MANJIT SIDHU  
Purchaser LAKHVIR SINGH SIDHU  
And  
Vendor 2185715 Ontario Inc.  
Lot Number 017 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144  
in the CITY of BRAMPTON  
Date of Offer September 29, 2024  
Dated Required: March 18, 2026  
Model: EDINBURGH-ELEV C-OPT MAIN W-OPT 2ND W-MEDIA ROOM (50-08COO)

REV. 1 (STD. SECOND FLOOR)

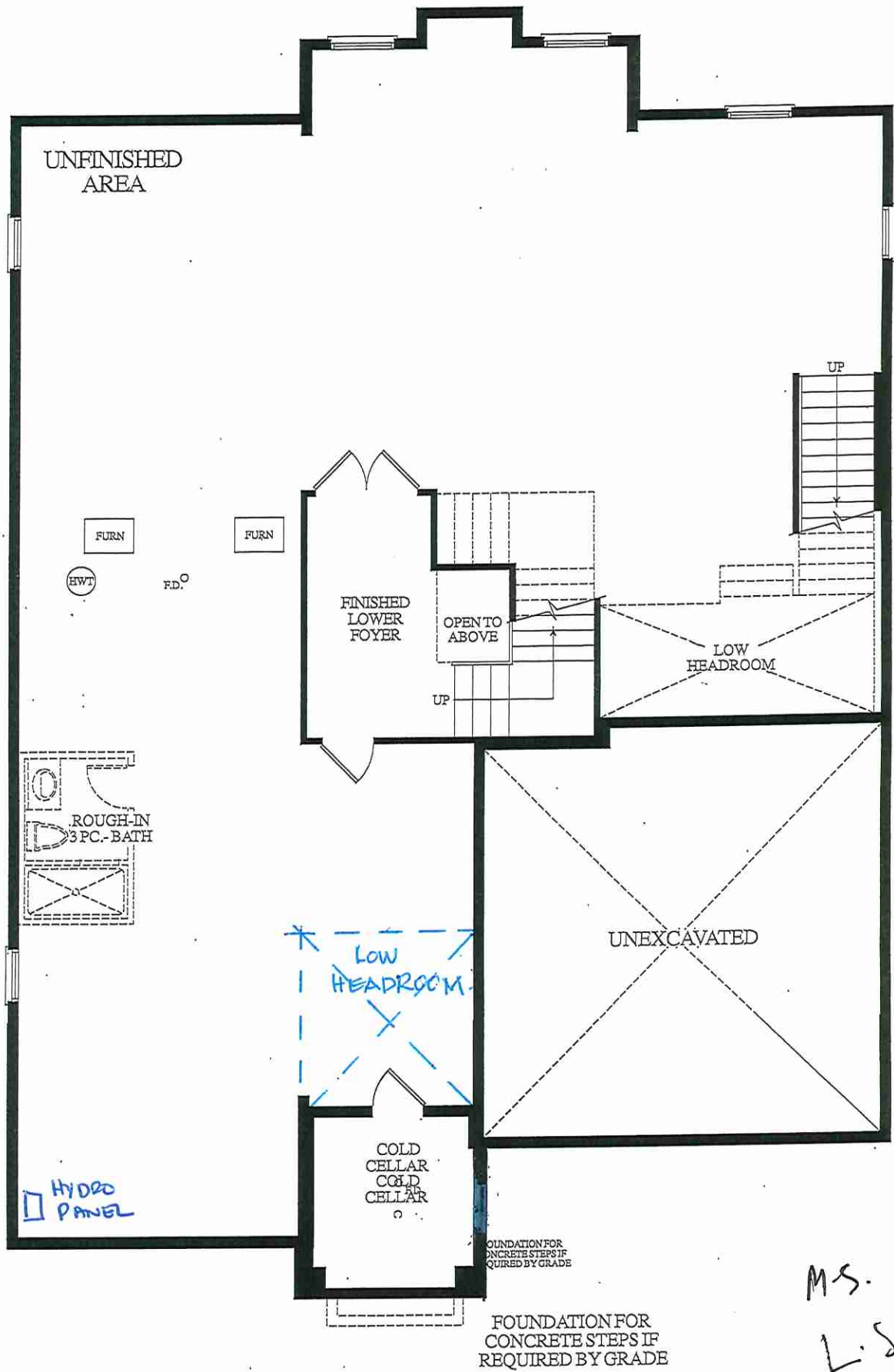
Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$45,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
- PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE.

Builder to accommodate a driveway measuring a total of 35 feet from road curb to front of garage as per builder

M.S.  
L.S.

M.S.  
L.S.



LOWER LEVEL  
ELEV. C

MS.

L.S.

*(Handwritten signature)*



LOT 17 \* 50-08 EDINBURGH \* 5 BEDROOM \* EL.C \* 3445 SQ.FT.



- GAS LINE TO STOVE
- POT FILLER
- STD 6" EXHAUST PIPE
- STOVE CENTRE OF ISLAND (IF POSSIBLE)
- DELETE KITCHEN WINDOW

- RELOCATE SINK & D/W TO ISLAND
- + BAR SINK RELOCATE TO SERVERY

Hand-drawn floor plan of a house with various rooms and dimensions. The plan includes a Living Room (13'0" x 15'0"), Dining Room (12'-6" x 14'-0"), Great Room (14'8" x 19'6"), In-Law Suite (11'4" x 10'0"), Kitchen, and a Garage (18'8" x 22'0" (20'6")). It also shows a Foyer, Portico, and various closets. Dimensions are provided for many areas, and there are notes about concrete steps and grade permits.

Rooms and Dimensions:

- LIVING ROOM: 13'0" x 15'0"
- DINING ROOM: 12'-6" x 14'-0"
- GREAT ROOM: 14'8" x 19'6"
- IN-LAW SUITE: 11'4" x 10'0"
- KITCHEN: 10'0" x 10'0"
- Garage: 18'8" x 22'0" (20'6")
- Foyer: 8'0" x 8'0"
- Portico: 8'0" x 8'0"

Other features and notes:

- 9'-SLIDING DOOR
- COFFERED CEILING
- D.V. GAS FIREPLACE
- CH. 6
- SHOWER INCREASE (chrome) 1 Fr.
- ENSUITE
- BAR SINK
- CHINA HUTCH
- EXPANDED CLOSET
- expand closet.
- DOOR WHERE GRADE PERMITS
- DOG WASH AREA
- add stained laundry cabinet + sink
- CONCRETE STEPS IF REQUIRED BY GRADE

MAIN LEVEL WITH  
OPT. IN-LAW SUITE  
ELEV. C

M.S  
L.S.



**LOT 17 \* 50-08 EDINBURGH \* 5 BEDROOM \* EL.C \* 3445 SQ.FT.**