OPTIONS AND UPGRADES AGREEMENT

Lot No.:	t No.: 9905P Swing: Add.			<u>9/[11]</u> <u>30-Jun-2023</u> C/O Type: <u>INI</u>			
Address:	1919 157 STREET SW, 20/28/222-0146	Purchaser:		Pankaj Batra			
	EDMONTON, ALBERTA	Phone	Business:	May 22, 2023 To Be Determined			
	GLENRIDDING - RSL	Contr	act Date:				
	ColumbiaFT - Columbia - FastTrack	Targe	t Closing:				
Reference:	DRAFTING/DRAFTING ISSUED	- m- ge	· crossing.	To Be Better			
	In Contract: Cash: Finance: X						
Co-Buyers:	Chandni Handa	-					
			Qty	U. of M.	Unit Price	Tota	
/ L J	C-RISPCSTP - ADD 1 RISER TO PRECAST STEP FOR G REQUIREMENTS ; NO CHARGE ITEM		1.00	NOTE		\$0.00	
	1 RISE TO FRONT STEPS L = 4 RISE						
/	XR-ALUM-1' - ADD 1' OF ALUMINUM RAIL (1' PER SII) INFO ONLY, NO CHARGE - GRADING REQUIREME		4.00	EACH		\$0.00	
ADD I	RAILING TO FRONT STEPS						
	C-RISER - ADD CONCRETE RISER IN SIDEWALK - NO E AS PER GRADING REQUIREMENTS)	1.00	NOTE		\$0.00	
ADD	1 RISE TO WALK						
	G-RISER - ADD A RISER TO GARAGE STEP C/W HANI LY NO CHARGE DUE TO GRADING REQUIREMENT	DRAIL	3.00	EACH		\$0.00	
	3 RISE TO GARAGE STEPS LL = 6 RISE						
ADD ALLO KF: P	US-DRVWY - CUSTOM DRIVEWAY CHANGES THICKENED EDGE ALONG LEFT SIDE OF DRIVEWAY DW FOR LOWERED GRADE AS PER PLOT PLAN. PR N Pricing to add thickended edge to driveway left side from ga 12' towards street. Includes Edge thickening up to 8" deep.	lotes	1.00	ЕАСН	\$458.00	\$458.00	
/	X-RWLD - ADD RAINWATER LEADERS AS REQUIREI LY NO CHARGE AS REQUIRED BY AREA) -	1.00	EACH		\$0.00	
FOR ANY	O-INFO - SALES TO ENTER NOTES **NOT TO BE USI THING OTHER THAN INFO, NO MONEY CAN BE AD DITED HERE, OPTION WILL BE REJECTED IF USED ECTLY**		1.00	EACH		\$0.00	
	OCATE GAS METER FROM LEFT TO RIGHT ELEVATIO REQUIREMENT.	N.					
	NH Aug 24, 2023	B - DRAF	TING ISSU	ED			

July 26, 2023 8:28 NOLAN HUNT Page 1 of 3

OPTIONS AND UPGRADES AGREEMENT

	9905P Swing: 1919 157 STREET SW, 20/28/222-0146 EDMONTON, ALBERTA GLENRIDDING - RSL ColumbiaFT - Columbia - FastTrack DRAFTING/DRAFTING ISSUED In Contract: Cash: Finance: X Chandni Handa	Purch: Phone Contra	No/Date: aser: Business: act Date: Closing:	Panka May 2	30-Jun-20 j Batra 2, 2023 Determined	Home:	Type: INI
			Qty	U. of	M. <u>U</u>	nit Price	Total
INCRI LOWI PR not	US-HOUSE - CUSTOM HOUSE CHANGES EASE GARAGE FOUNDATION WALL HEIGHT BY 6" ERING GARAGE FOOTING TO MATCH HOUSE FOOT tes KF: Pricing to drop garage footings to same height as h gs and increase garage wall height from 6' to 6'6"		1.00	EACH	I	\$288.00	\$288.00
FOR ANY OR CRED INCORRE SHIFT PATIO	O-INFO - SALES TO ENTER NOTES **NOT TO BE US THING OTHER THAN INFO, NO MONEY CAN BE AD ITED HERE, OPTION WILL BE REJECTED IF USED ECTLY** G GREAT ROOM WINDOW TOWARD SIDE WALL 5". SO DOOR TOWARDS GREAT ROOM 4'-0" TO GET THE BE OVER THE DECK NAILER.	ODED SHIFT	1.00	EACH	I		\$0.00
ITEM: AL CHANGE ONCE CU PRICED.	MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION LOWANCE AMOUNT TO BE USED FOR CUSTOM S IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZE JISTOM OR APPROPRIATE OPTION IS SUBMITTED AT	ED ND	-1700.00	EACH	I	\$1.00	\$-1,700.00
LINE		. 1					
FOR ANY	MO-INFO - SALES TO ENTER NOTES **NOT TO BE UTHING OTHER THAN INFO, NO MONEY CAN BE ADDITED HERE, OPTION WILL BE REJECTED IF USED ECTLY**		1.00	EACH	I		\$0.00
RELO	CATE MW PLUG TO COUNTER HEIGHT NEXT TO RA	ANGE					
			Total Ad	dendun	Sub Total LCO Fees Incentives Discounts Taxes	_	-\$954.00 \$0.00 \$0.00 \$0.00 -\$47.70 -\$1,001.70

NH Aug 24, 2023 - DRAFTING ISSUED

OPTIONS AND UPGRADES AGREEMENT

Lot No.: Address:	9905P 1919 157 STREET SW, 2 EDMONTON, ALBERTA		Add. No/Date: Purchaser: Phone Business:	9/[11] 30-Jun-2023 C/O Type: INI Pankaj Batra			
Subdivision:	GLENRIDDING - R	RSL			Home:		
Model/Elev:	ColumbiaFT - Columbia	- FastTrack	Contract Date:	May 22, 2023			
Reference:	DRAFTING/DRAFTING	GISSUED	Target Closing:	To Be Determined			
	In Contract: Cash:	Finance: X					
Co-Buyers:	Chandni Handa						
Pankat	d by: Batra	8/19/2023					
ParkagaBat	•	Date		cuSigned by:			
DocuSigned b	oy: i Hamda	8/19/2023	m	7KE RUDN7SKY 33D060FA2142C	8/21/2023		
Chanobae 16	1. 1040 Opcor	Date		SETTER HOMES (E)	DMONTON) Date		

NH Aug 24, 2023 - DRAFTING ISSUED

PACESETTER HOMES (EDMONTON)

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.

Lot No.: Address:	9905P Sv 1919 157 STREET SW, 20/28/2	wing: 22-0146	FOR REFERE	THIS ADDENDUM IS FOR REFERENCE		21-May-2023 atra	C/O Type:	INI	
	EDMONTON, ALBERTA		PURPOSES C	INL Y	Home:				
Subdivision:	GLENRIDDING - RSL		-		May 22, 2023				
Model/Elev:	ColumbiaFT - Columbia - Fast	Frack	_		To Be Determined				
Reference:	Presale contract				10 Ве Ве	termined			
	In Contract: X Cash:	Finance: X]						
Co-Buyers:	Chandni Handa								
				Qty	U. of M.	Uni	t Price	Total	
2)/[3] DC	-TRAILBLAZ - HOUSE TO BE E ATION D-DBLEOH - PRE-PAINT DOUBI TTACHED GARAGE								
3)/[4] EE	-PINFTNGS - PIN FOOTINGS FO	OR 0 LOT LINE HOM	E						
RESPONS ADD/REV FIRE COL UPGRAD TO DENS BULKHE	D-RQDPROD - HOUSE IS OUTSI SE TIME OR HOUSE IS ON A ZE VISE THE FOLLOWING ITEMS A DES. NON-VENTED SOFFITS, A E TO TYPE "X" DRYWALL AND GLASS SHEATHING AND REDU ADS AND VENTING AS REQUIL EQUIRED.	RO LOT LINE (ZLL) AS REQUIRED BY LO ADDITIONAL ROOF V UPGRADE THERMA JCE OVERHANGS A	LOT. DCAL VENTS, AL OSB ND ADD						
ITEM: AL CHANGE ONCE CU PRICED.	D-ALLOWANCE - PLEASE PRO' LOWANCE AMOUNT TO BE US S IS AN ESTIMATE ONLY. PRIO ISTOM OR APPROPRIATE OPTI credited at final plans	SED FOR CUSTOM CE WILL BE FINALIZ	ZED	1700.00	EACH		\$1.00	\$1,700.00	
REDUCES SINGLE P	3P-MFBTH - OPTIONAL 3 PIEG S SIZE OF FRONT ENTRY CLOS ASSAGE DOOR. REDUCES SIZ THROOM. CLOSES IN LIFESTY	SET AND CHANGES T E OF MUDROOM. A	ТО А						
ADDS 4TI INCLUDI EGRESS V	BED4 - OPTIONAL 4TH BEDR H BEDROOM TO UPPER FLOOI NG WINDOWS, FROM BEDROO WINDOW TO NEW BEDROOM A LOOR OVER GARAGE.	R. DELETES STUDY . DMS 2 AND 3. ADDS	AREAS,						

Lot No.: Address: Subdivision: Model/Elev:	9905P Swing: 1919 157 STREET SW, 20/28/222-0146 EDMONTON, ALBERTA GLENRIDDING - RSL ColumbiaFT - Columbia - FastTrack	Add. No/Date: Purchaser: Phone Business: Contract Date: Target Closing:	1/[1] 21-M Pankaj Batra May 22, 2023 To Be Determ	Pankaj Batra Home: May 22, 2023				
Reference: Co-Buyers:	Presale contract In Contract: X Cash: Finance: X Chandni Handa	- Qty	U. of M.	Unit Price	Total			
BASEMEN STAIRWE AND SWI' REQUIRE BASEMEN NEIGHBO TO SIDE F 9)/[11] M ITEM: AL CHANGE: ONCE CU	-SIDEENT - OPTIONAL SEPARATE ENTRANCE TO NT - ADDS 2/8 X 6/8 MAN DOOR TO EXTERIOR WALL AT LL FOR SEPARATE ENTRANCE C/W EXTERIOR LIGHT TCH. DOOR TO BE FIRE RATED IF REQUIRED. MAY CHANGES TO STAIR CONFIGURATION ON BOTH NT AND MAIN FLOOR. *** CONSTRUCTION ON ORING PROPERTIES MAY TEMPORARILY IMPACT ACCESS ENTRANCES.*** O-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF LOWANCE AMOUNT TO BE USED FOR CUSTOM S IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED STOM OR APPROPRIATE OPTION IS SUBMITTED AND							
door 10)/[12] F EXISTING INCLUDE	de ensuite tub to three wall fiberglass shower with sliding glass PLW-W/LVANRG - ADD SECOND SINK ROUGH-IN TO G VANITY. INCLUDES WATERLINES & DRAIN. *DOES NOT G SINK, TAP, EXTENDING COUNTERTOP OR CABINET; SELECTED AT DESIGN-Q APPOINTMENT							
WELL add wi fo curr	WBS-60X24 - ADD 60X24S WINDOW TO BASEMENT C/W indow to rear of home at far corner beneath nook (opposite corner rent window) e sliding direction of rear door							

Lot No.:	9905P	Swing:	Add. No	o/Date:	<u>1/[1]</u> <u>21-M</u>	Iay-2023 C/O Ty	pe: INI			
Address:	1919 157 STREET	SW, 20/28/222-0146	Purchas	er:	Pankaj Batra					
	EDMONTON, ALI	BERTA	Phone B	neinace.	Home					
Subdivision:	GLENRIDDIN	G - RSL			Home:					
Model/Elev:	ColumbiaFT - Col	umbia - FastTrack	Contrac	t Date:	May 22, 2023					
Reference:	Presale contract		Target C	losing:	To Be Determin	ned				
	In Contract: X Cash: Finance: X									
Co-Buyers:	Chandni Handa									
				Qty	U. of M.	Unit Price	Total			
\$2500 TO SUPPLIER OPENING OPENING OPENING RANGE O MICROWA SHELF/CA pedestals for accommod IS 24". PAI 13)/[15] A ADDITION 14)/[16] E remove 15)/[17] P INCLUDE 16)/[18] F Add to	BE USED AT PACES R. **STANDARD CA - 37" wide x 72" high - 37" wide and 72" hi PENING- 30" wide 4 AVE SHELF/HOOD DA ABINETS AS PER PI FOR FRONT LOADING. NO ATTENUATE ADJACE AND TO THE INITIAL SELO-DUP30A - INDO RE range plug PLG-RANGE - ADD S 110V OUTLET PLD-LAUNDRY - AI ELO-CAT5E - TELEF D loft backing on main	PLIANCE GIFT CERTIFICATE WORTH SETTER APPROVED APPLIANCE ABINET OPENINGS: 1. FRIDGE is with drywall 2. FRIDGE RECESS igh with 2" additional depth as per plan 3. It is a per plan 3. It is a per plan 4. It is a per plan 5. FAN AS PER PLAN 6. LAUNDRY LAN. If ordering oversized washer/dryer of tandard plan may have to change to DTE: DEPTH OF STANDARD CABINET CENT TO FRIDGE IS 2'-3" (if applicable). APPLIANCE ALLOWANCE AMOUNT IN \$2500 GIFT CERTIFICATE. DOR DUPLEX OUTLET 220V/30AMP ROUGH IN GASLINE TO RANGE, DD LAUNDRY ROOM DRAIN PHONE OUTLET (CAT5E) In bathroom center of wall DD ROUGH-IN WATERLINE TO FRIDGE	N							

upgrade 12' x 8' area carpet to LVP where cabinets added

PACESETTER HOMES (EDMONTON)

Lot No.: Address: Subdivision: Model/Elev: Reference:	1919 157 STREET SW, 20/28/222-0146 EDMONTON, ALBERTA GLENRIDDING - RSL ColumbiaFT - Columbia - FastTrack		Purcl Phon Cont	No/Date: naser: e Business: ract Date:	1/[1] 21-May-2023 C/O Type: INI Pankaj Batra Home:				
Co-Buyers:	In Contract: X Cash Chandni Handa	: Finance: X							
				Qty	U. of M.	Unit Price	<u>Total</u>		
AMOUNT CLIENT(S) INTEREST THE DESIG PAID BY T THEIR MO USED IN F CREDIT TO REFUNDS ONLY. AC AT TIME O REFER TO This is toward Some it Upgrad 1.25" le rounder second	TO BE USED AT DESIGN) WISH LIST OF THE UPG ED IN. *** PLEASE NOTE GN Q ALLOWANCE AMO THE CLIENT, AS EITHER O PREGAGE. 2. IF THE DESI FULL, THE REMAINING B O THE MORTGAGE AMO WILL BE ISSUED. 3. THE TUAL SELECTIONS TO B OF DESIGN Q APPOINTMI O ANY ITEMS NOTED BEL	RADE ITEMS THEY ARE E: 1. IF THE UPGRADES EXCEE UNT, THE BALANCE MUST BE CASH-TO-CLOSE OR ADDED TO GN Q ALLOWANCE IS NOT EALANCE WILL BE APPLIED AS UNT ONLY. ** NO CASH USE ITEMS ARE CLIENTS WISH E MADE AND SIGNED OFF ON ENT. SUPPLIER IS NOT TO LOW. IS to be used at the DesignQ center Iter chooses	D O S A ES						

OPTIONS AND UPGRADES AGREEMENT

Lot No.:	9905P	Swing:	Add. No/Date:	<u>1/[1]</u> 21-M	<u>Iay-2023</u> C/O Ty	pe: INI	
Address:	1919 157 STREE	T SW, 20/28/222-0146	Purchaser:	Pankaj Batra			
	EDMONTON, A	LBERTA	Phone Business:				
Subdivision:	GLENRIDDI	NG - RSL			Home:		
Model/Elev:	ColumbiaFT - Co	olumbia - FastTrack	Contract Date:	May 22, 2023			
Reference:	Presale contract		Target Closing:	To Be Determined			
	In Contract:	(Cash: Finance: X					
Co-Buyers:	Chandni Handa						
			Qty	U. of M.	Unit Price	Total	
/ []	MO-PROMO - SAL OF PROMO	ES PROMO - SALES TO NOTE TYPE AN	D				

Fast Track Program Promotion Seller's Conditions

- The client understands that this promotion is only offered on the Willow, Chelsea, Columbia and Newcastle models, with no customization.
- A minimum of \$10,000 allowance must be allocated to DesignQ to be granted an appointment with DesignQ. If a \$10,000 allowance is allocated towards DesignQ this allowance is non-refundable. Any amount over \$10,000 can be refunded if not spent.
- If a \$10,000 DesignQ allowance is not allocated, you must choose from pre-selected Designer Interior Palettes.
- DesignQ appointment will be scheduled within 1 to 3 weeks from time of condition removal and DesignQ selections must be signed off for at the day of the appointment.
- A maximum 14 calendar days will be given to remove conditions and if this is not met the contract may be cancelled by the seller.
- Exterior elevation style must be chosen at contract. Only standard elevations are available for this program.
- Exterior colors selection and architect pre-approval must be completed before condition removal to avoid the possibility of the deal being cancelled by the seller.
- This promotion is only available on builder inventory lots. Not applicable on pooled lots.
- The client understands that they will need to select their appliances within 48 hours of removing their conditions.
- The client understands that the must select one of four pre-designed lighting packages provided by the builder and custom selections will not be entertained.
- The client understands that they have reviewed and discussed all options available under this program with their Area Sales Manager, please reference "Your Home. Your Choice." brochure.
- NO CHANGES WILL BE ACCEPTED AFTER CONDITION REMOVAL.

OPTIONS AND UPGRADES AGREEMENT

Lot No.: Address: Subdivision: Model/Elev: Reference:	9905P Swing: 1919 157 STREET SW, 20/28/222-0146 EDMONTON, ALBERTA GLENRIDDING - RSL ColumbiaFT - Columbia - FastTrack Presale contract In Contract: X Cash: Finance: X Chandni Handa	Add. No/Date: Purchaser: Phone Business: Contract Date: Target Closing:		1/[1] 21-Ma Pankaj Batra May 22, 2023 To Be Determine	e: <u>INI</u>	
	Change Parker	- 	Qty	U. of M.	Unit Price	Total
FOR ANY OR CREDI INCORRE Pre-Sa acknow Purcha extend This tit tentativ comple delays by unfo of God current As per actual is the conterw timelin	the Homes Time Frame Clause: The Homeowner(s) accepts and wledges the tentative timeline provided within Section 8 of the use Agreement of 6 - 10 months from excavation may be further and due to the volatility of the markets, labour and raw materials. The Builder does not guarantee a start date, the etion or possession of the home within those timelines in the event occur for which the Builder may not be responsible for, or caused avorable weather, strikes, fires, shortages of material or labor, acts at, or any other causes beyond the control of the Builder due to the market conditions in the building industry. Section 8 the homeowner will be notified 35 days prior to the possession date being confirmed. The client understands that this only guarantee of possession that will be given in writing or vise. Any expectations of possession dates or construction are subject to change without notification and verbal unication, as per the contract, is not binding and will not be					
	AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN N TO THE INITIAL \$2500 GIFT CERTIFICATE.					
ITEM: ALL CHANGES ONCE CU PRICED.	MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF LOWANCE AMOUNT TO BE USED FOR CUSTOM S IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED STOM OR APPROPRIATE OPTION IS SUBMITTED AND imporary elevation					

August 19, 2023 14:03 DARREN ROSE Page 6 of 8

OPTIONS AND UPGRADES AGREEMENT

Lot No.: Address: Subdivision: Model/Elev: Reference:	9905P Swing: 1919 157 STREET SW, 20/28/222-0146 EDMONTON, ALBERTA GLENRIDDING - RSL ColumbiaFT - Columbia - FastTrack Presale contract In Contract: X Cash: Finance: X	Add. No/Date: Purchaser: Phone Business: Contract Date: Target Closing:		1/[1] 21-May-2023 C/O Type: INI Pankaj Batra Home:		
Co-Buyers:	Chandni Handa		Qty	U. of M.	Unit Price	Total
SPECIFIC TO THE F Move 25)/[28] F DELETES TO THE L 26)/[29] M ITEM: AL CHANGE: ONCE CU PRICED.	BF-FULL - FULLY FINISHED BASEMENT, AS PER ATION AND STANDARD LAYOUT. INCLUDES WATERLINE RIDGE. flex room to rear of basement beside bedroom BST-FINISH-S - FINISH STAIRWELL TO BASEMENT. DOOR AT THE TOP OF THE STAIRS. FINISH STAIRWELL AST RISER. MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF LOWANCE AMOUNT TO BE USED FOR CUSTOM S IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED STOM OR APPROPRIATE OPTION IS SUBMITTED AND					
EQUIVAL FLOOR O INSTALLI PLEASE S FLOOR(S)	AC-INSFLR2 - ADD UPGRADED 6" ROCKWOOL (OR ENT) INSULATION FOR SOUND REDUCTION TO MAIN R BASEMENT CEILING. INSULATION CANNOT BE ED WHERE MECHANICAL EQUIPMENT IS LOCATED. SPECIFY LOCATION(S) AND TOTAL SQUARE FOOTAGE OF TO BE INSULATED. ed area ceiling					
	AC-RESCEIL - ADD RESILIENT CHANNEL TO CEILING					
IN BASEN AMP DRY WATER L	PLW-LAUNDRY - ADD ROUGH-IN FOR FUTURE LAUNDRY MENT OR MAIN FLOOR. INCLUDES DRYER VENT, 220V 30 ER OUTLET, SEPARE CIRCUITE WASHER OUTLET, INE AND DRAIN. th basement stairwell					
BASEMEN	PLW-WETBAR - ADD ROUGH-IN WATERLINE & DRAIN TO NT FOR FUTURE WET BAR of wall backing onto garage					

August 19, 2023 14:03 DARREN ROSE Page 7 of 8

OPTIONS AND UPGRADES AGREEMENT

ot No.: ddress: ubdivision: lodel/Elev: eference:	9905P 1919 157 STREET EDMONTON, ALE GLENRIDDIN ColumbiaFT - Columb	G - RSL	x	Add. No/Date: Purchaser: Phone Business: Contract Date: Target Closing:		Purchaser: Phone Business: Contract Date:		Purchaser: Phone Business: Contract Date:		Purchaser: Pankaj Batra Phone Business: F Contract Date: May 22, 2023		Home	C/O Type: INI Home:	
o-Duyers.	Chandin Handa				Qty		Unit Pr	rice	Total					
(FREEZER against	R, FRIDGE, MICROV t wall backing garage ELO-DUP - INDOOR	24" over from side exterior wa	ıll		Total Ad	Sub Total LCO Fees Incentives Discounts Taxes dendum No 1/[1]		NCLUDED N CONTRACT						
Pankaj Batı	ra		Date	-										
Chandni H	anda		Date	-	PACE	SETTER HOMES (EDMONT	ON) D	ate					

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.