

**BC FINANCIAL SERVICES AUTHORITY**

**IN THE MATTER OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*  
SBC 2004, c 41 as amended**

**AND**

**IN THE MATTER OF**

**0952721 BC LTD., AMROSA CONSTRUCTION INC., BMG PROJECTS INC., CHATHA  
ENTERPRISES LTD., DEV VENTURES LTD., KANGSTRA INVESTMENTS LTD.,  
MANORLANE HOMES (YORKSON) INC., SANGRA DEVELOPMENTS INC., WESTCOAST HORIZON  
DEVELOPMENTS LTD.**

**AND**

**NIRMAL SINGH KANG, BOB MANN, MANDEEP DHALIWAL, MANMOHAN SINGH KANG,  
MANJIT SINGH CHATHA, MANRAJ SINGH UPPAL, BALRAJ SINGH MANN,  
RANJEEV SANGRA**

**NOTICE OF HEARING**

**(Pursuant to section 27 of the *Real Estate Development Marketing Act*)**

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

**NOTICES OF HEARING issued by the Superintendent of Real Estate include allegations which will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven allegations until the Superintendent of Real Estate or their appointee has determined their validity.**

To: Nirmal Singh Kang  
c/o 0952721 BC Ltd.  
203 – 22471 Lougheed Highway  
Maple Ridge, BC | V2X 2T8

To: 0952721 BC Ltd.  
203 – 22471 Lougheed Highway  
Maple Ridge, BC | V2X 2T8

To: Bob Mann  
c/o Amrosa Construction Inc.  
[Redacted]  
White Rock, BC | [Redacted]

To: Amrosa Construction Inc.  
[Redacted]  
White Rock, BC | [Redacted]

To: Mandeep Dhaliwal  
c/o Dev Ventures Ltd.

To: Dev Ventures Ltd.  
[Redacted]

	[Redacted] North Vancouver, BC   [Redacted]		North Vancouver, BC   [Redacted]
To:	Manmohan Singh Kang c/o Kangstra Investments Ltd. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7	To:	Kangstra Investments Ltd. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7
To:	Manraj Singh Uppal c/o Westcoast Horizons Development Ltd. [Redacted] Delta, BC   [Redacted]	To:	Westcoast Horizons Developments Ltd. [Redacted] Delta, BC   [Redacted]
To:	Ranjeev Sangra c/o Sangra Developments Ltd. 1800 – 13401 108 <sup>th</sup> Avenue Surrey, BC   V3T 5T3	To:	Sangra Developments Ltd. 1800 – 13401 108 <sup>th</sup> Avenue Surrey, BC   V3T 5T3
To:	Balraj Singh Mann c/o Manorlane Homes (Yorkson) Inc. 1800 – 13401 108 <sup>th</sup> Avenue Surrey, BC   V3T 5T3	To:	Manorlane Homes (Yorkson) Inc. 1800 – 13401 108 <sup>th</sup> Avenue Surrey, BC   V3T 5T3
To:	Ranjeev Sangra c/o BMG Projects Inc. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7	To:	BMG Projects Inc. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7
To:	Manjit Singh Chatha c/o Chatha Enterprises Ltd. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7	To:	Chatha Enterprises Ltd. 310 – 15117 101 Avenue Surrey, BC   V3R 8P7

**WHEREAS** Nirmal Singh Kang is the director of 0952721 BC Ltd., Bob Mann is the director of Amrosa Construction Inc., Mandeep Dhaliwal is the director of Dev Ventures Ltd., Manmohan Singh Kang is the director of Kangstra Investments Ltd., Manjit Singh Chatha is the director of Chatha Enterprises Ltd., Manraj Singh Uppal is the director of Westcoast Horizon Developments Ltd., Balraj Singh Mann is the director of BMG Projects Inc. and joint director of Manorlane Homes (Yorkson) Inc., and Ranjeev Sangra is the director of Sangra Developments Ltd. and joint director of Manorlane Homes (Yorkson) Inc.;

**AND WHEREAS** 0952721 BC Ltd., Amrosa Construction Inc., Dev Ventures Ltd., Kangstra Investments Ltd., Chatha Enterprises Ltd., Westcoast Horizon Developments Ltd., BMG Projects Inc., Manorlane Homes (Yorkson) Inc., and Sangra Developments Ltd. are the developers (the “Developers”) of a property known as [Development 1] (the “Development”);

**TAKE NOTICE** that the Superintendent of Real Estate (the “Superintendent”) of the BC Financial Services

Authority (“BCFSA”) will hold a hearing pursuant to section 29 of the *Real Estate Development Marketing Act* (“REDMA”) on **October 7 to 11, 2024, 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 REDMA or the regulation made under the REDMA (the “Regulation”).

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

1. The Developers failed to file information respecting assignments in the *Condo and Strata Assignment Integrity Register* (“CSAIR”) for [Development 1] for 9 quarterly periods between April 1, 2019 and June 30, 2021, contrary to section 20.4 of REDMA.
2. The Developers failed to comply with the terms of the undertaking accepted by the Office of the Superintendent of Real Estate on March 3, 2020 from May 1, 2020 and October 29, 2021, contrary to section 36 of REDMA.

**AND FURTHER TAKE NOTICE** that if the Superintendent finds the Developers have been non-compliant, the Superintendent may make an order against you, and may also order you to pay enforcement expenses incurred by BCFSA, under sections 30 and 31 of the REDMA.

**AND FURTHER TAKE NOTICE** that if, following a hearing as set out in section 29 of the REDMA, the Superintendent determines that the Developers have been non-compliant with the REDMA, then pursuant to section 30(2) of the REDMA an order can be made against either the Developers or the directors of the Developers or both to pay the administrative penalty or for recovery of enforcement expenses.

**AND FURTHER TAKE NOTICE** that if you do not attend the enforcement hearing, the Superintendent may proceed with the enforcement hearing in your absence and may make findings and orders under sections 30 and 31 of the REDMA 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 hearing.

Dated this 28 day of February 2024 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

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