ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

and

1000502168 ONTARIO INC. operating as THE KIPPS MARKET

Respondent

IN THE MATTER OF AN APPLICATION PURSUANT TO SECTION 243(1) OF THE BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED; AND SECTION 101 OF THE COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED

AFFIDAVIT OF NAVJOT KAUR

I Navjot Kaur of City of Mississauga, in the Province of Ontario, MAKE OATH AMD SAY:

- 1. I am a legal assistant working with Sukhjinder Bhangu, Barrister & Solicitor, lawyer for the Respondents and as such, have knowledge of the matters to which I hereinafter depose.
- 2. Where I do not have personal information, I have stated the source of my information and do verily believe it to be true.
- 3. I swear this Affidavit in response to the supplementary Application Record filed by RBC seeking an order to appoint BDO Canada Limited (BDO) as receiver of the assets, undertakings and properties of the Respondents pursuant to section 243 of the Bankruptcy and Insolvency Act and section 101 of Courts of Justice Act and for no other or improper purpose.

4. On July 25, 2024 the honourable court ordered that Mr. DaRe shall provide Mr. Bhangu with a payout statement the same day and Mr. DaRe provided a statement which did not include the costs of BDO, BDO's, BDO's counsel (Aird & Berlis LLP) and RBC's counsel (Fogler Rubinoff LLP) costs in this matter and the costs to reimburse BDO/RBC for the insurance premiums in the interim that had to be paid to maintain insurance coverage on the premises including the amount of \$1,066.61 for July + \$1,056.35 for August totalling \$2.122.96 for the insurance premiums. The statement provided was not a payout statement but a print out of the bank profile of the Respondent.

Copy of the payout statement provided on July 25, 2024 is **Exhibit A** to this Affidavit.

- 5. On July 25, 2024, Mr. Bhangu requested Mr. DaRe to provide a proper payout statement outlining amounts due as of that day or to confirm that the no other amounts were due as of that day.
- 6. On July 26, 2024, Mr. DaRe provided a revised payout statement where the following (amongst other charges) additional charges were mentioned:

-	Folger, Rubinoff LLP Fee	\$2	23,048.00
-	Folger, Rubinoff LLP Disbursements	\$	2,213.10
-	BDO Professional Fee	\$	9,300.00
-	Insurance Premiums paid by BDO	\$	2,122.96
-	Aid & Berlis LLP fee	\$	5,941.54

The above amounts are significant amounts and Mr. DaRe did not mention them in the payout statement provided on July 25, 2024.

Copy of revised payout statement provided on July 26, 2024 is **Exhibit B** to this Affidavit.

- 7. The above additional amounts increased the payout amount from \$946,108.10 (mentioned on the payout statement provided on July 25, 2024) to \$1,006,056.98 in one day.
- 8. At this time, BDO is not appointed and the cost of BDO and their counsel had increased the payout amount by over 30,000.00. I have been informed by Mr. Bhangu that the respondents are concerned that if BDO is appointed as a receiver for this small business

- 3 -

whose actual amount owing is only \$946,108.10 as of July 25, 2024, the cost of

appointment of BDO will make the refinancing impossible and there will be a shortfall at

the time of payout.

9. On August 13, 2024, Mr. Bhangu expressed concerns as to how the professional fee of

BDO became \$13,000.00 when only one insurance premium payment was made to bring

the insurance into good standing. Mr. Bhangu asked Mr. DaRe as to who authorized BDO

to jump in without a court order. Mr. DaRe did not Respond to this email.

Copy of the email from Mr. Bhangu to Mr. DaRe is **Exhibit C** to this Affidavit

10. I have ben informed by Mr. Bhangu that the process of refinancing is still ongoing and will

take another 2-3 weeks as the lender is waiting for the property to be appraised.

Copy of the email sent by the mortgage broker to the respondents on August 26, 2024 is

Exhibit D to this Affidavit.

11. I have also been informed by Mr. Bhangu that the Respondents have obtained insurance

for the property and that the property is fully insured and there is no need for BDO to

intervene and pay insurance premiums.

Copy of the Certificate of Insurance is **Exhibit E** to this Affidavit.

12. I make this Affidavit only to oppose the application for appointment of BDO as a receiver

and for no other or improper purpose.

SWORN BEFORE ME

on this 27th day of August, 2024

an the City of Brampton, in the

Proxince of Ontario

Commissioner, etc.

NAVIOTKALIR

Respondent

Court File No. CV-24-00096443-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT OTTAWA

AFFIDAVIT OF NAVJOT KAUR

SUKHJINDER BHANGU
Barrister & Solicitor
501-7900 Hurontario Street
Brampton
Ontario L6Y 0P6

Teh: 416.883.2437 Fax: 416.883.2436

Email: sb@bhangulawoffice.com

by Lawyer for the Respondents



Sales Platform

This is Exhibit " "
to the affidavit of North Kar

ORVIN IFURUNG

Overview	July &	<u>Clear Client Profile</u>
+ Full View Indicator:		
Identification Word:	Account Manager Name:	SHARON D'COSTA SLAS
Responsibility Transit:	Account Manager:	
Profile Information Legal Name:	1000502168 ONTARIO IN	C.
Trade Name:	THE KIPPS MARKET	
Profile Since:		
Current Relationship:		
Client Card:		
Physical Business Address:	103 COLLEGE ST. W. <u>SH</u> BELLEVILLE ONTARIO K8P2G3	ow Map ⊡•
Primary Mailing Address:	103 COLLEGE ST W <u>Sh</u> BELLEVILLE ONTARIO K8P2G3	ow Map ⊡÷
Primary Phone:	(613) 242-6640	
Secondary Phone:	(613) 743-2211	
Fax:		
Correspondence Language:	English	
Date Established:		
Business Segmentation Code:		
Locations:		
Employees:		
E-mail (When recording an E-mail addres Primary E-mail Address thekippsmarket@gmail.c	s, you must also capture consent in the CASL	Lookup tool.)

Owner(s):

Sales Platform

Page 2 of 2

Jaios I latioini				
Legal Name	% Owned	Permission		
	100	N/D		
GILL, MANDO	49-79-12-12-12-12-12-12-12-12-12-12-12-12-12-			
- Website @ 201	3-2015			
Royal Bank of Canada Website, © 201	5-2013			
Privacy & Security Legal Accessibil	ty			



Account Information

July 22, 2024

1000502168 ONTARIO INC.

THE KIPPS MARKET

Assets Total Assets: \$1,591.11

Chequing / Savings	Ownership	Overdraft Limit	Balance
	Sole Owner	0	1,591.11
		Total:	\$1,591.11

Investments Ownership Maturity Date Balance

There are no items to be displayed.

Liabilities Total Liabilities: \$946,108.10

Credit Cards	Ownership	Limit	Balance
100000000000000000000000000000000000000	Joint or	10,000	0.00
	Total:	VALUE OF THE PARTY	\$0.00

Loans / Mortgages	Ownership	p Insurance Protection			Maturity	Balance
		Life	Critical Illness	Disability	Date	
G/GUAR -	Sole Owner	Ineligible	Ineligible	Call ISC	Jun 1, 2024	0.00
RCL -	Sole Owner	Ineligible	Ineligible	Call ISC		10,291.43
G/GUAR -	Sole Owner	Ineligible	Ineligible	Call ISC	Jun 1, 2024	935,074.19
DEMAND -	Sole Owner	N/A	N/A	N/A		742.48
11 11 COMMISSION STREET, PROPERTY OF STREET, S		As a fine was not a see that was seen to be a second of the second of th	THE STATE AND A STATE AND THE	Total:	THE RESIDENCE OF THE PROPERTY	\$946,108.10

Additional Services

Account Type	Ownership	Balance
ACR -	Sole Owner	892,024.19
ACR -	Sole Owner	0.00
ACR -	Sole Owner	10,000.00

Account Type	Ownership	Balance
ACR -	Sole Owner	0.00
ACR -	Sole Owner	732.45

Please Note:

Royal Mutual Funds

This Account Information is provided to you for information purposes only and is not an official statement of your balances at Royal Mutual Funds Inc. (RMFI). RMFI cannot verify the accuracy of the balances above relating to products bought or held outside of RMFI and/or its affiliates. Some of the balances shown may be held by RMFI affiliates where they are not covered by the MFDA Investor Protection Corporation (MFDA IPC). Please consult the official statement(s) you receive from RMFI to determine which positions are eligible for protection by the MFDA IPC. Any investments described above may be held with Royal Bank of Canada, Royal Trust Corporation, The Royal Trust Company, Royal Mutual Funds Inc. or RBC Direct Investing Inc., which are separate corporate entities which are affiliated. RMFI is licensed as a financial services firm in the province of Quebec.

RBC Direct Investing

This Account Information is provided to you, at your request, for supplemental information purposes only and is not an official statement of your balances at RBC Direct Investing Inc. ("RBCDI"). Some of the balances shown may be held by RBCDI affiliates where they are not covered by the Canadian Investor Protection Fund ("CIPF"). Please consult the official statement(s) you receive from RBCDI to determine which positions are eligible for protection by the CIPF and/or held in segregation. Any balances described above may be held with Royal Bank of Canada, Royal Trust Corporation of Canada, The Royal Trust Company, Royal Mutual Funds Inc. or RBCDI, which are separate corporate entities which are affiliated. If you notice any discrepancies between the balances shown on the statement(s) you receive from RBCDI and those described above as being with RBCDI, please contact an Investment Services Representative at 1-800-769-2560.

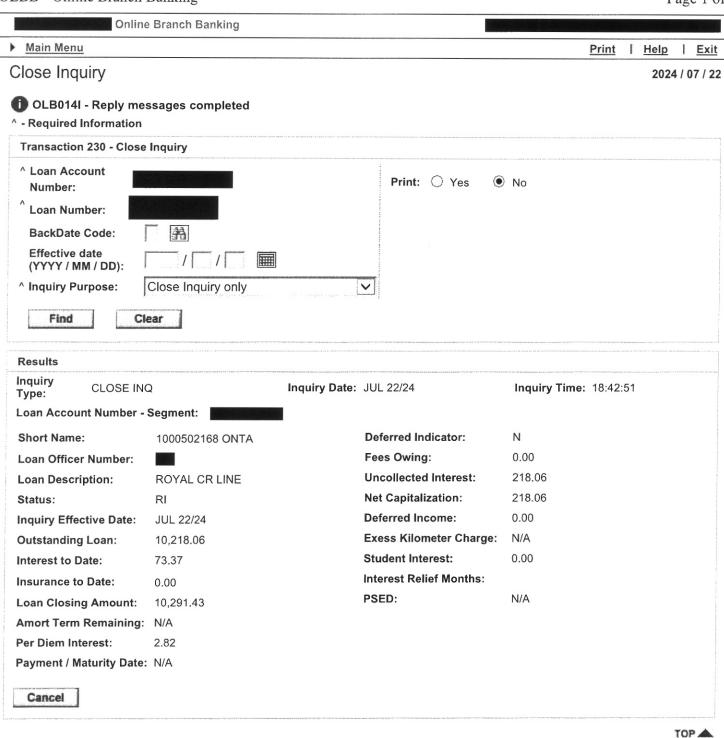
Please Note:

Royal Mutual Funds

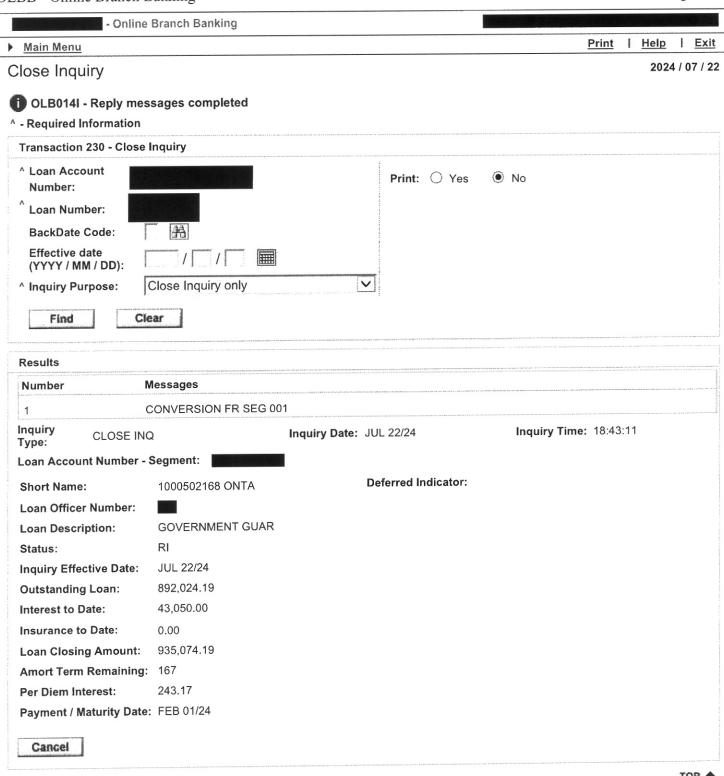
This Account Information is provided to you for information purposes only and is not an official statement of your balances at Royal Mutual Funds Inc. (RMFI). RMFI cannot verify the accuracy of the balances above relating to products bought or held outside of RMFI and/or its affiliates. Some of the balances shown may be held by RMFI affiliates where they are not covered by the MFDA Investor Protection Corporation (MFDA IPC). Please consult the official statement(s) you receive from RMFI to determine which positions are eligible for protection by the MFDA IPC. Any investments described above may be held with Royal Bank of Canada, Royal Trust Corporation, The Royal Trust Company, Royal Mutual Funds Inc. or RBC Direct Investing Inc., which are separate corporate entities which are affiliated. RMFI is licensed as a financial services firm in the province of Quebec.

RBC Direct Investing

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Release: 58.0

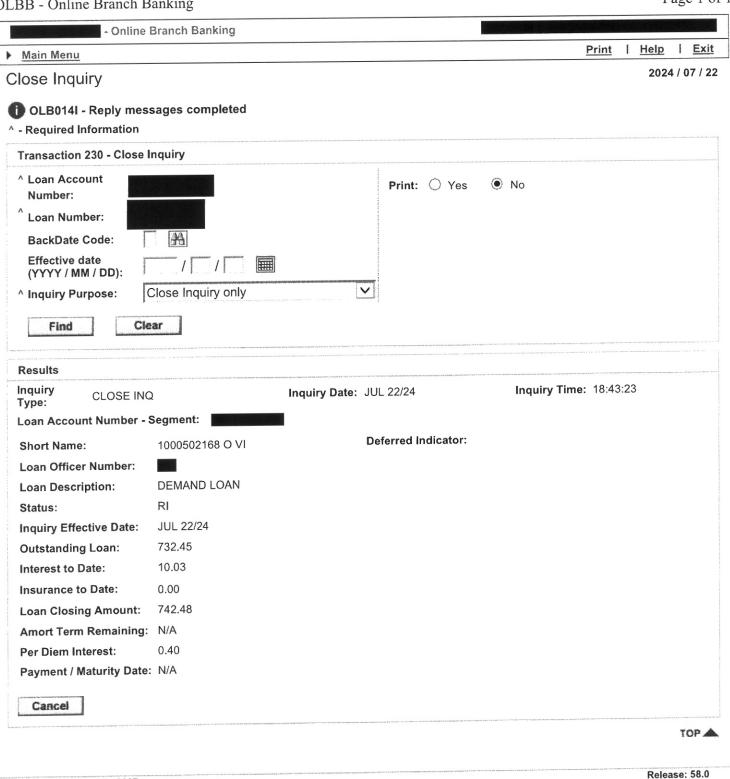


TOP A

© Royal Bank of Canada 2007

Release: 58.0

© Royal Bank of Canada 2007



This is Exhibit " "
to the affidavit of Nay & Kaus

RBC PAYOUT STATEMENT worn before me at .

Re: 1000502168 Ontario Inc. o/a The Kipps Market

AMOUNTS OWING AS OF JULY 25, 2024

Facility	Present balance	Accrued Interest	Prepayment Charge	Per Diem	Total
72701 (75, 002					¢10 200 00
73701675 002	\$10,218.06	\$81.83	\$0.00	\$2.82	\$10,299.89
73701675 004	\$12,451.02	\$24.07	\$0.00	\$6.82	\$12,475.09
73701675 003	\$892,024.19	\$43,779.50	\$0.00	\$243.17	\$935,803.69*
Fogler, Rubinoff I	LLP ("FR")				
	Fees	Disbursements	Taxes		Total
	\$23,048.00**	\$2,213.10	\$3,275.51		\$28,536.61***
BDO Canada Lim	ited ("BDO")				
Professional Fees	HST	Travel Expense	Insurance Premiums Paid		Total
\$9,300.00	\$1,209.00	\$368.20	\$2,122.96		\$13,000.16***
Aird & Berlis LLI	P ("A&B")				
	Total fees up disbursements	to and including and taxes	July 25, 2024,	including	Total
					\$5,941.54***
TOTAL AMOUN	T OWING (os o	f July 25, 2024).			\$1,006,056.98

^{*}The payout amount is subject to change if RBC discovers any error or omission in the calculation of the amount owing and/or if any of the payout values are based on the RBC Royal Bank Prime Lending Rate and that Rate is adjusted in any way between the date of preparation of this payout

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statement and the payout date. The payout amount is also subject to change or increase based on the per diem interest set out above to and including the payout date.

^{**}FR provided a courtesy discount of approximately \$2,600.

^{***}The payout amount is subject to change or increase based on any additional, reasonable professional fees and disbursements incurred by FR, BDO and/or A&B after July 25, 2024 in this matter.

Bhangu Law Office

to the affidavit of.

sworn before me at .

on this 37 day of

This is Exhibit

From:

Bhangu Law Office

Sent:

August 13, 2024 6:40 PM

To:

DaRe, Vern W.

Cc:

Venton, Scott R.; lan Aversa (iaversa@airdberlis.com); sparsons@airdberlis.com;

Crawley, Peter

Subject:

RE: RBC v. 1000502168 Ontario

Good afternoon:

We have reviewed the payout statement and note that BDO has claimed a sum of \$13,000.00. We do not understand what was done by BDO except for making one payment to bring the insurance into good standing. We would also like to know as to who authorized or instructed BDO to jump in and make the payment.

Regards,

Sukhjinder Bhangu

From: DaRe, Vern W. <vdare@foglers.com>

Sent: July 26, 2024 2:11 PM

To: Bhangu Law Office <sb@bhangulawoffice.com>

Cc: Venton, Scott R. <sventon@foglers.com>; lan Aversa (iaversa@airdberlis.com) <iaversa@airdberlis.com>;

sparsons@airdberlis.com; Crawley, Peter <pcrawley@bdo.ca>

Subject: RBC v. 1000502168 Ontario

Please find attached the revised payout statement of RBC in this matter.

Regards,



Vern W. DaRe

Partner
Fogler, Rubinoff LLP
Lawyers
77 King Street West
Suite 3000, P.O. Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
Direct: 416.941.8842
Main: 416.864.9700
Toll Free: 1.866.861.9700
Fax: 416.941.8852
Email: vdare@foglers.com

From: Bhangu Law Office <<u>sb@bhangulawoffice.com</u>>

foglers.com

Sent: Friday, July 26, 2024 11:42 AM
To: DaRe, Vern W. <<u>vdare@foglers.com</u>>

Cc: Venton, Scott R. <<u>sventon@foglers.com</u>>; lan Aversa (<u>iaversa@airdberlis.com</u>) <<u>iaversa@airdberlis.com</u>>;

Bhangu Law Office

From: Sent: To: Subjec	et:	Narinder Gill <gogagill@gmail.com August 26, 2024 8:25 PM Bhangu Law Office Fwd: Appraisal delay for Kipps mark</gogagill@gmail.com 	
Regar Narin Begin	der forwarded message: From: Faisal Zamir <fz 2024="" 26,="" <goga="" appraisal="" august="" date:="" de<="" gill="" narinder="" subject:="" td="" to:=""><td>at 8:15:38 PM EDT agill@gmail.com></td><td>to the affidavit of North Kaus sworn before me at Brayette on this 27 day of August , 20 214</td></fz>	at 8:15:38 PM EDT agill@gmail.com>	to the affidavit of North Kaus sworn before me at Brayette on this 27 day of August , 20 214
	I was told that it will he the appraisal company schedule an In-person schedule. The lender is Let me know if you have S Rayner & Associates	schedule very soon and will ne name and number where some appraisal. Please make sure the ready to fund pending appraisa e any further questions.	•
	Thank you again, Faisal		

D

TD Insurance

This is Exhibit "
to the affidavit of Nouse
sworn before me at Reach

on this 22 day of

TD Insurance
Direct Agency Inc.
101 McNabb Street
2nd Floor
Markham ON L3R 4H8
T: 1-855-724-2883
F: 1-833-354-2523

www.tdinsurance.com

August 26, 2024

Commercial Property Insurance Confirmation

Property Insured: 103 College St W Belleville ON K8P 2G3, Main

Building

Policy No.: 00150848012

Insurer: Security National Insurance Company

Effective Coverage Date: August 26, 2024 through August 26, 2025

Insured(s): The Kipps Market Inc.

Limit of Insurance on Building: \$1,500,000.00

Mortgagee(s):

Royal Bank of Canada 10 York Mills Road 3rd Floor North York ON M2P OA2

When there is a Mortgagee mentioned in the Coverage Summary Page(s), the coverage granted is subject to the Insurance Bureau of Canada Standard Mortgage Clause. Any interpretation of coverage is governed by actual policy conditions.

Questions? We're ready for you

You are important to us, and we value you as a customer. If you have any questions or need assistance, please contact us at **1-855-724-2883.** Our offices are open weekdays from 8:00 a.m. to 8:00 p.m. and Saturdays from 9:00 a.m. to 4:00 p.m. We look forward to continuing to serve you.

TD Insurance



Certificate of Insurance

Dated: August 26, 2024

This document supersedes any Certificate previously issued under this number.

Agency: TD Insurance Direct Agency Inc. Insurer: Security National Insurance Company

101 McNabb Street 50 Place Cremazie W.

2nd Floor 12th Floor

Markham, ON L3R 4H8 Montreal, QC H2P 1B6

This is to certify that the Policy(ies) of insurance listed below ("Policy" or "Policies") have been issued to the Named Insured identified below for the period(s) indicated, notwithstanding any requirement, term or condition of any contract or any other document with respect to which this Certificate may be issued or may pertain. This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder other than those provided by the Policy(ies), and imposes no liability on the Insurer. The insurance coverage afforded by the Policy(ies) listed below is subject to all the terms, conditions and exclusions of such Policy(ies). This Certificate does not amend, extend or alter the coverage afforded by the Policy(ies).

Policy No.: 00150848012 Effective Date (Y-M-D): 2024-08-26 Expiry Date (Y-M-D): 2025-08-26

Insured: The Kipps Market Inc.

103 College St W Belleville ON K8P 2G3

Certificate Variety Store, Convenience Store **Regarding**:

Coverage Limits

Commercial General Liability Coverage A: Bodily or Mental Injury and Property Damage \$2,000,000 Limit (per occurrence) \$2,000,000 General Aggregate Limit -Combined Coverage A & B \$2,000,000 Products-Completed Operations Hazard Aggregate Limit \$2,000,000 Limit (per occurrence) Coverage B: Personal and Advertising Injury Liability \$2,000,000 General Aggregate Limit -Combined Coverage A & B Limit (per occurrence) \$25,000 Coverage C: Voluntary Payments \$250,000 Limit (per occurrence) Coverage D: Tenant's Property Damage Liability Non-Owned Automobile Limit (per occurrence) \$2,000,000 S.P.F. No. 6 Standard Non-Owned Automobile Policy S.E.F. No. 94 Legal Liability for Damage To Hired Automobiles Endorsement Limit (per occurrence) \$75,000

Non-Owned Automobile

S.E.F. No. 96 Contractual Liability Endorsement	Included
O.E.F. No. 98B Reduction of Coverage for Lessees or Drivers of Leased Vehicles Endorsement	Included
S.E.F. No. 99 Excluding Long Term Leased Vehicle Endorsement	Included

BPEMCA006E-803344-20230301



Alcohol and Gaming Commission of Ontario 90 Sheppard Avenue East, Suite 200 Toronto ON M2N 0A4

Tel.: 416-326-8700

Toll free in Ontario: 1-800-522-2876

Inquiries: www.agco.ca/lagco . Website: www.agco.ca

No.:

CSL1414739

Expiry Date: Aug. 08, 2025

Convenience Store Licence (Licence to Operate a Retail Store)

Issued under the Liquor Licence and Control Act, 2019

Issued to

1000502168 Ontario Inc

Issue Date

Aug. 09, 2024

Doing Business As The Kipps Market

Address

103 COLLEGE ST W

BELLEVILLE, ON K8P2G3

This document must be posted in a conspicuous place. Not transferable without approval of the Registrar.



Respondent

Applicant

Court File No. CV-24-00096443-0000

ONTARIO SUPERIOR COURT OF JUSTICE

AUAN TOLVAN 40 TIVADI34A

SUKHJINDER BHANGU
Barrister & Solicitor
501-7900 Hurontario Street
Brampton
Ontario L6Y 0P6

Tel: 416.883.2436 Fax: 416.883.2436 Email: <u>sb@bhangulawoffice.com</u>

Lawyer for the Respondents