

BC FINANCIAL SERVICES AUTHORITY

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

AND

**1014925 B.C. LTD.
0993137 B.C. LTD.**

AND

NIRMAL SINGH TAKHAR

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: Nirmal Singh Takhar
#103 – 12889 84th Avenue
Surrey, BC, V3W 0K5

To: 1014925 B.C. Ltd.
#103 – 12889 84th Avenue
Surrey, BC, V3W 0K5

To: 0993137 B.C. Ltd.
#103 – 12889 84th Avenue
Surrey, BC, V3W 0K5

WHEREAS 1014925 B.C. Ltd. (“**101**”) is the developer of a property named “[Property 1]” (“**[Property 1]**”), 0993137 B.C. Ltd. (“**099**”) is the developer of a property named “[Property 2]” (“**[Property 2]**”), and Nirmal Singh Takhar is the sole director of both 101 and 099 (the “**Director**”).

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 **August 5th 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 its Regulations (the “**Regulations**”).

AND TAKE NOTICE that the allegations against 101 and the Director in relation to the [Property 1] development are as follows:

1. 101 failed to file information respecting assignments in the Condo and Strata Assignment Integrity

Register (“**CSAIR**”) for [Property 1] contrary to section 20.4 of REDMA.

2. 101 and the Director failed to comply with the terms of the written undertaking accepted by BCFSA on February 18, 2021, contrary to Section 36 of REDMA, specifically:
 - a. 101 did not register [Property 1] in CSAIR; and,
 - b. 101 failed to submit the required information regarding assignment activity or confirm the absence of such activity.
3. 101 and the Director have failed to comply with Section 25(3) of REDMA by withholding, refusing to provide, or failing to disclose information, records, or materials requested during an official investigation, specifically by letter dated February 13, 2024 and despite multiple subsequent requests.

AND TAKE NOTICE that the allegations against 099 and the Director in relation to the [Property 2] development are as follows:

4. 099 failed to file required information regarding assignments of purchase agreements in the Condo and Strata Assignment Integrity Register (“**CSAIR**”) for [Property 2], contrary to Section 20.4 of REDMA.
5. 099 and the Director failed to comply with the terms of the written undertaking accepted by BCFSA on February 18, 2021, contrary to Section 36 of REDMA, specifically:
 - a. 099 did not register [Property 2] in CSAIR; and,
 - b. 099 failed to submit the required information regarding assignment activity or confirm the absence of such activity.
6. The Developer and the Director have failed to comply with Section 25(3) of REDMA by withholding, refusing to provide, or failing to disclose information, records, or materials requested during an official investigation, specifically by letter dated February 13, 2024 and despite multiple subsequent requests.

AND FURTHER TAKE NOTICE that if the Superintendent finds 101, 099 and/or the Director 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 the Director has been non-compliant with the REDMA as per the allegations in paragraphs 1-3 above, then pursuant to section 30(2) of the REDMA an order can be made against either 101 or the Director or both to pay the administrative penalty or for recovery of enforcement expenses.

AND FURTHER TAKE NOTICE that if, following a hearing as set out in section 29 of the REDMA, the Superintendent determines that the Director has been non-compliant with the REDMA as per the allegations in paragraphs 4-6 above, then pursuant to section 30(2) of the REDMA an order can be made against either 099 or the Director 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 June, 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