

**CITATION:** Duggal (Re), 2026 BCRMB 3

Date: 2026-05-08

File # INV23.114.56826

**BC FINANCIAL SERVICES AUTHORITY**

**IN THE MATTER OF THE *MORTGAGE BROKERS ACT*,  
RSBC 1996, c 313 as amended**

**AND**

**IN THE MATTER OF**

**AMANDEEP DUGGAL  
(502792)**

**CONSENT ORDER**

**(Pursuant to sections 8(1) and 8(1.1) of the *Mortgage Brokers Act*)**

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

**WHEREAS** Amandeep Duggal, ("**A. Duggal**") was at all material times registered as a submortgage broker under the *Mortgage Brokers Act*, RSBC 1996, c 313 ("**MBA**");

**AND WHEREAS** the Registrar of Mortgage Brokers (the "**Registrar**") issued a Notice of Hearing to A. Duggal, on June 26, 2025 ("**Notice of Hearing**");

**AND WHEREAS** the following agreement has been reached between A. Duggal and the staff of the Registrar ("**Staff**");

**AND WHEREAS** the Registrar agrees to the following terms of a consent order:

**I. FINDINGS**

The Registrar makes the following findings against A. Duggal, and A. Duggal accepts the following findings made against them:

1. In their capacity as mortgage submortgage broker, A. Duggal conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1) of the MBA, with respect to one or more of the mortgage applications listed at Schedule "A", when A. Duggal did one or more of the following:
  - a. submitted mortgage applications to lenders which they knew, or ought to have known, included false income information;
  - b. failed to use reasonable due diligence when verifying the accuracy of the borrowers' income information and income supporting documents.

## II. ORDERS AND PENALTY

Pursuant to sections 8(1) and 8(1.1) of the MBA, A. Duggal hereby consents to, and the Registrar hereby makes the following orders:

1. A. Duggal's registration under the MBA is cancelled;
2. A. Duggal shall pay an administrative penalty of \$50,000 to BC Financial Services Authority within six (6) months of the date of this order;
3. A. Duggal shall pay investigation costs in the amount of \$30,000 to BC Financial Services Authority within thirty (30) days of the date of this order; and
4. All payments must be made by cheque, bank draft, or money order, payable to BC Financial Services Authority.

## III. AGREED FACTS

As a basis for this Consent Order, A. Duggal acknowledges the following facts as correct and makes the following admissions:

### A. Background

1. A. Duggal has been registered as a submortgage broker since 2017 and was the sole owner, director, and designated individual of 1233212 BC Ltd. dba Duggal Mortgages (the "Brokerage") during the relevant period.
2. Between November 3, 2022, and April 4, 2023, BCFSA received three separate complaints against A. Duggal. The complaints alleged that he offered to create falsified documentation for clients who would otherwise not qualify for mortgage financing and that he collected upfront fees in relation to their mortgage applications.
3. On September 20, 2023, as part of the BCFSA's investigation into the complaints, Investigation Staff visited A. Duggal's office. During the visit, a summons was served to obtain mortgage files, electronics records (including emails), and work-related cellphone. A forensic digital analysis of the electronic records and cellphone was conducted by [Company 1].
4. The review did not uncover any documents related to the complaints and BCFSA did not pursue those complaints further.
5. Due to the nature of the complaints, BCFSA initiated a further review of A. Duggal's practices. Between September 2, 2022, and September 22, 2023, A. Duggal arranged approximately ninety-eight (98) mortgages involving refinances or purchases of residential properties. On September 28, 2023, BCFSA received copies of the said mortgage applications.
6. Of those, BCFSA reviewed eight (8) of Mr. Duggal's mortgage applications as set out in Schedule "A"
7. In all eight (8) mortgage applications, falsified income supporting documents were submitted to lenders as follows:

- a. Mortgage Application A included falsified T1 Generals, T4s, Notices of Assessments and paystubs showing higher income than both [Borrower 1] and [Borrower 2]'s accurate income.
  - b. Mortgage Application B included falsified T1 Generals, a T4, a T5, and a Notice of Assessment showing income higher than [Borrower 3]'s accurate income.
  - c. Mortgage Application C included T1 Generals that were not prepared by the accounting firm identified on the documents and were therefore not authentic.
  - d. Mortgage Application D included falsified T1 Generals, T4s, Notices of Assessment, and accountant-attributed records showing income higher than [Borrower 4], [Borrower 5] and [Borrower 6] accurate income.
  - e. Mortgage Application E included a false stated income declaration, falsified invoices, and falsified supporting banking documentation showing self-employment income higher than [Borrower 7]'s accurate income.
  - f. Mortgage Application F included falsified financial statements, bank statements, invoices, and accountant-attributed records showing business income higher than [Borrower 8]'s accurate income.
  - g. Mortgage Application G included false stated income declarations, falsified invoices, and falsified banking records showing income higher than [Borrower 9] and [Borrower 10]'s accurate income.
  - h. Mortgage Application H included bank statements that were falsified.
8. In Mortgage Applications A, B, D, and E, the relevant borrowers sent accurate income supporting documents to email addresses associated with the Brokerage.
  9. A. Duggal told BCFSA that he did not personally review emails sent to all Brokerage email addresses.
  10. A. Duggal submitted the inflated income information without taking any steps to verify the accuracy of the income information.
  11. A Duggal submitted falsified income supporting documents to lenders without taking any steps to verify the accuracy or authenticity of any of the documents.
  12. A. Duggal admits that he ought to have known that the income information he submitted to lenders was inflated from the actual income.
  13. The total commission received by Mr. Duggal directly or through his Brokerage in connection with these eight (8) mortgage applications was \$56,743.30.

**IV. WAIVER**

A. Duggal waives their right to a hearing under ss 4 and 8 of the MBA and waives their right to appeal under s 9 of the MBA.

Approved as to form and content by:

“Original signed by Amandeep Duggal”

\_\_\_\_\_ this 8th day of May, 2026.

Amandeep Duggal

“Original signed by Meredith MacGregor”

\_\_\_\_\_ this 8th day of May, 2026.

Meredith MacGregor

Senior Legal Counsel for the Staff of the Registrar of Mortgage Brokers

“Original signed by Shaneel Sharma”

\_\_\_\_\_ this 8th day of May, 2026.

Shaneel Sharma

Senior Legal Counsel for the Staff of the Registrar of Mortgage Brokers

Issued this 8th day of May, 2026 at Victoria, British Columbia.

“Original signed by Jonathan Vandall”

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Jonathan Vandall

Acting Registrar of Mortgage Brokers

Province of British Columbia

## Schedule "A"

### Mortgage Applications:

	File No.	Borrower(s)	Property
A	[redacted]	[Borrower 2], [Borrower 1], [Borrower 11], and [Borrower 12]	[Property 1], Surrey, B.C., [redacted]
B	[redacted]	[Borrower 3] and [Borrower 13]	[Property 2], Delta, B.C., [redacted]
C	[redacted]	[Borrower 14]	[Property 3], Surrey, B.C., [redacted]
D	[redacted]	[Borrower 5], [Borrower 4], and [Borrower 6]	[Property 4], B.C., [redacted]
E	[redacted]	[Borrower 7], [Borrower 15], [Borrower 16] and [Borrower 17]	[Property 5], Surrey, B.C., [redacted]
F	[redacted]	[Borrower 8]	[Property 6], Surrey, B.C., [redacted]
G	[redacted]	[Borrower 10] and [Borrower 9]	[Property 7], Coquitlam, B.C., [redacted]
H	[redacted]	[Borrower 18]	[Property 8], Abbotsford, B.C., [redacted]