

IN THE SUPREME COURT OF THE NORTHWEST TERRITORIES

BETWEEN:

**BUSINESS DEVELOPMENT BANK OF CANADA**

Plaintiff

- and -

**5925 N.W.T. LTD. operating as HAY RIVER SUITES and D. COOKE HOLDINGS LTD.**

Defendants

**ORDER**

BEFORE THE HONOURABLE

**S. M. MACPHERSON**  
IN CHAMBERS

) Yellowknife, Northwest Territories,  
) Friday, this 15<sup>th</sup> day of  
) August, 2025.  
)  
)

UPON THE APPLICATION of the D. Manning & Associates Inc. in its capacity as Court-appointed receiver and manager (the “Receiver”) of the undertakings, property and assets of the defendant, 5925 N.W.T. Ltd. operating as Hay River Suites (the “Debtor”) for an order approving the sale transaction (the “Transaction”) contemplated by an agreement of purchase and sale (the “Sale Agreement”) between the Receiver and Hitendra Patel, Harpalsinh Chauhan and Dwijen Bharad (collectively the “Purchaser”) dated June 26, 2025 and appended to the First Report of the Receiver dated July 3, 2025 (the “First Report”), and vesting in the Purchaser (or its nominee) the Debtor’s right, title and interest in and to the assets described in the Sale Agreement (the “Purchased Assets”);

AND UPON HAVING READ the Receivership Order dated December 13, 2024 (the “Receivership Order”), the First Report and the Affidavit of Service; AND UPON HEARING the submissions of counsel for the Receiver, the Purchaser, no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

IT IS HEREBY ORDERED AND DECLARED AS FOLLOWS:

**SERVICE**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

## APPROVAL OF ACTIVITIES

2. The Receiver's activities as set out in the First Report are hereby ratified and approved.

## APPROVAL OF TRANSACTION

3. The Transaction is hereby approved and execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for completion of the Transaction and conveyance of the Purchased Assets to the Purchaser (or its nominee).

## VESTING OF PROPERTY

4. Upon delivery of a Receiver's certificate to the Purchaser (or its nominee) substantially in the form set out in **Schedule "A"** hereto (the "Receiver's Closing Certificate"), all of the Debtor's right, title and interest in and to the Purchased Assets listed in **Schedule "B"** hereto shall vest absolutely in the name of the Purchaser (or its nominee), free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts or deemed trusts, reservations of ownership, royalties, options, rights of pre-emption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges, or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, "Claims") including, without limiting the generality of the foregoing:
  - a. any encumbrances or charges created by the Receivership Order;
  - b. any charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act*, SNWT 1994, c. 8 (NWT) or any other personal property registry system;
  - c. any liens or claims of lien under the *Land Titles Act*, RSNWT 1988, c. 8 (Supp) (NWT);
  - d. any liens or claims of lien under the *Mechanics' Lien Act*, RSNWT 1988, M-7 (Northwest Territories);
  - e. those Claims listed in Schedule "C" hereto (all of which are collectively referred to as the "Encumbrances", which term shall not include the permitted encumbrances, caveats, interests, easements, and restrictive covenants listed in Schedule "D" (collectively, "Permitted Encumbrances"))

and for greater certainty, this Court orders that all Claims including Encumbrances other than Permitted Encumbrances, affecting or relating to the Purchased Assets are hereby expunged, discharged and terminated as against the Purchased Assets.

5. Upon delivery of the Receiver's Closing Certificate, and upon filing of a certified copy of this Order, together with any applicable registration fees, all governmental authorities including those referred to below in this paragraph (collectively, "Governmental Authorities") are hereby authorized, requested and directed to accept delivery of such Receiver's Closing Certificate and certified copy of this Order as though they were originals and to register such transfers, interest authorizations, discharges and discharge statements of conveyance as may be required to convey to the Purchaser or its nominee clear title to the Purchased Assets subject only to Permitted Encumbrances. Without limiting the foregoing:

- (a) the Registrar of Land Titles ("Land Titles Registrar") for the lands defined below shall and is hereby authorized, requested and directed to forthwith:

- i. cancel existing Certificate of Title No. 65442 for those lands and premises municipally described as 942 MacKenzie Highway, Hay River, Northwest Territories, and legally described as:

LOTS 1008, 1009, 1010, 1011, 1012, 1013, 1014 & 1015

PLAN 830

HAY RIVER

(the "Lands");

- ii. issue a new Certificate of Title for the Lands in the name of the Purchaser (or its nominee), namely, 508273 N.W.T. LTD. ;
- iii. transfer to the New Certificate of Title the existing instruments listed in Schedule "D", to this Order, and to issue and register against the New Certificate of Title such new caveats, utility rights of ways, easements or other instruments as are listed in Schedule "D"; and
- iv. discharge and expunge the Encumbrances listed in Schedule "C" to this Order and discharge and expunge any Claims including Encumbrances (but excluding

Permitted Encumbrances) which may be registered after the date of the Sale Agreement against the existing Certificate of Title to the Lands;

- b. the Registrar of the Northwest Territories Personal Property Registry (the "PPR Registrar") shall and is hereby directed to forthwith cancel and discharge any registrations at the Northwest Territories Personal Property Registry (whether made before or after the date of this Order) claiming security interests (other than Permitted Encumbrances) in the estate or interest of the Debtor in any of the Purchased Assets which are of a kind prescribed by applicable regulations as serial-number goods.
6. In order to effect the transfers and discharges described above, this Court directs each of the Governmental Authorities to take such steps as are necessary to give effect to the terms of this Order and the Sale Agreement. Presentment of this Order and the Receiver's Closing Certificate shall be the sole and sufficient authority for the Governmental Authorities to make and register transfers of title or interest and cancel and discharge registrations against any of the Purchased Assets of any Claims including Encumbrances but excluding Permitted Encumbrances.
7. No authorization, approval or other action by and no notice to or filing with any governmental authority or regulatory body exercising jurisdiction over the Purchased Assets is required for the due execution, delivery and performance by the Receiver of the Sale Agreement.
8. Upon delivery of the Receiver's Closing Certificate together with a certified copy of this Order, this Order shall be immediately registered by the Governmental Authorities and notwithstanding that the appeal period in respect of this Order has not elapsed. The Governmental Authorities are hereby directed to accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of the Debtor and not in its personal capacity.
9. For the purposes of determining the nature and priority of Claims, net proceeds from sale of the Purchased Assets (to be held in an interest bearing trust account by the Receiver) shall stand in the place and stead of the Purchased Assets from and after delivery of the Receiver's Closing Certificate and all Claims including Encumbrances (but excluding Permitted Encumbrances) shall not attach to, encumber or otherwise form a charge, security interest, lien, or other Claim against the Purchased Assets and may be asserted against the net proceeds from sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale. Unless otherwise

ordered (whether before or after the date of this Order), the Receiver shall not make any distributions to creditors of net proceeds from sale of the Purchased Assets without further order of this Court, provided however the Receiver may apply any part of such net proceeds to repay any amounts the Receiver has borrowed for which it has issued a Receiver's Certificate pursuant to the Receivership Order.

10. Except as expressly provided for in the Sale Agreement, the Purchaser (or its nominee) shall not, by completion of the Transaction, have liability of any kind whatsoever in respect of any Claims against the Debtor.
11. Upon completion of the Transaction, the Debtor and all persons who claim by, through or under the Debtor in respect of the Purchased Assets, and all persons or entities having any Claims of any kind whatsoever in respect of the Purchased Assets, save and except for persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Claim whatsoever in respect of or to the Purchased Assets, and to the extent that any such persons or entities remain in the possession or control of any of the Purchased Assets, or any artifacts, certificates, instruments or other indicia of title representing or evidencing any right, title, estate, or interest in and to the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser (or its nominee).
12. The Purchaser (or its nominee) shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for its own use and benefit without any interference of or by the Debtor, or any person claiming by, through or against the Debtor.
13. Immediately upon closing of the Transaction, holders of Permitted Encumbrances shall have no claim whatsoever against the Receiver.
14. The Receiver is directed to file with the Court a copy of the Receiver's Closing Certificate forthwith after delivery thereof to the Purchaser (or its nominee).
15. Pursuant to section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act* (Canada), the Receiver is authorized and permitted to disclose and transfer to the Purchaser (or its nominee) all human resources, payroll and previous and prospective guest information in the Debtor's records pertaining to the Debtor's past and current employees as well as previous and prospective guests. The Purchaser (or its nominee) shall maintain and protect the privacy of such

information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use (of such information) to which the Debtor was entitled.

#### **MISCELLANEOUS MATTERS**

16. The vesting of the Purchased Assets in the Purchaser (or its nominee) pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a transfer at undervalue, settlement, fraudulent preference, assignment, fraudulent conveyance, or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.
17. The Receiver, the Purchaser (or its nominee) and any other interested party, shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.
18. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Receiver, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
19. Service of this Order shall be deemed good and sufficient by:
  - a. Serving the same on:
    - i. the persons listed on the service list created in these proceedings;
    - ii. any other person served with notice of the application for this Order;
    - iii. any other parties attending or represented at the application for this Order;
    - iv. the Purchaser or the Purchaser's solicitors; and

- b. Posting a copy of this Order on the Receiver's website at: <https://manning-trustee.com/5925-n-w-t-ltd-1>

and service on any other person is hereby dispensed with.

20. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

ENTERED this 15<sup>th</sup> day of August, 2025.

**F. CANDIA**

01 Clerk of the Supreme Court of the Northwest Territories



I hereby certify that the foregoing is  
a true copy of the original of which it  
purports to be a copy.

J'atteste que le présent document  
est une copie conforme de l'original

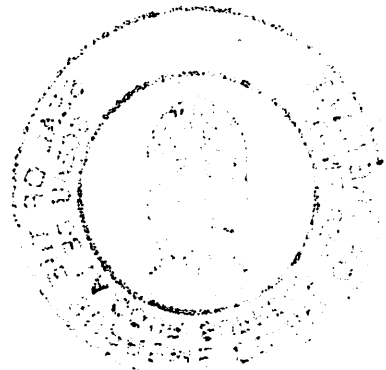
[Signature]  
CLERK OF THE SUPREME COURT  
GREFFIER DE LA COUR SUPRÊME

CHIEF DE TV CONY 200 KENE  
CLERK OF THE SUPREME COURT

ESTABLISHED BY CONY 200 KENE  
JANUARY 1960

ESTABLISHED BY CONY 200 KENE  
JANUARY 1960

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**Schedule "A"**

**IN THE SUPREME COURT OF THE NORTHWEST TERRITORIES**

**BETWEEN:**

**BUSINESS DEVELOPMENT BANK OF CANADA**

**Plaintiff**

**- and -**

**5925 N.W.T. LTD. operating as HAY RIVER SUITES and D. COOKE HOLDINGS LTD.**

**Defendants**

**RECEIVER'S CERTIFICATE**

**RECITALS**

- A. Pursuant to an Order of the Honourable Justice A. Piche of the Supreme Court of the Northwest Territories (the "Court"), dated December 13, 2024, D. Manning & Associates Inc. was appointed as the receiver (the "Receiver") of the undertakings, property and assets of 5925 N.W.T. Ltd. operating as Hay River Suites (the "Debtor").
- B. Pursuant to an Order of the Court dated \_\_\_\_\_, 2025, the Court approved the agreement of purchase and sale made as of June 26, 2025 (the "Sale Agreement") between the Receiver and Hitendra Patel, Harpalsinh Chauhan and Dwijen Bharad (collectively the "Purchaser") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in sections 1 and 2 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Sale Agreement.

**THE RECEIVER CERTIFIES** the following:

- 1. The Purchaser (or its nominee) has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;

2. The conditions to Closing as set out in sections 1 and 2 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its nominee); and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at [Time] on [Date].

**D. Manning & Associates Inc., in its  
capacity as Receiver of 5925 N.W.T.  
Ltd., and not in its personal capacity.**

**Per;** \_\_\_\_\_

**Name:**

**Title:**

**SCHEDULE "B"**

LOTS 1008, 1009, 1010, 1011, 1012, 1013, 1014 & 1015

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**SCHEDULE "C"**

Mortgage – Instrument Number 184,832

Notice of Security Interest – Instrument Number 184,833

Change Notice/Avis de Modification – Instrument Number 199,217

**SCHEDULE "D"**

Plan – Instrument Number 14,164

Action No.: S-1-CV-2024-000381

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Plaintiff

- and -

**5925 N.W.T. LTD. operating as HAY RIVER  
SUITES and D. COOKE HOLDINGS LTD.**

Defendants

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**ORDER**

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**WITTEN LLP**  
Barristers & Solicitors  
2500 Canadian Western Bank Place  
10303 Jasper Ave  
Edmonton, AB T5J 3N6  
**ATTN: BREN R. CARGILL**  
Phone: (780) 428-0501  
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FILE NO. 135976.1 BRC/ne

Address for service:

Office Compliments Ltd  
5204 Franklin Ave  
Yellowknife, NT X1A 1E2

