File # 20-1197

BC FINANCIAL SERVICES AUTHORITY

IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c. 42 as amended

AND

IN THE MATTER OF

PARDEEP (KRIS) NANDA
(156948)

AND

KRIS NANDA PERSONAL REAL ESTATE CORPORATION
(156948PC)

AND

DENZIEL (AMAN) NANDA
(184371)

AND

AMAN NANDA PERSONAL REAL ESTATE CORPORATION
(184371PC)

THIRD AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Pardeep (Kris) Nanda
Kris Nanda Personal Real Estate Corporation
c/o Century 21 Coastal Realty Ltd.
105 – 7928 128th Street
Surrey, BC | V3W 4E8

To: Denziel (Aman) Nanda
Aman Nanda Personal Real Estate Corporation
c/o Century 21 Coastal Realty Ltd.
105 – 7928 128th Street
Surrey, BC | V3W 4E8

TAKE NOTICE that the Superintendent of Real Estate (the "**Superintendent**") of BC Financial Services Authority ("**BCFSA**") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("**RESA**") on ~~**July 6 to 9, 2026**~~ **January 11 to 13, 2027 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 RESA, the *Real Estate Services Regulation* (the "**Regulation**"), or the *Real Estate Services Rules* (the "**Rules**").

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

1. Denziel (Aman) Nanda ("**A. Nanda**") committed professional misconduct within the meaning of s. 35(1) of RESA in that he:

   a. Failed to accurately complete a written disclosure of representation as required by s. 54(1) (formerly s. 5-10(1)) of the Rules [*Disclosure of representation in trading services*] before providing trading services to or on behalf of the sellers of a property at [Property 1], Burnaby, BC (the "**[Property 1]**") in June 2020;

   b. Failed to accurately complete a written disclosure of representation as required by s. 54(1) (formerly s. 5-10(1)) of the Rules [*Disclosure of representation in trading services]* before providing trading services to or on behalf of the sellers of a property at [Property 2], Surrey, BC (the "**[Property 2]**") in October 2020;

   c. Failed to accurately complete written disclosures of representation and remuneration as required by ss. 54(1) (formerly s. 5-10(1)) [*Disclosure of representation in trading services*] and 57(1) (formerly s. 5-11.1(1)) [*Disclosure of remuneration*] of the Rules, before providing trading services to or on behalf of the sellers of a property at [Property 3], Surrey, BC (the "**[Property 3]**") in September 2021;

   ~~d. Published advertising from approximately 2021 to 2023 that falsely suggested to the public that he and Pardeep (Kris) Nanda ("**K. Nanda**") were a registered real estate team, contrary to s. 41 (formerly s. 4-7) of the Rules [*False or misleading advertising*]; and~~

   e. Failed to take reasonable steps to avoid any conflict of interest, and failed to promptly and fully disclose this conflict of interest to the client, in respect of purchase transactions involving the following properties, contrary to ss. 30(i), (j) (formerly ss. 3-3(i) and (j)) [*Duties to clients*], and 65 (formerly s. 5-18) [*Addressing conflicts of interest*] of the Rules:

      i. [Property 4], Surrey, BC (the "**[Property 4]**") in February 2021, in which he represented the sellers and K. Nanda, his father, represented the buyers;

      ii. [Property 5], Surrey, BC (the "**[Property 5]**") in October 2021, in which he represented the buyers and K. Nanda represented the sellers; and

      iii. [Property 6], Surrey, BC (the "**[Property 6]**") in December 2020, in which he represented the sellers and K. Nanda represented the buyers;

      while operating with K. Nanda as a real estate team at the time of the transactions.

2. K. Nanda committed professional misconduct within the meaning of s. 35(1) of RESA in that he:

   a. Failed to accurately complete a written disclosure of remuneration as required by s. 57(1) (formerly s. 5-11.1(1)) of the Rules [*Disclosure to sellers of expected remuneration*] before providing trading services to or on behalf of the buyers of [Property 6] in December 2020;

   b. Failed to take reasonable steps to avoid any conflict of interest, and failed to promptly and fully disclose this conflict of interest to the client, contrary to ss. 30(i) and (j) (formerly ss. 3-3(i) and (j)) of the Rules [*Duties to clients*], when he represented the buyers of [Property 4] in February 2021 without disclosing to them that he had represented the sellers in a previous real estate

purchase in 2014 of [Property 4], and while operating with A. Nanda, the sellers' agent, as a real estate team at the time of the transaction;

c. Failed to promptly provide his brokerage with all trading records regarding the purchase of [Property 5] in October 2021, contrary to s. 29(1) (formerly s. 3-2(1)) of the Rules [*Associate broker and representative responsibilities*];

d. Failed to take reasonable steps to avoid any conflict of interest, and failed to promptly and fully disclose this conflict of interest to the client, contrary to ss. 30(i), (j) (formerly ss. 3-3(i) and (j)) [*Duties to clients*], and 65 (formerly s. 5-18) [*Addressing conflicts of interest*] of the Rules, in respect of the purchase of [Property 5] in October 2021, in which he represented the sellers and A. Nanda represented the buyers, while operating with A. Nanda as a real estate team at the time of the transactions; and

e. Failed to take reasonable steps to avoid any conflict of interest, and failed to promptly and fully disclose this conflict of interest to the client, contrary to ss. 30(i), (j) (formerly ss. 3-3(i) and (j)) [*Duties to clients*], and 65 (formerly s. 5-18) [*Addressing conflicts of interest*] of the Rules, in respect of the purchase of [Property 6] in December 2020, in which he represented the buyers and A. Nanda represented the sellers, while operating with A. Nanda as a real estate team at the time of the transactions; and

~~f. Published advertising from approximately 2021 to 2023 that falsely suggested to the public that he and A. Nanda were a registered real estate team, contrary to s. 41 (formerly s. 4-7) of the Rules [*False or misleading advertising*].~~

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct Superintendent must make an order against you and may also order you to pay enforcement expenses incurred by BCFSA, under ss. 43 and 44 of RESA.

AND FURTHER TAKE NOTICE that if you do not attend the discipline hearing, the Superintendent may proceed with the discipline hearing in your absence and may make findings and orders under ss. 43 and 44 of RESA 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 discipline hearing.

Dated this ~~April 15, 2026~~ October 14, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Chris Biscoe"

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Chris Biscoe
Delegate of the Superintendent of Real Estate
Province of British Columbia