

COURT FILE NUMBER 2601-14248

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

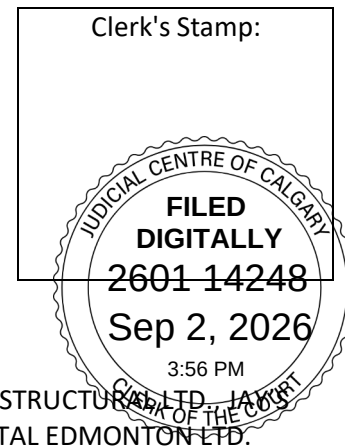
PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS JAY'S METAL PRODUCTS LTD., JAY'S METAL STRUCTURAL LTD., JAY'S METAL STEEL FRAMING LTD. AND JAY'S METAL EDMONTON LTD.

DOCUMENT **APPLICATION**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTIES FILING THIS
DOCUMENT

Field Law LLP
400, 444 - 7 Avenue SW
Calgary, Alberta T2P 0X8
Lawyer: Trevor Batty
Phone Number: (403) 260-8537
Fax Number: (403) 264-7084
Email: tbatty@fieldlaw.com
File No. 68029-6



NOTICE TO RESPONDENT(S): [Listed in the Service List attached as Schedule "A"]

This application is made against you. You are a Respondent.

You have the right to state your side of the matter before a master/judge.

The application will be heard as shown below:

DATE	Thursday, September 3, 2026
TIME	3:00 p.m.
WHERE	Calgary Courts Centre – Via WebEx, Virtual Courtroom 60 https://albertacourts.webex.com/meet/virtualcourtroom60
BEFORE WHOM	The Honourable Justice Marion

Go to the end of this document to see what else you can do and when you must do it.

Remedy claimed or sought:

1. BDO Canada Limited, in its capacity as the Court-appointed Receiver and Manager (the "**Receiver**") of the current and future assets and undertakings (the "**Property**") of Jay's Metal

Products Ltd., Jay's Metal Structural Ltd., Jay's Metal Steel Framing Ltd. and Jay's Metal Edmonton Ltd. (the "**Debtors**"), seeks an Order, substantially in the form attached hereto as **Schedule "B"**:

- (a) Abridging the time for, and validating service of, this Application on the parties set out in the Service List and the materials filed in support of this Application, if necessary, and dispensing with service on any party not served.
- (b) Approving the actions, activities and conduct of the Receiver as set out in the First Report of the Receiver, dated September 2, 2026.
- (c) Declaring that the Debtors and their current and former directors, officers, employees, agents and representatives, including Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner) (collectively, "**Management**"), have failed to comply fully with paragraphs 4, 5 and 6 of the Receivership Order pronounced August 20, 2026 (the "**Receivership Order**").
- (d) Directing the Debtors and Management to provide to BDO Canada Limited, in its capacity as receiver and manager (the "**Receiver**"), immediately and in any event by the deadlines in the proposed Order, all books, records, information, access and assistance requested by the Receiver, without deletion, alteration, concealment or destruction.
- (e) Without limiting the preceding paragraph, directing immediate delivery of: (a) all electronic and hard-copy books and records; (b) complete customer and creditor names and contact information; (c) accounts receivable records sufficient to identify completed, incomplete, delivered, undelivered and collectible orders and invoices; (d) employee and payroll records, including contact information, start dates, payroll subledgers and unpaid amounts; (e) complete asset and inventory listings and locations; (f) particulars and supporting documents for dispositions of assets exceeding \$5,000 during the 12 months before the Receivership Order; (g) the identity and contact information of every person or service provider with possession of or access to the Debtors' records; and (h) all computers, devices, passwords, credentials and administrator information used in the Debtors' business.

- (f) Directing Management, namely Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner), to attend at such times and places as the Receiver may reasonably require, answer the Receiver's questions, identify and explain the Debtors' records, assets, receivables, orders and transactions, and assist the Receiver in determining which receivables are collectible and which customer orders can be completed or monetized.
- (g) Directing the Debtors and Management to disclose immediately every premises and location at which any property or records of the Debtors are or were located, including the premises municipally described as 6039, 46 Street SE, Calgary, Alberta and 6771, 84 Street SE, Calgary, Alberta, and to provide all available access rights, keys, codes, landlord contacts and lease records.
- (h) Prohibiting the Debtors, Management, and any person with notice of the Order from deleting, altering, destroying, transferring, concealing or impairing any of the Debtors' books, records, data, devices or property.
- (i) Authorizing the Receiver to take such steps as are reasonably necessary to obtain, preserve, image, copy and secure the Debtors' electronic and hard-copy records and devices, including from third-party custodians, subject to any further direction of the Court.
- (j) Granting liberty to the Receiver to apply for further advice and directions, including further enforcement or contempt relief if non-compliance continues.
- (k) Awarding the Receiver its costs of this Application on a full-indemnity basis, payable personally by Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner), jointly and severally, or such other costs award as the Court considers just.
- (l) Such further and other relief and directions as counsel may request and this Honourable Court may deem appropriate.

Grounds for making this application:

2. On August 20, 2026, Royal Bank of Canada ("**RBC**"), sought and obtained a Receivership Order appointing the Receiver as receiver and manager of all of the Property (the "**Receivership Order**");
3. Paragraphs 4 through 6 of the Receivership Order require the Debtors and all persons with notice of the Order to provide access, cooperation, books, records, information and assistance to the Receiver forthwith.
4. The Receiver repeatedly requested Management for the Debtors' books and records and other operational, financial, customer, employee, payroll, inventory, asset and transaction information, both verbally and in writing. Receiver's counsel made a formal demand on August 25, 2026, with deadlines of August 26 and 28, 2026.
5. Management has made only a limited and materially incomplete production. Negligible hard-copy records have been provided, and substantial categories of records and information remain outstanding.
6. The Receiver lacks complete customer contact information and reliable records identifying which accounts receivable are outstanding and collectible, which orders are complete, and which orders remain capable of completion or delivery. Management advised the Receiver that receivables were recorded when orders were received, such that the approximately \$961,030 accounts receivable subledger does not reliably represent collectible receivables.
7. The value of the Debtors' receivables and existing customer orders is diminishing daily because the Receiver cannot promptly contact customers, validate receivables, complete or deliver orders, or otherwise monetize work in progress and finished goods.
8. The Receiver has received interest from a prospective purchaser in a potential going-concern sale. Management has refused to provide a complete employee list and contact information. This delay creates a material risk that laid-off employees will obtain other employment and that the going-concern opportunity will lose value or become unavailable.
9. The Receiver learned of additional leased warehouse premises that had not previously been disclosed, including through its investigation of a potential 30-day goods claim. Management

has stated that the Debtors had been locked out of two premises, while the Receiver's inquiry indicated that at least one premises remained accessible and rent was paid through the end of August 2026.

10. Management has advised that assets were sold during the 12 months preceding the Receivership Order but has not provided the requested transaction list or supporting documents.
11. The Receiver also remains without complete employee and payroll records, creditor contacts, inventory records, computer locations and passwords, electronic-record administrator information, asset locations, and information identifying all custodians of the Debtors' books and records.
12. The Receiver has placed the Debtors and Management on notice that court relief would be sought if cooperation was not forthcoming. Full cooperation has not been provided to date.
13. The requested relief is urgent as the continuing non-compliance impedes the Receiver's performance of its court-ordered mandate, prejudices realizations, and threatens the preservation of estate value.
14. The additional reasons described in the First Report of the Receiver.
15. Such further and other grounds as counsel may advise and this Honourable Court may deem just.

Material or evidence to be relied on:

16. The Receivership Order, dated August 20, 2026;
17. The First Report of the Receiver, dated September 2, 2026;
18. The pleadings and reports previously filed in this Action; and
19. Such further and other materials and evidence as counsel may advise and this Honourable Court may permit.

Applicable Rules:

20. *Alberta Rules of Court.*

Applicable Acts and Regulations:

21. *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (as amended).

How the application is proposed to be heard or considered:

22. This application is proposed to be heard via Web-Ex in Commercial Chambers Virtual Courtroom

60. Virtual Courtroom Link: <https://albertacourts.webex.com/meet/virtual.courtroom60>.

Additional Webex instructions found attached to the Service List at Schedule "A".

WARNING

If you do not come to Court either in person or by your lawyer, the Court may give the Applicant what they want in your absence. You will be bound by any order that the Court makes. If you want to take part in this application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to rely on an affidavit or other evidence when the application is heard or considered, you must reply by giving reasonable notice of the material to the Applicant.

Schedule "A"

Service List

See attached.

Schedule "B"

Form of Order

See attached.

COURT FILE NUMBER 2601-14248

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS JAY'S METAL PRODUCTS LTD., JAY'S METAL STRUCTURAL LTD., JAY'S METAL STEEL FRAMING LTD., JAY'S METAL EDMONTON LTD., JAGIT BAJWA, and RAJINDER SINGH

DOCUMENT **SERVICE LIST**

SERVICE LIST

Updated: August 10, 2026

SERVICE RECIPIENT	RECIPIENT STATUS
BURNET, DUCKWORTH & PALMER LLP 2400, 525 – 8 th Avenue SW Calgary, AB T2P 1G1 Attention: Ryan Algar Jessica MacKinnon Email: ralgar@bdplaw.com jmackinnon@bdplaw.com	Counsel for the Plaintiff, Royal Bank of Canada
BLUE ROCK LAW LLP 700 - 215 9th Ave. S.W. Calgary, AB T2P 1K3 Attention: David Mann, KC Email: david.mann@bluerocklaw.com	Counsel for the Defendants
MOEN & COMPANY, PROFESSIONAL CORPORATION 1242 – 12 Royal Vista Way NW Calgary, AB T3R 0N2 Attention: Jason Moen Email: jason@moen-cga.ca	Agent for Service for the Defendant, Jay's Metal Edmonton Ltd.

SERVICE RECIPIENT	RECIPIENT STATUS
JAY'S METAL PRODUCTS LTD. JAY'S METAL STRUCTURAL LTD. JAY'S METAL STEEL FRAMING LTD. JAY'S METAL EDMONTON LTD. JAGIT BAJWA 160, 1324 – 36th Avenue NE Calgary, AB T2E 8S1 -and- 96 Skyview Shores Manor NE Calgary, AB T3N 0E8 Email: jaybajwa@live.ca	Defendants
RAJINDER SINGH 208 Red Sky Terrace NE Calgary, AB T2N 1M9	Defendant
BDO CANADA LIMITED 110, 5800 – 2nd Street SW Calgary, AB T2H 0H2 Attention: Kevin Meyler Breanne Scott Email: kmeyler@bdo.ca brscott@bdo.ca	Proposed Receiver
BUSINESS DEVELOPMENT BANK OF CANADA Box 6,505 Burrard Street Vancouver, BC V7X 1M3 -and- 1500 – 1133 Melville Street Vancouver, BC V6E 4E5 Email: legalwfsc@bdc.ca	Secured Party for <i>Jay's Metal Products Ltd.</i> PPR Registration No. 22112225044 Secured Party for <i>Jay's Metal Structural Ltd.</i> PPR Registration No. 22112225354 Secured Party for <i>Jay's Metal Steel Framing Ltd.</i> PPR Registration No. 25010314275 Secured Party for <i>Jay's Metal Edmonton Ltd.</i> PPR Registration No. 22112225180

SERVICE RECIPIENT	RECIPIENT STATUS
CAM CLARK LEASING LTD. 1001 Highland Park Boulevard Airdrie, AB T4A 0R2 Email: funding@camclarkleasing.com	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 24083009522
2416924 ALBERTA LTD. o/a STRIDE CAPITAL 415, 3332 – 20 th Street SW Calgary, AB T2T 6T9 Email: ppsa@stridecap.com	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 24100210044 Secured Party for Jay's Metal Structural Ltd. PPR Registration No. 24080815182 24091722094 24100210044 Secured Party for Jay's Metal Steel Framing Ltd. PPR Registration No. 24100210044 Secured Party for Jay's Metal Edmonton Ltd. PPR Registration No. 24100210044
BENNINGTON FINANCIAL CORP. 100 – 1465 North Service Road E Oakville, ON L6H 1A7 Email: funding@benningtonfinancial.ca	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 24100408807
BODKIN, A DIVISION OF BENNINGTON FINANCIAL CORP. 102 – 1465 North Service Road E Oakville, ON L6H 1A7 Email: funding@benningtonfinancial.ca	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 24101727364

SERVICE RECIPIENT	RECIPIENT STATUS
COAST CAPITAL EQUIPMENT LEASING LTD. 800 – 9900 King George Boulevard Surrey, BC V3T 0K7 Email: absecparties@eservicecorp.ca cservice@coastcapitalsavings.com	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 25013122188 24101727364 25031726154 Secured Party for Jay's Metal Structural Ltd. PPR Registration No. 25072307048
FORD CREDIT CANADA COMPANY PO Box 8651 Stn Main Concord, ON L4K 0N8 Email: albertaprod@teranet.ca	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 25022821553 Secured Party for Jay's Metal Structural Ltd. PPR Registration No. 25022821553
JONESY ENERGY SERVICES LTD. Box 18 SITE 118 RR 3 Sundre, AB T0M 1X0 Email: info@chapmanriebeek.com	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 24101727364
ARUNDEL CAPITAL CORPORATION #201, 3007 – 14th Street SW Calgary, AB T2T 3V6 Email: info@arundelcapital.com	Secured Party for Jay's Metal Products Ltd. PPR Registration No. 25112108237

SERVICE RECIPIENT	RECIPIENT STATUS
ESSEX LEASE FINANCIAL CORPORATION 10768 – 74 th Street SE Calgary, AB T2C 5N6 Email: info@elfc.ca	Secured Party for <i>Jay's Metal Products Ltd.</i> PPR Registration No. 26051204182 Secured Party for <i>Jay's Metal Structural Ltd.</i> PPR Registration No. 26051207685 Secured Party for <i>Jay's Metal Steel Framing Ltd.</i> PPR Registration No. 26051207913
SEQUOIA FINANCE INC. 225 Boul. Bona-Dussault St-Marc-Des-Carrieres, QC G0A 4B0 Email: mejoosten@sequoiafinance.ca	Secured Party for <i>Jay's Metal Structural Ltd.</i> PPR Registration No. 24041132865
ATB FINANCIAL – EQUIPMENT FINANCE Suite 600, 585 – 8 th Avenue SW Calgary, AB T2P 1G1 Email: equipmentfinance@atb.com	Secured Party for <i>Jay's Metal Structural Ltd.</i> PPR Registration No. 25031417418

EMAIL DISTRIBUTION LIST:

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p psa@stridecap.com; funding@benningtonfinancial.ca; absecparties@eservicecorp.ca;
cservice@coastcapitalsavings.com; albertaprod@teranet.ca; info@chapmanriebeek.com;
info@arundelcapital.com; info@elfc.ca; mejoosten@sequoiafinance.ca;
equipmentfinance@atb.com;

cc: ralgar@bdplaw.com; jmackinnon@bdplaw.com;

VIA COURIER:

RAJINDER SINGH
 208 Red Sky Terrace NE
 Calgary, AB T2N 1M9

Clerk's Stamp:

COURT FILE NUMBER 2601-142248

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JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS JAY'S METAL PRODUCTS LTD., JAY'S METAL STRUCTURAL LTD., JAY'S METAL STEEL FRAMING LTD. AND JAY'S METAL EDMONTON LTD.

DOCUMENT **ORDER**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT

Field LLP
400, 444 – 7 Avenue SW
Calgary AB T2P 0X8
Lawyer: Trevor Batty
Phone Number: (403) 260-8537
Fax Number: (403) 264-7084
Email Address: tbatty@fieldlaw.com
File No. 68029-6

DATE ON WHICH ORDER WAS PRONOUNCED: Thursday, September 3, 2026

LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice M. A. Marion

ORDER COMPELLING COMPLIANCE WITH RECEIVERSHIP ORDER

UPON THE APPLICATION of BDO CANADA LIMITED in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of the undertaking, property and assets of Jay's Metal Products Ltd., Jay's Metal Structural Ltd., Jay's Metal Steel Framing Ltd. and Jay's Metal Edmonton Ltd. (the "**Debtors**"); AND UPON reviewing the Receivership Order, pronounced August 20, 2026 (the "**Receivership Order**") the First Report of the Receiver, dated September 2, 2026 (the "**Receiver's First Report**"); AND UPON hearing counsel for the Receiver, counsel for the Royal Bank of Canada and counsel for other interested parties; AND UPON being satisfied that it is appropriate to do so, IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE AND DEFINITIONS

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given;
2. In this Order, “**Management**” means Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner), together with any other current or former director, officer, employee, agent or representative of a Debtor who has possession or control of, or knowledge concerning, the Debtors’ property, books, records or affairs and receives notice of this Order.

APPROVAL OF RECEIVER’S ACTIVITIES

3. The Receiver’s actions, activities and conduct as set out in the Receiver’s First Report are hereby approved.

COMPLIANCE WITH RECEIVERSHIP ORDER

4. The Debtors and Management have not fully complied with paragraphs 4, 5 and 6 of the Receivership Order.
5. The Debtors and Management shall comply immediately and fully with paragraphs 4, 5 and 6 of the Receivership Order and with all reasonable requests and directions of the Receiver made pursuant to the Receivership Order.
6. By no later than 4:00 p.m. on September 4, 2026, the Debtors and Management shall deliver to the Receiver, in complete, usable and unaltered form, all electronic and hard-copy books and records of the Debtors in their possession or control, including accounting records, banking records, contracts, purchase orders, work orders, invoices, delivery records, payroll records, tax records, emails, electronic files, correspondence, corporate records and records stored on personal or business devices or accounts.
7. By no later than 4:00 p.m. on September 4, 2026, the Debtors and Management shall provide to the Receiver a complete written list of: (a) all customers and creditors, with names, telephone numbers, email addresses and other available contact information; (b) all current and former

employees, with contact information, start dates, termination information, payroll amounts outstanding and a payroll subledger; (c) every person or entity that has possession of or access to the Debtors' books and records, including contact information for such individual (phone number, email address and physical address); and (d) every person or entity that administered the Debtors' accounting systems, email, servers, cloud storage, websites or other electronic records.

8. By no later than 4:00 p.m. on September 4, 2026, the Debtors and Management shall provide the Receiver with all records and reasonable assistance required to identify: (a) customer orders that have been completed, partially completed or not started and the status of such order; (b) goods that are capable of delivery; (c) valid and collectible accounts receivable; (d) work in progress and finished goods; and (e) amounts received, credited, disputed, unbilled or written off.
9. By no later than 4:00 p.m. on September 8, 2026, the Debtors and Management shall provide a complete inventory and asset list stating the description, location and custodian of all inventory, finished goods, raw materials, equipment, vehicles, bank accounts, investments and other property of each Debtor, together with available keys, access codes, lease records and contact information for every person in possession of such property.
10. The disclosure required by paragraph 6 shall include, without limitation, all property and records located at or relating to 6039, 46 Street SE, Calgary, Alberta and 6771, 84 Street SE, Calgary, Alberta, and every other warehouse, storage facility, worksite or premises used by a Debtor.
11. By no later than 4:00 p.m. on September 4, 2026, the Debtors and Management shall provide copies of bank statements for all bank accounts used by the Debtors, including third party supporting documentation indicating the source of deposits, or recipients of funds, for a minimum period of January 1, 2025 to date.
12. By no later than 4:00 p.m. on September 8, 2026, the Debtors and Management shall provide a list of every disposition of property exceeding \$5,000 by any Debtor during the 12 months preceding August 20, 2026, identifying the property, date, purchaser or transferee, consideration, payment details and present location, together with all supporting documents.

13. All computers, mobile devices, storage media and other equipment owned by or used for the business of a Debtor shall be delivered to the Receiver immediately upon request, with all passwords, credentials, multifactor-authentication access, encryption keys and administrator information necessary to access and preserve the data, and without deletion or alteration of any data.
14. Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner) shall attend for meetings with the Receiver at the times and places reasonably specified by the Receiver, to answer all proper questions concerning the Debtors' business, property and affairs, identify and explain the records delivered, and provide reasonable assistance to the Receiver in preserving, completing, delivering and monetizing customer orders and collecting receivables.
15. No Debtor, Management personnel or person with notice of this Order shall delete, alter, destroy, transfer, conceal, encrypt, withhold or impair any property, book, record, data, device, password or credential of a Debtor.

RECEIVER'S ACCESS AND PRESERVATION POWERS

16. The Receiver is authorized to take all steps reasonably necessary to obtain, preserve, image, copy and secure the Debtors' electronic and hard-copy books, records and devices from the Debtors, Management and third-party custodians, and this authority is in addition to and does not limit the powers granted under the Receivership Order.
17. Any person served with this Order who possesses or controls books, records, data, credentials, devices or property of a Debtor shall preserve them intact and shall promptly advise the Receiver of their existence and location.

COSTS, ENFORCEMENT AND LIBERTY TO APPLY

18. The Receiver shall have its costs of this Application on a solicitor-and-client basis, payable by Jagjit (Jay) Bajwa and Raj Singh (aka Raj Sunner) jointly and severally, payable forthwith in an amount to be agreed, and if not agreed, in an amount assessable by the Assessment Officer.

19. The Receiver has liberty to apply on short notice for further advice and directions and for any further enforcement or contempt relief arising from non-compliance with the Receivership Order or this Order.
20. Service of this Order may be effected by serving the Service List established in these proceedings by email, personal service, courier, or any other means set out in the Service List, and service by any such means is deemed good and sufficient.

J.C.K.B.A.