

CITATION: Manorlane Homes (Yorkson) Inc. (Re),
2025 BCSRE 44
Date: 2025-03-07
File # INV20.344.64314

BC FINANCIAL SERVICES AUTHORITY

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

**IN THE MATTER OF
0952721 BC LTD., AMROSA CONSTRUCTION INC., BMG PROJECTS INC., CHATHA
ENTERPRISES LTD., DEV VENTURES LTD., KANGSTRA INVESTMENTS LTD.,
MANORLANE HOMES (YORKSON) INC., SANGRA DEVELOPMENTS INC., WESTCOAST HORIZON
DEVELOPMENTS LTD.**

AND

**NIRMAL SINGH KANG, BOB MANN, MANDEEP DHALIWAL, MANMOHAN SINGH KANG,
MANJIT SINGH CHATHA, MANRAJ SINGH UPPAL, BALRAJ SINGH MANN, RANJEEV SANGRA**

CONSENT ORDER

(Pursuant to section 28 of the *Real Estate Development Marketing Act*)

[This Order has been redacted before publication.]

RESPONDENTS: Manorlane Homes (Yorkson) Inc.
Ranjeev Sangra

DATE OF CONSENT ORDER: March 7, 2025

COUNSEL: Laura Forseille, Legal Counsel for the BC Financial Services Authority
Gagan Khosa, Legal Counsel for the Respondent Manorlane Homes
(Yorkson) Inc.

PROCEEDINGS:

On March 7, 2025, the Superintendent of Real Estate (the "**Superintendent**"), or the Superintendent's authorized delegate, of the BC Financial Services Authority ("**BCFSA**") accepted the Consent Order Proposal (the "**Proposal**") submitted by Ranjeev Sangra ("**R. Sangra**") and Manorlane Homes (Yorkson) Inc. ("**Manorlane Homes**")

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by R. Sangra and Manorlane Homes.

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that R. Sangra and Manorlane Homes failed to file information respecting assignments in Condo and Strata Assignment Integrity Registrar for the [Development 1] Development for twenty (20) quarterly periods between April 1, 2019 and June 30, 2021, and 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 sections 20.4 and 36, respectively, of the *Real Estate Development Marketing Act* ("REDMA"), pursuant to sections 28, 30 and 31 of the REDMA, the Superintendent orders that:

1. Manorlane Homes (Yorkson) Inc. and its director Ranjeev Sangra, shall jointly and severally, pay an administrative penalty in the amount of \$44,000.
2. Manorlane Homes (Yorkson) Inc. and its director Ranjeev Sangra, shall jointly and severally pay enforcement expenses of \$4,500.
3. All payments above be made within 30 days of execution of the Consent Order.

Dated this 7th day of March, 2025 in 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

Attch.

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RANJEEV SANGRA**

**CONSENT ORDER PROPOSAL BY MANORLANE HOMES (YORKSON) INC.
AND RANJEEV SANGRA**

BACKGROUND

1. The BC Financial Services Authority ("**BCFSA**") is responsible for enforcing developer filing requirements under the *Real Estate Development Marketing Act* ("**REDMA**") and the Real Estate Development Marketing Regulation (the "**Regulation**") in the Condo and Strata Assignment Integrity Register ("**CSAIR**").
2. CSAIR is an online database for assignments of purchase agreements entered into by developers for the sale or lease of residential strata lots in BC, including both pre-sale lots and completed lots.
3. The CSAIR reporting requirements came into effect on January 1, 2019. REDMA requires developers of residential strata lots in BC to collect and file information respecting assignments of purchase agreements that developers consent to on or after January 1, 2019, in the CSAIR in the form and manner prescribed in the Regulation.
4. Developers are required to create an account with the Land Title and Survey Authority of BC ("**LTSA**"), register their development in CSAIR, and file assignment information in accordance with the prescribed schedule and reporting periods listed in the Regulation.

5. CSAIR reporting requirements start when the first purchase agreement is entered into by the developer. The quarterly reporting periods are:
 - a) January 1 – March 31
 - b) April 1 – June 30
 - c) July 1 – September 30
 - d) October 1 – December 31
6. Information must be filed in CSAIR within 30 days after the end of each quarter. If there are no assignments during a reporting period, a statement certifying that there were no assignments during the reporting period must still be filed within 30 days after the end of that reporting period.

FACTS

This Consent Order Proposal (the “**Proposal**”) is made by Ranjeev Sangra, the director of Manorlane Homes (Yorkson) Inc. (collectively, the “**Manorlane Director**”) and Manorlane Homes (Yorkson) Inc. (“**Manorlane**”), to the Superintendent of Real Estate (the “**Superintendent**”) of the BC Financial Services Authority (“**BCFSA**”) pursuant to section 28 of the REDMA.

For the purposes of the Proposal, the Manorlane Director, Manorlane and the Superintendent have agreed upon the following facts:

1. Manorlane was incorporated in British Columbia in British Columbia on July 12, 2017 and has a registered and records office at #1800 - 13401 108 Ave, Surrey, BC.
2. The registered office address for the subject development is [Property 1], Vancouver, BC.
3. At all material times, Manorlane was the developer of the subject development and acted as the agent and manager for the other named parties in this Order and was the sole party responsible for CSAIR reporting requirements.
4. On October 13, 2017, Manorlane provided a disclosure statement to the Office of the Superintendent of Real Estate (“**OSRE**”) for [Development 1], their strata lot development in Langley, BC (“**[Development 1]**”). Section 7.2 of the disclosure statement allowed for the assignment of a purchase contract, with the consent of the vendor.
5. On January 8, 2019, Manorlane provided OSRE with a disclosure statement amendment for [Development 1]. The amendment again permitted assignments with the consent of the vendor and provided the information that the vendor would collect for each assignment.
6. On November 1, 2019, OSRE received the CSAIR Delinquency Report 2019 Q3 from the Property Taxation Branch (the “**PTB**”). [Development 1] was not included in this report, indicating that Manorlane had not filed any information in CSAIR respecting the assignments of purchase agreements in [Development 1], or a statement certifying that there were no assignments for [Development 1].
7. On November 18, 2019, [Individual 1] (“**[Individual 1]**”) of OSRE wrote to legal counsel for Manorlane advising that they may not be in compliance with REDMA requirements to report assignment information. [Individual 1] requested a written undertaking from Manorlane.
8. On February 11, 2020, OSRE received the CSAIR Delinquency Report 2019 Q4 from the PTB, in which [Development 1] was not included.

9. On February 19, 2020, [Individual 1] again wrote to legal counsel for Manorlane, requesting that the previously requested undertaking be provided.
10. An undertaking was provided by Manorlane to BCFSA on March 3, 2020 (the “**Undertaking**”) regarding [Development 1] which stated inter alia that Manorlane would report assignment activity for [Development 1] in CSAIR during the next available filing window as required by REDMA and Part 3.1 of the Regulation.
11. On May 5, 2020 OSRE received the CSAIR Delinquency Report 2020 Q1 from the PTB, and [Development 1] was again not included.
12. On July 7, 2020 [Individual 1] again wrote to legal counsel for Manorlane advising that an assignment activity report for [Development 1] had not been filed, despite the Undertaking.
13. On November 16, 2020, [Individual 1] referred the matter to OSRE’s investigation section.
14. On May 14, 2021, BCFSA investigator [Investigator 1] wrote to the Manorlane Director to advise that BCFSA had commenced an investigation of [Development 1] pursuant to section 25 of REDMA.
15. On June 11, 2021, in response to the investigation letter sent by [Investigator 1], legal counsel for Manorlane confirmed that Manorlane had not complied with the terms of the Undertaking. Manorlane had entered into pre-sale contracts for all 83 strata lots in [Development 1] and 42 of the contracts had been assigned between January and May 2021.
16. On October 30, 2021, Manorlane filed information in CSAIR for [Development 1]. Manorlane was therefore in breach of the Undertaking from May 1, 2020 to October 29, 2021.
17. The first purchase agreements in relation to units in [Development 1] were executed in October 2017. Manorlane’s first filing in CSAIR for [Development 1] therefore should have been submitted in April 2019, and Manorlane failed to file information in CSAIR in the form and manner required by REDMA and the Regulation for nine quarterly reporting periods between April 1, 2019 and June 30, 2021.
18. Throughout the subsequent investigation conducted by the BCFSA, Manorlane fully cooperated with [Investigator 1]. This cooperation included timely responses to requests for information, provision of documentation, and engagement in dialogue to clarify any outstanding issues. On August 30, 2021, legal counsel for Manorlane communicated with [Investigator 1], providing all necessary information and documentation as requested and nothing further was sought from Manorlane following that correspondence.
19. The regulation process was new and Manorlane attempted to file the required information to meet compliance but were not successful for a number of reasons, including technical issues with the CSAIR portal, and sought assistance from the Land Title and Survey Authority (LTSA) as communicated to the BCFSA on August 30, 2021.
20. A Notice of Hearing was issued on February 28, 2024 and served on the Manorlane Director and Manorlane.
21. An Amended Notice of Hearing was issued on December 11, 2024 and served on the Manorlane Director and Manorlane.

22. Manorlane has been compliant with its reporting requirements since October 30, 2021 when, through the assistance of its external counsel, it submitted all documentation required by the BCFSa to bring it into compliance with REDMA and the Regulation.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, Manorlane and the Manorlane Director propose the following findings be made by the Superintendent:

1. Manorlane failed to file information respecting assignments in CSAIR for [Development 1] for nine quarterly periods between April 1, 2019 and June 30, 2021, contrary to section 20.4 of the REDMA; and
2. Manorlane failed to comply with the terms of the undertaking accepted by the Office of the Superintendent of Real Estate on March 3, 2020 from May 1, 2020 and October 29, 2021, contrary to section 36 of REDMA.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, the Manorlane Director and Manorlane propose that the Notice of Hearing in this matter be resolved through the following orders being made by the Superintendent pursuant to sections 28, 30, and 31 of REDMA (the "Order"):

4. Manorlane and the Manorlane Director shall be jointly and severally liable to pay a penalty of \$44,000;
5. Manorlane and the Manorlane Director shall be jointly and severally liable to pay enforcement expenses of \$3,200;
6. All payments above shall be made within 10 days of execution of the Consent Order.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. The Manorlane Director and Manorlane acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. The Manorlane Director and Manorlane acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or has chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. The Manorlane Director and Manorlane acknowledge and are aware that BCFSa will publish the Proposal and the Consent Order or summaries thereof on BCFSa's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSa in its sole discretion deems appropriate.
4. The Manorlane Director and Manorlane hereby waive their right to appeal pursuant to section 37 of the REDMA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, the Manorlane Director and Manorlane will not make any public statement(s) inconsistent with the Proposal and its contents.

Nothing in this section is intended to restrict the Manorlane Director and Manorlane from making full answer and defence to any civil or criminal proceeding(s).

6. The Proposal and its contents are made by the Manorlane Director and Manorlane for the sole purpose of resolving the Notice of Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 28(3) of REDMA, the Proposal and its contents may not be used without the consent of the Manorlane Director and Manorlane in any civil proceeding with respect to the matter.

“Original signed by Ranjeev Sangra”

Ranjeev Sangra

Dated 7th day of March, 2025

“Original signed by Ranjeev Sangra”

**Ranjeev Sangra, Authorized Signatory for
Manorlane Homes (Yorkson) Inc.**

Dated 7th day of March, 2025