

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**JAGMOHAN SINGH BHANDARI also known as JAG BHANDARI  
(119085)**

**NOTICE OF DISCIPLINE HEARING**

**[This Notice has been redacted before publication.]**

To: Jagmohan Singh Bhandari  
Managing Broker  
ODF Realty Ltd dba JB Elite Group Realty  
202-9453 120 Street  
Delta, BC V4C 6S2  
[Email redacted]

**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 **September 21-25, 2026 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 RESA, the *Real Estate Services Regulation* (the “Regulation”), the rules made under the RESA prior to August 1, 2021 (the “Rules”), or the *Real Estate Services Rules* (“RESR”).

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

1. In or around March 3 to April 8, 2021, Jagmohan Singh Bhandari committed conduct unbecoming within the meaning of section 35(2) of RESA when Mr. Bhandari, as buyer and buyer’s agent entered into 21 unconditional contracts for purchase and sale of the properties listed in Appendix A, without securing financing or having a plan to obtain financing which resulted in the collapse of the 21 real estate transactions.
2. Jagmohan Singh Bhandari committed professional misconduct within the meaning of section 35(1) of RESA when he made a false or misleading statement in a document that was required or authorized to be produced or submitted under RESA when Mr. Bhandari failed to disclose on his applications for a managing broker licence and for a real estate licence dated January 9, 2019 and

April 12, 2021, and his licence renewal applications dated September 3, 2024 and November 25, 2024, one or more of the following:

- a. that he was the subject of bankruptcy proceedings;
  - b. that he had been the subject of litigation and/or court orders and/or judgments;
  - c. that he had been refused his submortgage broker licence and that his licence had been suspended by the Insurance Council of British Columbia; and
  - d. that he had failed to disclose that he was the subject of an ongoing BCFSAs investigation.
3. On or around April 8, 2021, Jagmohan Singh Bhandari committed professional misconduct within the meaning of section 35(1)(a) when after failing to complete the purchase of the property at [Property 1], Fort Nelson, Mr. Bhandari listed the incorrect seller of that property on the Trust Release/ Deposit Return form and submitted the incorrect information to the listing brokerage, contrary to section 3-5 of the Rules [*Duty to act with reasonable care and skill*] (section 34 of the current RESR).

**AND FURTHER TAKE NOTICE** that if the Superintendent finds you committed professional misconduct and/or conduct unbecoming the Superintendent must make an order against you, and may also order you to pay enforcement expenses incurred by BCFSAs, under sections 43 and 44 of the 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 sections 43 and 44 of the 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 16<sup>th</sup> day of April, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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

## Appendix "A"

1. [Property 2], Fort Nelson, BC
2. [Property 3], Fort Nelson, BC
3. [Property 4], Fort Nelson, BC
4. [Property 5], Fort Nelson, BC
5. [Property 6], Fort Nelson, BC
6. [Property 7], Fort Nelson, BC
7. [Property 8], Fort Nelson, BC
8. [Property 9], Fort Nelson, BC
9. [Property 10], Fort Nelson, BC
10. [Property 11], Fort Nelson, BC
11. [Property 12], Fort Nelson, BC
12. [Property 1], Fort Nelson, BC
13. [Property 13], Fort Nelson, BC
14. [Property 14], Fort Nelson, BC
15. [Property 15], Fort Nelson, BC
16. [Property 16], Fort Nelson, BC
17. [Property 17], Fort Nelson, BC
18. [Property 18], Fort Nelson, BC
19. [Property 19], Fort Nelson, BC
20. [Property 20], Fort Nelson, BC
21. [Property 21], Fort Nelson, BC