



Additional
STRUCTURAL

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 2

PURCHASER: BIRJU KHATRI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
012	2	AMHERST-4 BEDROOM-ELEV C

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 234695	SECOND FLOOR-Install extended Height 8'-0" Tall interior doors, throughout the 2nd floor, where applicable. To include SIXTEEN (X16) Interior Carrara Smooth interior doors. (See Sketch) **Approved By Fonzie**	16		
2 234696	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	1	\$0.00	\$0.00
3 234697	BONUS PACKAGE-PURCHASER TO RECEIVE \$12,315.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART BONUS PACKAGE-PURCHASER HAS A REMAING \$1,467.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART	1	\$0.00	\$0.00

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 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	
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

<u>Invoice Number</u>	<u>Date</u>	<u>Amount</u>
8715	27-Mar-25	
8715	27-Mar-25	
8798		
8798		

Total Bonus Used:

Remaining Balance:

TAX#:1

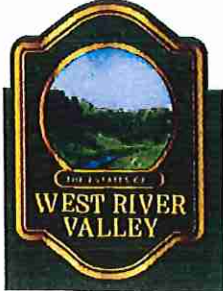
PREPARED BY: Laura Di Pede
PRINTED: 15-Apr-25 at 3:28 pm
RoyInvoiceSQL.rpt 07aug20

Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

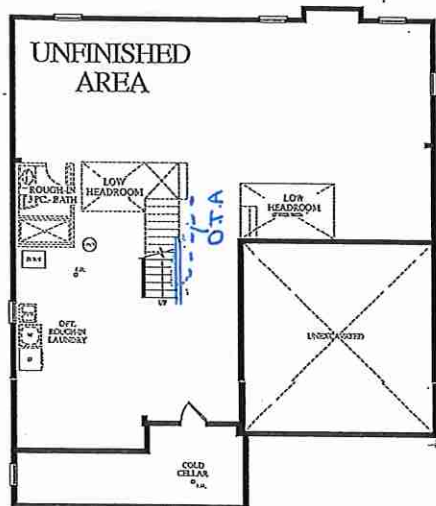
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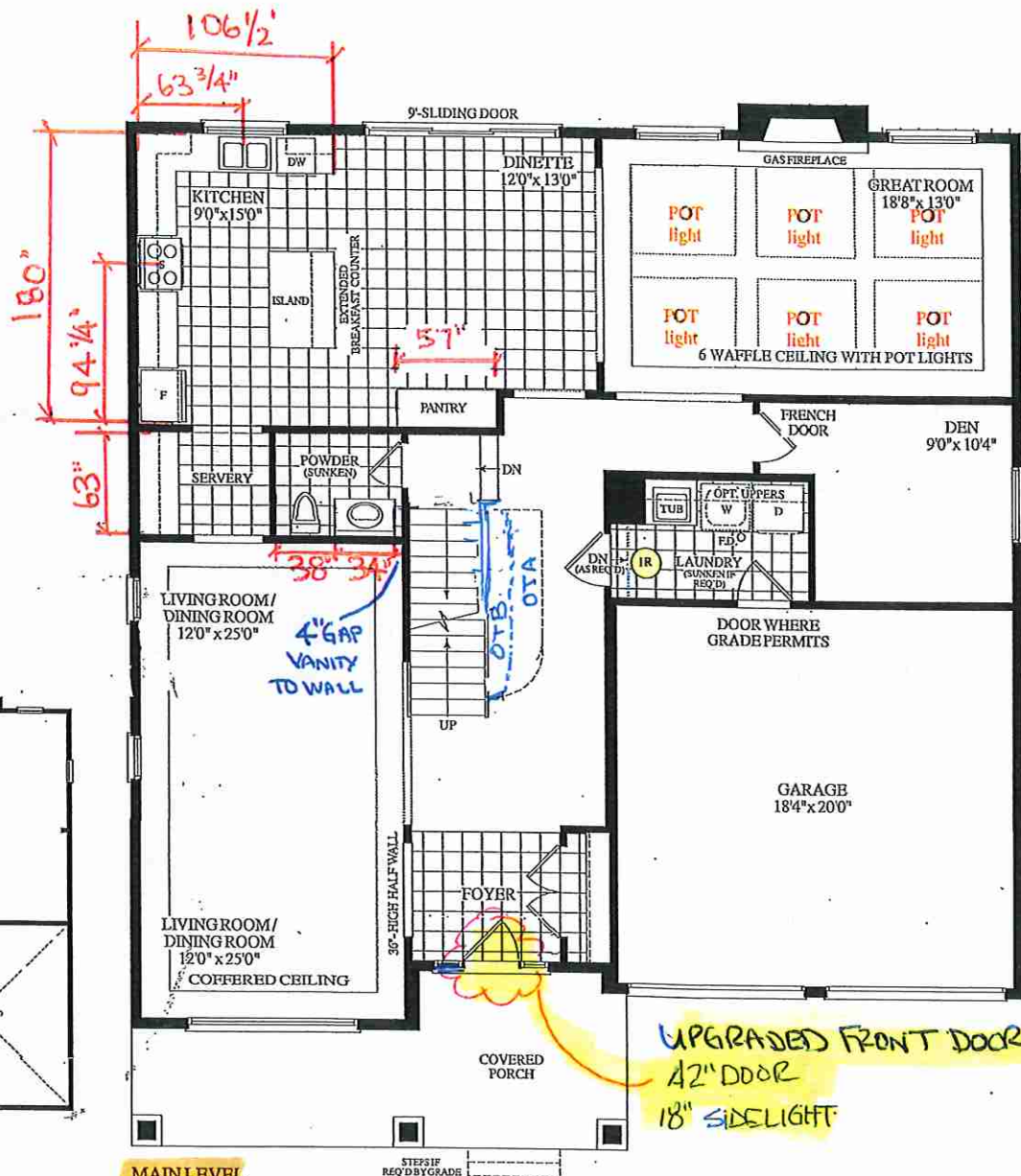
KITCHEN

* 8" DUCT

* GAS LINE R/L

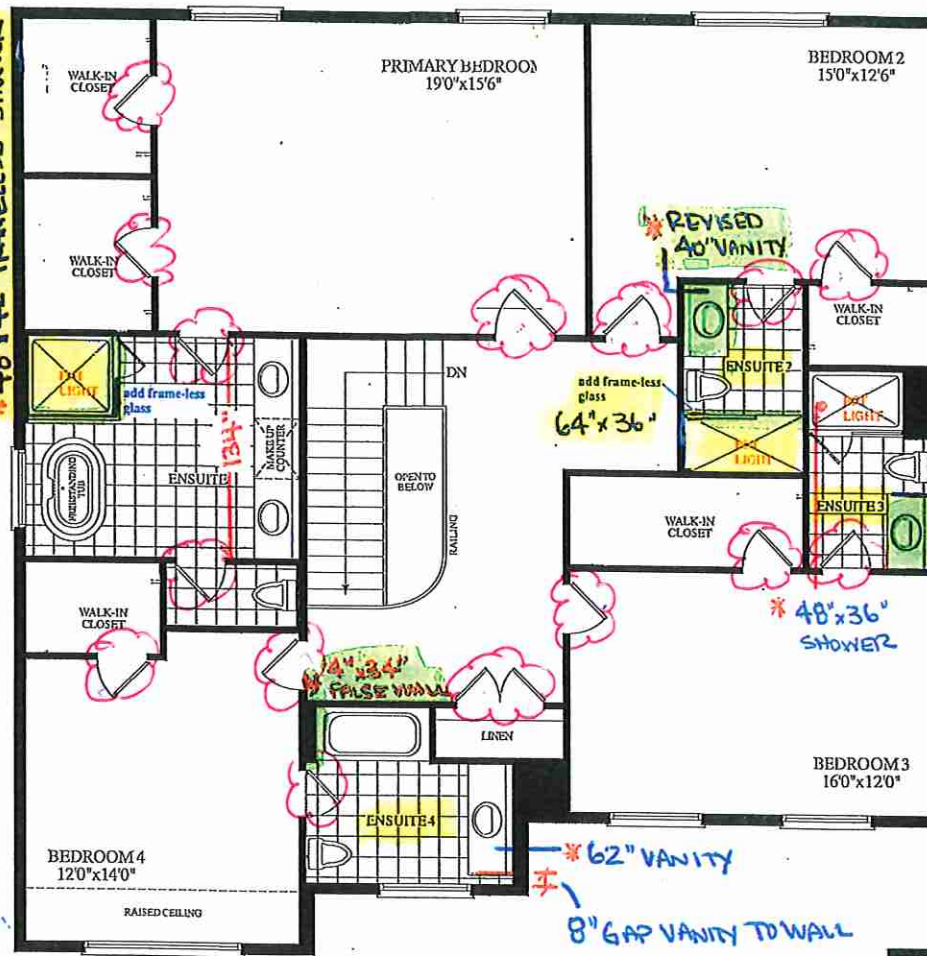


LOWER LEVEL
ELEV. C



MAIN LEVEL
ELEV. C

* 48" x 42" FRAMELESS SHOWER



UPPER LEVEL
ELEV. A

2ND FLOOR
* Delete wire shelves
in closets *

* (x16) 8'0" Extended Height Doors *

* 40" x 38" 42" x 16" FALSE WALL

LOT 12 * 50-01 AMHERST * 4 BEDROOM * EL.C * 3445 SQ.FT.





STRUCTURAL

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASER: BIRJU KHATRI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
012	2	AMHERST-4 BEDROOM-ELEV C	26-Feb-26

Offer	VENDOR TO SUPPLY AND INSTALL 6 SQUARE WAFFLE CEILING IN THE FAMILY ROOM AS PER SKETCH. (POT LIGHTS AND CROWN MOLDINGS ARE INCLUDED AS PER BUILDERS STANDARD SAMPLES).
Worksheet	Note:

Offer	STAINED 5 INCH X 3/4 INCH PREFINISHED OAK HARDWOOD FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN LEVEL AND 2ND LEVEL, INCLUDING STAIR LANDINGS, AS PER PLAN, AS PER VENDORS STANDARD SAMPLES.
Worksheet	Note:

Offer	BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$40,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	DELETE TUB IN BEDROOM 2 ADD SHOWER STALL.
Worksheet	Note:

Offer	BEDROOM 2, 3 & PRIMARY BEDROOM TO HAVE FRAMELESS GLASS SHOWER STALL. IN PRIMARY ENSUITE DELETE WALL BETWEEN TUB AND SHOWER STALL.
Worksheet	Note:

Offer	ALL SHOWER STALLS TO HAVE SHOWER POT LIGHTS.
Worksheet	Note:

Offer	ADD SMOOTH CEILINGS IN BEDROOMS.
Worksheet	Note:

Offer	DISCOUNT OF 10,000 ON BONUS PACKAGE.
Worksheet	Note:



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2185715 Ontario Inc.

PURCHASER: BIRJU KHATRI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
012	2	AMHERST-4 BEDROOM-ELEV C	26-Feb-26

Date Added: 27-Mar-25

Invoice Number: 8715

<p>1 - FRONT EXTERIOR DOOR- Install the MAH-8'-GP Multi Point Lock System door in 42" Wide with 18" side lights in Acid Etched Glass**Side light to be on the right hand side of the door** and Contemporary Pull Bar **Pull Bar to be installed opposite side light</p> <p>Note: **Delete one side light- Purchasers request to have the 18" side light on the right side</p> <p>**Entry door handle to be on the Left side</p>
<p>1 - STAIRS-Install Open Riser Staircase from 1st floor to 2nd floor. Delete the door on the lower landing leading to the basement & Install Oak staircase to the basement.</p> <p>Note: Above price includes:</p> <ul style="list-style-type: none">- Additional stain and Varnish required for open riser staircase-Oak staircase from 1st floor to basement to accommodate the open riser stairs, Includes stain and varnish for basement stairs <p>**Does not Include finished basement landing**</p>
<p>1 - MAIN FLOOR STAIRCASE- Create an Open To Below staircase to the basement</p> <p>Delete the full wall of the main floor staircase, including the basement staircase full wall and create an open to below.</p> <p>Note: **PRICE INCLUDED IN UPGRADE ITEM ABOVE**</p> <ul style="list-style-type: none">-To include additional builders standard handrail, builders standard steel plain black pickets with shoes <p>**Price above does not include finished basement landing</p>
<p>1 - KITCHEN- Install Gas Line rough in for stove (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- Install 8" Duct for kitchen exhaust in lieu of 6" duct (See Sketch)</p> <p>Note:</p>
<p>1 - SECOND FLOOR CLOSETS- Purchasers request to Delete all builders standard shelf and rods throughout all bedroom closets. (See Sketch)</p> <p>Note: Purchaser accepts and acknowledges that there will be no credit</p>
<p>1 - ENSUITE #4- Do not supply, install or credit the Purchasers with the builders standard curtain rod to the Tub Shower (See Sketch)</p> <p>Note:</p>
<p>1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$40,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p> <p>Note: BONUS PACKAGE-PURCHASER HAS A REMAINING BALANCE OF \$12,315.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p>

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Lot 12
West River Valley



MAH-8'-GP
Available Widths: 42"
Acid Etched Glass by Novatech



42" Door
18" sidelight
With Etched Acid Glass
*SIDE LIGHT ON
RIGHT SIDE