



This is the 1st affidavit of N.Sidhu in this case and was made on 28/MAY/2025

NO. S-241456
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE RECEIVERSHIP OF

MAHINDRA JEWELLERS LTD., SURREY GOLD JEWELLERS LTD., 786SD ESTATE LTD., MG 786 ENTERPRISES LTD., 1237647 B.C. LTD., 1257271 B.C. LTD., HEERA JEWELLERS INC., P. SONA JEWELLERS INC., RCJ JEWELLERS INC.

AFFIDAVIT

I, **NAVNEET SIDHU**, of 250 Howe Street, 20th Floor, Vancouver, BC, Paralegal, **SWEAR THAT:**

1. I am employed by the law firm of Dentons Canada LLP, solicitors for BDO Canada Limited, in its capacity as court appointed receiver and manager (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except those facts which I say are based upon information and belief and as to those facts I truly believe them to be true.

2. The defined terms herein have the same meaning as those in the Notice of Application dated May 28, 2025.

3. Now shown to me and attached hereto as **Exhibit "A"** is a copy of the current title search, as at May 28, 2025 with respect to the subject property.

I swear this affidavit in support of the Receiver's application to approve the sale of the Property.

SWORN BEFORE ME at Vancouver, BC, on 28/MAY/2025.

A Commissioner for taking Affidavits within British Columbia

NAVNEET SIDHU

CATHERINE EWASILEW
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

This is **Exhibit "A"** referred to in the affidavit of N. Sidhu sworn before me at Vancouver, BC this 28th day of May, 2025.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a smaller, more complex flourish.

A Commissioner for taking Affidavits
For British Columbia

TITLE SEARCH PRINT
File Reference: 542874-20
Declared Value \$600000

2025-05-28, 10:29:58
Requestor: Nav Sidhu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA8160483
From Title Number CA3805675

Application Received 2020-04-28

Application Entered 2020-04-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1237647 B.C. LTD., INC.NO. BC1237647
7746 146 ST
SURREY, BC
V3S 2T6

Taxation Authority Abbotsford, City of
Clearbrook Waterworks District

Description of Land
Parcel Identifier: 029-346-720
Legal Description:
STRATA LOT 15 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN
EPS2091
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB4054484 EXPIRES N/A
AMENDED BY BB3020910 2014-04-10

HERETO IS ANNEXED EASEMENT CA3805678 OVER LOT A PLAN EPP36547, EXCEPT
PHASE ONE STRATA PLAN EPS2091

AIRPORT ZONING PLAN 22467

TITLE SEARCH PRINT

File Reference: 542874-20

Declared Value \$600000

2025-05-28, 10:29:58

Requestor: Nav Sidhu

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
22/06/1983 UNDER NO. W90088 PLAN NO. 66201

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	BB4053645
Registration Date and Time:	2013-01-08 09:04
Registered Owner:	CITY OF ABBOTSFORD
Remarks:	INTER ALIA PART FORMERLY LOT A PLAN EPP21414

Nature:	COVENANT
Registration Number:	CA2945256
Registration Date and Time:	2013-01-09 14:28
Registered Owner:	CITY OF ABBOTSFORD
Remarks:	INTER ALIA PART FORMERLY LOT A PLAN EPP21414

Nature:	COVENANT
Registration Number:	CA2945258
Registration Date and Time:	2013-01-09 14:28
Registered Owner:	CITY OF ABBOTSFORD
Remarks:	INTER ALIA PART FORMERLY LOT A PLAN EPP21414

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008662
Registration Date and Time:	2013-06-17 13:11
Registered Owner:	FORTISBC ENERGY INC. INCORPORATION NO. BC0778288
Remarks:	INTER ALIA PART FORMERLY LOT A PLAN EPP21414

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA3430816
Registration Date and Time:	2013-10-30 14:20
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART FORMERLY LOT A PLAN EPP21414

TITLE SEARCH PRINT

2025-05-28, 10:29:58

File Reference: 542874-20

Requestor: Nav Sidhu

Declared Value \$600000

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA3430817
 Registration Date and Time: 2013-10-30 14:20
 Registered Owner: TELUS COMMUNICATIONS INC.
 INCORPORATION NO. A55547
 Remarks: INTER ALIA
 PART FORMERLY LOT A PLAN EPP21414

Nature: COVENANT
 Registration Number: CA3636192
 Registration Date and Time: 2014-03-18 11:22
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: BB4067637
 Registration Date and Time: 2014-03-26 14:49
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: CA3805681
 Registration Date and Time: 2014-06-27 08:08
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CB23946
 Registration Date and Time: 2022-06-22 14:37
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CB23947
 Registration Date and Time: 2022-06-22 14:37
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CB1595161
 Registration Date and Time: 2024-09-13 13:45
 Registered Owner: 1243387 B.C. LTD.
 INCORPORATION NO. BC1243387
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 542874-20
Declared Value \$600000

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1595162
Registration Date and Time: 2024-09-13 13:45
Registered Owner: 1243387 B.C. LTD.
Remarks: INCORPORATION NO. BC1243387
INTER ALIA

Nature: MORTGAGE
Registration Number: CB1671628
Registration Date and Time: 2024-10-24 14:10
Registered Owner: LANYARD INVESTMENTS INC.
Remarks: INCORPORATION NO. A0050007
INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1671629
Registration Date and Time: 2024-10-24 14:10
Registered Owner: LANYARD INVESTMENTS INC.
Remarks: INCORPORATION NO. A0050007
INTER ALIA

Nature: MORTGAGE
Registration Number: CB1671873
Registration Date and Time: 2024-10-24 15:23
Registered Owner: PRABHJOT SINGH BRAR
Remarks: AS TO AN UNDIVIDED 100/470 INTEREST
CB2028848
JASPREET SINGH GILL
Registered Owner: JASPREET SINGH GILL
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
CB2028848
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1671874
Registration Date and Time: 2024-10-24 15:23
Registered Owner: PRABHJOT SINGH BRAR
Remarks: AS TO AN UNDIVIDED 100/470 INTEREST
CB2028849
JASPREET SINGH GILL
Registered Owner: JASPREET SINGH GILL
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
CB2028849
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
Remarks: INTER ALIA

Remarks:
Transfer Number:
Registered Owner:

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Transfer Number:
Registered Owner:

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1671874
Registration Date and Time: 2024-10-24 15:23
Registered Owner: PRABHJOT SINGH BRAR
Remarks: AS TO AN UNDIVIDED 100/470 INTEREST
CB2028849
JASPREET SINGH GILL
Registered Owner: JASPREET SINGH GILL
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
CB2028849
Transfer Number: AS TO AN UNDIVIDED 370/470 INTEREST
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-28, 10:29:58

File Reference: 542874-20

Requestor: Nav Sidhu

Declared Value \$600000

Nature:	PRIORITY AGREEMENT
Registration Number:	CB1672048
Registration Date and Time:	2024-10-24 16:13
Remarks:	INTER ALIA GRANTING CB1671628 PRIORITY OVER CB1595161 AND CB1595162

Nature:	PRIORITY AGREEMENT
Registration Number:	CB1672049
Registration Date and Time:	2024-10-24 16:13
Remarks:	INTER ALIA GRANTING CB1671629 PRIORITY OVER CB1595161 AND CB1595162

Nature:	PRIORITY AGREEMENT
Registration Number:	CB1672055
Registration Date and Time:	2024-10-24 16:15
Remarks:	GRANTING CB1671628 PRIORITY OVER CB1671873 AND CB1671874

Nature:	PRIORITY AGREEMENT
Registration Number:	CB1672056
Registration Date and Time:	2024-10-24 16:15
Remarks:	GRANTING CB1671629 PRIORITY OVER CB1671873 AND CB1671874

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY SEARCH PRINT

2025-05-28, 10:29:58

File Reference: 542874-20

Requestor: Nav Sidhu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Common Property Strata Plan EPS2091

Transfers NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB4054484 EXPIRES N/A AMENDED BY BB3020910 2014-04-10

HERETO IS ANNEXED EASEMENT CA3805678 OVER LOT A PLAN EPP36547, EXCEPT PHASE ONE STRATA PLAN EPS2091

AIRPORT ZONING PLAN 22467

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 22/06/1983 UNDER NO. W90088 PLAN NO. 66201

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BB4053645
Registration Date and Time: 2013-01-08 09:04
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2945245
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
OVER THAT PART OF PLAN EPP21415 COMPRISING 48.8 SQUARE METRES

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2945247
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
OVER THAT PART OF PLAN EPP21415 COMPRISING 10.4 SQUARE METRES

COMMON PROPERTY SEARCH PRINT

2025-05-28, 10:29:58

File Reference: 542874-20

Requestor: Nav Sidhu

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2945249
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
OVER THAT PART OF PLAN EPP21415 COMPRISING 10.4
SQUARE METRES

Nature: COVENANT
Registration Number: CA2945256
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: COVENANT
Registration Number: CA2945258
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB3008662
Registration Date and Time: 2013-06-17 13:11
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC0778288
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Registration Number: CA3430816
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Nature: STATUTORY RIGHT OF WAY
Registration Number: CA3430817
Registration Date and Time: 2013-10-30 14:20
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INCORPORATION NO. A55547
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

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 Registration Date and Time: 2014-03-18 11:22
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: BB4067637
 Registration Date and Time: 2014-03-26 14:49
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA3805655
 Registration Date and Time: 2014-06-27 08:08
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA
 PART IN PLAN EPP39929

Nature: EASEMENT
 Registration Number: CA3805680
 Registration Date and Time: 2014-06-27 08:08
 Remarks: APPURTENANT TO LOT A PLAN EPP36547, EXCEPT PHASE
 ONE STRATA PLAN EPS2091

Nature: COVENANT
 Registration Number: CA3805681
 Registration Date and Time: 2014-06-27 08:08
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CB1008349
 Registration Date and Time: 2023-11-06 09:41
 Registered Owner: CITY OF ABBOTSFORD
 Remarks: PART IN PLAN EPP128580

Miscellaneous Notes: NONE