

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*
SBC 2004, c 41 as amended**

AND

IN THE MATTER OF

PANORAMA WEST HOMES LTD., 0887525 B.C. LTD., HARJIT ATWAL and PARMJIT RANDHAWA

NOTICE OF HEARING

(Pursuant to section 27 of the *Real Estate Development Marketing Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Superintendent of Real Estate include allegations which will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven allegations until the Superintendent of Real Estate or their appointee has determined their validity.

To: Harjit Atwal
[Redacted]

To: Parmjit Randhawa
[Redacted]

To: 0887525 B.C. Ltd.
[Redacted]

To: Panorama West Homes Ltd.
[Redacted]

WHEREAS Panorama West Homes Ltd., ("**Panorama**") and 0887525 B.C. Ltd. ("**088**") are the developers of a property named [Development 1] (the "**Development**"). Harjit Atwal ("**H. Atwal**") is a director of Panorama and 088. Parmjit Randhawa ("**P. Randhawa**") is a director of Panorama.

TAKE NOTICE that the Superintendent of Real Estate (the "**Superintendent**") of the BC Financial Services Authority ("**BCFSA**") will hold a hearing pursuant to section 29 of the *Real Estate Development Marketing Act* ("**REDMA**") on **June 3 to 4, 2025 commencing at 9:30 am** in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the REDMA.

AND TAKE NOTICE that the allegations against you are as follows:

1. Panorama and 088 failed to file information respecting assignments in the Condo and Strata Assignment Integrity Register ("**CSAIR**") for the Development for twenty (20) quarterly periods between January 30, 2019 and April 4, 2024, contrary to section 20.4 of REDMA.

2. Panorama and 088 failed to comply with the terms of the undertaking accepted by the Office of the Superintendent of Real Estate on November 17, 2020, contrary to section 36 of REDMA.

AND FURTHER TAKE NOTICE that if the Superintendent finds that you have been non-compliant, the Superintendent may make an order against you and may also order you to pay enforcement expenses incurred by BCFSa, under sections 30 and 31 of the REDMA.

AND FURTHER TAKE NOTICE that if, following a hearing as set out in section 29 of the REDMA, the Superintendent determines that either Panorama or 088 have been non-compliant with the REDMA, then pursuant to section 30(2) of the REDMA an order can be made against either Panorama or 088 or their director(s), or both to pay the administrative penalty or for recovery of enforcement expenses.

AND FURTHER TAKE NOTICE that if you do not attend the enforcement hearing, the Superintendent may proceed with the enforcement hearing in your absence and may make findings and orders under sections 30 and 31 of the REDMA without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel and to participate in the hearing.

Dated this 12th day of March, 2025 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia