



No. S252591
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

KINGSETT MORTGAGE CORPORATION

PETITIONER

AND:

**1069016 B.C. LTD., 1183011 B.C. LTD., MANOJ SIKKA,
MARK JOSEPH CATROPPA and SAMIRA PERERA**

RESPONDENTS

ORDER MADE AFTER APPLICATION
(SALE PROCESS ORDER)

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|--------|---|------------------|---|---------------|
| BEFORE |) | THE HONOURABLE |) | |
| |) | JUSTICE MASUHARA |) | June 17, 2025 |
| |) | |) | |

ON THE APPLICATION OF KSV Restructuring Inc. (the “**Receiver**”), in its capacity as the court-appointed Receiver of the assets, undertakings and property (collectively, the “**Property**”) of 1069016 B.C. Ltd. and 1183011 B.C. Ltd. (together, the “**Debtors**”) coming on for hearing at Vancouver, British Columbia, on this day, and on hearing Kibben Jackson, counsel for the Receiver, and those other counsel enumerated in Schedule “A” hereto, and no one else appearing despite being duly served, AND UPON READING the materials filed herein, including the Receiver’s First Report to Court dated June 12, 2025 (the “**Receiver’s Report**”);

THIS COURT ORDERS that:

1. The time for service of the Notice of Application for this order be and is hereby abridged such that the application is properly returnable today and service upon any interested party other than those parties on the Service List is hereby dispensed with.
2. All capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the order made herein on May 13, 2025 (the “**Receivership Order**”).

3. All references herein as to time shall mean local time in Vancouver, British Columbia, any reference to an event occurring on a business day shall mean prior to 5:00 p.m. on such business day, unless otherwise indicated herein, and any event that occurs on a day that is not a business day shall be deemed to occur on the next business day.

SALE PROCESS

4. The Receiver is hereby authorized to take steps to market and sell the Property substantially in accordance with the sale process described in the Receiver's Report (the "**Sale Process**").
5. The Receiver is hereby authorized and empowered to take all steps and actions as may be necessary to carry out the Sale Process, including without limitation the following:
 - (a) execute, assign, issue and endorse documents of whatever nature in connection with the Sale Process;
 - (b) market any or all of the Property pursuant to and in accordance with the Sale Process, including by engaging a listing agent (the "**Listing Agent**"), advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate; and
 - (c) apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances.
6. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(0) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors (collectively, "**Potential Bidders**"), but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information and provide proof of same. The purchaser of any Property shall be entitled to continue to use the

personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed, and provide proof of same.

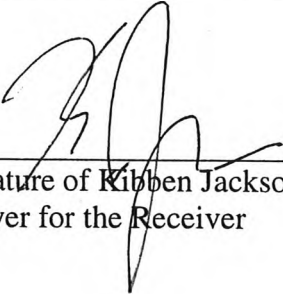
7. From and after the date of this order, all communications and information requests made by Potential Bidders will be made to the Receiver or the Listing Agent, as applicable.
8. The Receiver shall incur no liability or obligation as a result of it carrying out the Sale Process, save and except in the event of any gross negligence or willful misconduct on its part.

GENERAL

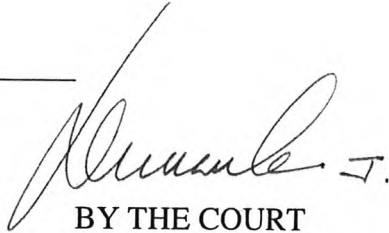
9. The Receiver may, from time to time, apply to this Honourable Court for advice and directions in connection with the Sale Process or the discharge of its powers and duties hereunder.
10. THIS COURT REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or outside of Canada to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order

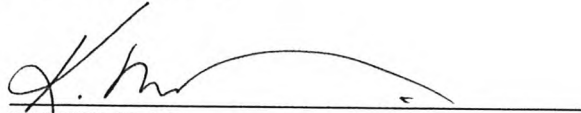
11. Endorsement of this Order by counsel appearing on this application, other than counsel for the Receiver, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER:



Signature of Kibben Jackson
Lawyer for the Receiver


BY THE COURT



REGISTRAR



SCHEDULE "A"
LIST OF COUNSEL

| Party | Counsel |
|-------------------------------|--|
| Kingsett Mortgage Corporation | Mr. Mary Buttery, K.C. & Lucas Holgren |
| Mr. Sikeka and Mr. Catrappa | Owen Jones |
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