



FORM 35 (RULES 8-4(1), 13-1(3), 17-1(2) AND 25-9(2))

No. S-1913345  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**BETWEEN:**

**VANCOUVER CITY SAVINGS CREDIT UNION**

**Petitioner**

**AND:**

356746 HOLDINGS INC. doing business as  
THE GEORGE DAWSON INN  
507016 B.C. LTD.  
LUXOR HOLDINGS INC.  
UMEDALLI THOBANI also known as  
UMED THOBANI and TONY THOBANI  
THE ESTATE OF AMINA THOBANI  
MANOHAR ALEXANDER SAVUNDRANAYAGAM  
BLUESHORE LEASING LTD.  
ROYNAT INC.  
1156600 B.C. LTD.  
GROUPEX SYSTEMS CANADA INC.

**Respondents**

**ORDER MADE AFTER APPLICATION  
(ORDER APPROVING SALE)**

BEFORE ) MASTER BILAWICH ) THURSDAY, THE 29<sup>TH</sup> DAY  
) ) OF APRIL, 2021  
) )

ON THE APPLICATION of D. MANNING & ASSOCIATES INC. (the "Receiver") coming on for hearing on this day at Vancouver, British Columbia, and on hearing HEATHER A. FRYDENLUND, counsel for the Receiver, and on hearing JEFFREY ANDREWS, counsel for the purchaser, 1203765 B.C. LTD., and no-one else appearing, although given notice in accordance with the Rules of the Court, and on reading the materials filed herein:

**THIS COURT ORDERS THAT:**

**1. The sale of the following the lands and premises:**

**Parcel Identifier: 006-931-952  
Lot 4 Section 10 Township 78 Range 15 West of the 6<sup>th</sup> Meridian  
Peace River District Plan 24114**

**Parcel Identifier: 006-931-944  
Lot 3 Section 10 Township 78 Range 15 West of the 6<sup>th</sup> Meridian  
Peace River District Plan 24114**

**Parcel Identifier: 008-324-212  
Parcel A (Plan 26555) of Lot 2 Section 10 Township 78 Range 15 West of the 6<sup>th</sup>  
Meridian  
Peace River District Plan 24114**

**(collectively the "Lands")**

to 1203765 B.C. LTD., Incorporation No.: BC1203765, or if amended or assigned by the purchaser and agreed to by the Receiver, as set out in a letter from the solicitors for the Receiver, on the terms and conditions set out in the Agreement of Purchase and Sale dated March 16, 2021 for the sum of \$2,800,000 is hereby approved.

**2. Upon filing a certified copy of this Order in the Prince George Land Title Office together with a letter from the Receiver's solicitor authorizing such registration and subject to the terms of this Order, the Lands be conveyed to and vest in the purchaser, 1203765 B.C. LTD., in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, except the reservations, provisos, exceptions, and conditions expressed in the original grant(s) thereof from the Crown.**

**3. The dates for completion, adjustment and possession be set at 10 business days following the granting of the within Order Approving Sale, or so soon before or so soon thereafter as the Receiver and the purchaser shall agree in writing.**

**4. The net purchase price after adjustments shall be paid to OWEN BIRD LAW CORPORATION, in trust, and shall be paid out in accordance with the following priorities without further order:**

**a) in payment of any outstanding property taxes, water and sewer rates;**

- b) in payment of real estate commission and GST, if payable;
  - c) GST, if payable;
  - d) to the Receiver to the credit of this proceeding.
5. For the purpose of issuing title and in respect of the Lands, the following charges, liens, encumbrances, caveats, mortgages, and certificates of pending litigation be cancelled insofar as they apply to the Lands:

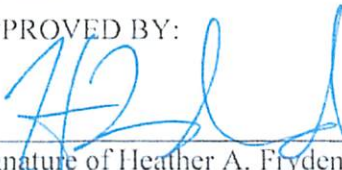
RESPONDENTS	NATURE OF INTERESTS	REGISTRATION NUMBERS
VANCOUVER CITY SAVINGS CREDIT UNION	Mortgage Assignment of Rents	BB680604 BB680605
MANOHAR ALEXANDER SAVUNDRANAYAGAM	Mortgage	CA5967608
MANOHAR ALEXANDER SAVUNDRANAYAGAM	Mortgage	CA7062860
CONEXUS CREDIT UNION 2006	Judgment Judgment	CA8023458 CA8023461

together with any other charges, liens, encumbrances, caveats, mortgages, or certificates of pending litigation registered against the Lands subsequent to 9:30 am on April 27, 2021.

6. The parties may apply for such further direction as may be necessary to carry out this Order.
7. Endorsement of this Order by Counsel appearing on this application other than the Receiver is dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:

  
Signature of Heather A. Frydenlund  
lawyer for Receiver and Manager,  
D. MANNING & ASSOCIATES INC.

BY THE COURT

Digitally signed by  
Leung, Winnie

REGISTRAR

**Certified a true copy according to the records of the Supreme Court at Vancouver, B.C.**

**DATED: APR 30 2021**

  
Authorized Signing Officer

**DRINA READ**