

SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY
APR 30 2018
ENTERED
BETWEEN:

No. VA-H170498
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

FORJAY MANAGEMENT LTD.

PETITIONER

AND:

0981478 B.C. LTD., MARK CHANDLER, CANADIAN
WESTERN TRUST COMPANY in trust, HMF HOME
MORTGAGE FUND CORPORATION, 625536 B.C. LTD.,
JAMES MERCIER, MORRIS KADYLO,
URSZULA PIASECZNA, U.S. BANK NATIONAL
ASSOCIATION, BARAMUNDI INVESTMENTS LTD.,
CHARANJIT KAUR, SIMRAT VIRDI, MUKHTIAR SINGH
NIJJAR, MOHAN VILKHU, JASPREET SINGH KHATRA,
AMANDEEP SINGH DHALIWAL, NIRMAL SINGH
CHOHAN, SAJAL JAIN, SUPARNA JAIN, BABAL RANI
BANSAL, SATPAL BANSAL, PARMINDER K. MANN,
LEENA JAIN, VASANT PATEL, 1074936 B.C. LTD. 1084165
B.C. LTD., 1084164 B.C. LTD., 1084322 B.C. LTD., SURJIT
KAUR PARMAR, HARBHAJAN SINGH PARMAR, DALJEET
KAUR GILL, BHASHAM KAUR GILL, 812 CAPITAL
HOLDINGS LTD., CATALYST ASSETS CORP., 0951019 B.C.
LTD., WONDER MARBLE & STONE INC., INTECH PAY
LTD. 1086286 B.C. LTD., 1085537 B.C. LTD. AND
1083516 B.C. LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE) THE HONOURABLE) APRIL 4, 2018
) MADAM JUSTICE FITZPATRICK)
))
))

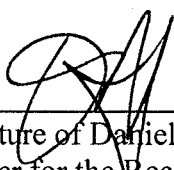
ON THE APPLICATION OF The Bowra Group Inc., in its capacity as court-appointed receiver
(the "Receiver") of certain property of 0981478 B.C. Ltd. (the "Debtor"), coming on for hearing

at Vancouver, British Columbia from March 12 to 16, 2018, and on hearing Daniel D. Nugent, counsel for the Receiver, and those other counsel and individuals listed in Schedule "A" hereto, and upon reading the material filed, and upon judgment being reserved to this date;

THIS COURT ORDERS AND DECLARES that:

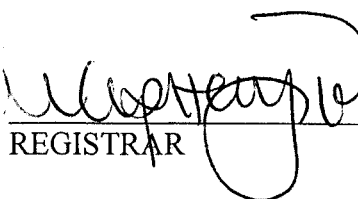
1. The Receiver is directed to disclaim the pre-sale contracts (collectively, the "**Subject Contracts**") enumerated in Schedule "B" hereto.
2. The Receiver is directed to take immediate steps to remarket and sell the 40 units that are the subject of the Subject Contracts as soon as possible, subject to legal requirements, and subject to Court Order.
3. The Receiver is directed to implement a process that would allow the purchasers named in the Subject Contracts a right of first refusal within the future marketing plan, provided that such right is exercised within a reasonable time as determined by the Receiver.
4. Endorsement of this Order by counsel and individuals appearing, other than counsel for the Receiver is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of Daniel D. Nugent
Lawyer for the Receiver and Manager, The Bowra Group Inc.

BY THE COURT



REGISTRAR

Schedule "A"

List of Counsel and Individuals Appearing

Party Represented	Counsel / Individual
Petitioner and Reliable Mortgages Investment Corp.	Kibben Jackson, Daniel Byma, Layne Hellrung
The Bowra Group Inc.	Daniel Nugent, Janet Kwong
0981478 B.C. Ltd. and Mark Chandler	Robert Cooper, Q.C., Nicolas Hooge, Eric Aitken
Kaur Group	Kimberley Robertson, Thomas Boyd
Verne and Lorna Calwell	Clinton Calwell
Margaret Cook	Margaret Cook
Marian Mahoney and Mitsui Saito	Marian Mahoney
Janet Milbradt	Janet Milbradt
Brigitte Osborn, Jacqueline and Earle Morriss, James and Judy MacLeod	Ewan MacLeod
PeeverConn Properties Inc., Richard and Jacqueline Johnston	Diego Solimano
Lucas Giuriato, Karen McIntosh, Gerrit and Thelma Smidt, Sheila Sharples and Susan Ternes	Amanda Pereira
Josef and Maria Tomica	Steven Roxborough
David and Laurie Brummitt, Gary and Karen Janzen, Walter and Elsje Bisschop, Gopal Naidu, John Roberts, Guy and Myrena Bishop, Rosalie Hersch, Jagtar Kainth, Jordana Charlton, Thomas and Julie Wiebe	Patrick Selinger, John Wiebe
Ingrid Kraus, Shannon Smyth, Gerald and Nicola Quinn, Rajeev and Dinseet Gupta, Stephanie Fahlman, Alvin Los and Emily Rook, Colton Sommerville and Jessica Niven, Karen Batke, Drew St. Cyr, Frances Hansen, Allison Richardson, Elyse Vroom, Vitalli Lavrinovitch and Suk Da Kim, Kelly and Brigitte Burke, Gary and Linda Newton, Lisa McGhee, Warren Kindellan, David and	Trevor Hande

Heather Ray, Nolan Killeen and Alisyn Burns, Alexandra Schoenit, Frederick and Joanne West, Doug and Laurie Lakusta, and Timothy Lamb	
Superintendent of Real Estate	Joni Worton, Sandra Wilkinson
625536 B.C. Ltd.	Matthew Nied, Jeremy Shragge
HMF Home Mortgage Fund Corporation and Canadian Western Trust Company, in trust	Gordon Plottel, Amanda Baron
Baramundi Investments Ltd.	Sanjeev Patro
Zuheir Abrahams Inc.	Ronald Argue
Morris Kadylo	Travis Brine

Schedule "B"

Strata Lot, Unit Number	Original Contract Date	Name(s) of Purchasers
1) SL 4, Unit 116	February 20, 2016	0975314 B.C. Ltd.
2) SL 5, Unit 117	October 3, 2015	Walter Bisschop and Elsje Bisschop
3) SL 6, Unit 118	March 9, 2016	Stephanie Lamb, Timothy Lamb, and Mathias Busser
4) SL 7, Unit 119	June 15, 2015	Naidu Gopal
5) SL 8, Unit 120	March 6, 2016	Gary Janzen and Karen Janzen
6) SL 11, Unit 101	October 24, 2015	PeeverConn Properties assigned to Russell Davidson and Karen Davidson
7) SL 12, Unit 102	June 14, 2015	Ingrid Kraus
8) SL 13, Unit 103		Gary Shinkaruk and Elizabeth Shinkaruk
9) SL 15, Unit 105	January 28, 2016	Shannon Smyth
10) SL 16, Unit 106	November 4, 2015	Sheila Sharples and Susan Ternes
11) SL 17, Unit 107	August 25, 2015	Mitsui Saito
12) SL 18, Unit 108	January 30, 2016	Verne Calwell and Lorna Calwell
13) SL 19, Unit 109	March 12, 2016	Gerald Quinn and Nicola Quinn
14) SL 21, Unit 111	June 2, 2015	Janet Milbradt
15) SL 27, Unit 219	May 14, 2015	Jennifer Vanpypen assigned to Royston Davies and Sheila Davies
16) SL 30, Unit 222	April 7, 2015	Henrietta Zeglen
17) SL 32, Unit 224	December 14, 2015	Drew St. Cyr
18) SL 34, Unit 202	January 9, 2016	Alvin Rook and Emily Rook
19) SL 36, Unit 204	March 29, 2016	Jeanette Wiebe
20) SL 38, Unit 206	December 29, 2015	Brigitte Osborn
21) SL 41, Unit 209	November 8, 2015	Frank Cook and Margaret Cook
22) SL 45, Unit 213	March 19, 2016	Klaus Berger and Juliana Berger
23) SL 48, Unit 316	January 6, 2016	Gerrit Smidt and Thelma Smidt
24) SL 54, Unit 322	March 11, 2015	David Brummitt and Laurie Brummitt

25) SL 57, Unit 301	March 5, 2016	Kathleen Yeo, Randall Yeo, Donna Ewing, and Richard Ewing
26) SL 60, Unit 304	April 8, 2015	Bruce Prior
27) SL 62, Unit 306	December 5, 2015	Lucas Giuriato
28) SL 68, Unit 312	March 27, 2015	Karen McIntosh
29) SL 72, Unit 415	September 23, 2015	Joanne (Terri) West
30) SL 73, Unit 416	August 6, 2015	Douglas Lakusta and Laurie Lakusta
31) SL 74, Unit 417	June 1, 2015	Earle Morriss and Jackie Morriss
32) SL 77, Unit 420	September 19, 2015	Marian Mahony
33) SL 78, Unit 421	January 30, 2016	James MacLeod and Judy MacLeod
34) SL 79, Unit 422	January 30, 2016	James MacLeod and Judy MacLeod
35) SL 80, Unit 401	June 29, 2015	Abrahams-Chang Holdings Ltd.
36) SL 81, Unit 402	May 10, 2016	Gary Newton and Linda Newton
37) SL 85, Unit 406	September 24, 2015	Ryan Sept and Karalyn Sept
38) SL 86, Unit 407	November 25, 2015	Heather Ray and David Ray
39) SL 87, Unit 408	July 4, 2015	Alexandra Schoenit
40) SL 90, Unit 411	June 9, 2015	Andrea Pfenniger and Sharon Pfenniger

No. H170498

Vancouver Registry

Between: Forjay Mngt. Ltd.

Petitioner / Plaintiff

And: 0981478 B.C. Ltd et al

Respondent / Defendant

ORDER

Name of Party Submitting Order and phone number: Webster + Co.
Attn: Honey

AGENT: Mike B. Ke