

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

VASANT PATEL and 1074936 BC LTD.

AND

CHATTAR SINGH FLORA and ONKAR FURNITURE IMPORTS LTD.

AND

**GURPREET SINGH CHHINA (138053) and GURPREET SINGH CHHINA PERSONAL REAL ESTATE
CORPORATION (138053PC)**

AND

**RASHPAL SINGH KAMBO (088843) and RASHPAL SINGH PERSONAL REAL ESTATE
CORPORATION (088843PC)**

AMENDED NOTICE OF (DISCIPLINE) HEARING

[This Notice has been redacted before publication.]

To: Vasant Patel and 1074936 BC Ltd.
[redacted]

To: Chattar Singh Flora
[redacted]

To: Onkar Furniture Import Ltd.
203-8173 128 Street
Surrey, BC V3W 4G1

To: Gurpreet Singh Chhina and Gurpreet Singh
Chhina Personal Real Estate Corporation
c/o Envoy Realty Ltd. dba Sutton Group
Premier Realty
15483 104th Ave
Surrey, BC V3R 1N9

To: Rashpal Singh Kambo and Rashpal Singh
Personal Real Estate Corporation
c/o Envoy Realty Ltd. dba Sutton Group
Premier Realty
15483 104th Ave
Surrey, BC V3R 1N9

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of the BC Financial Services Authority (“BCFSA”) will hold a hearing under Part 4 of the *Real Estate Services Act* (“RESA”) on ~~May 27 to 31, 2024~~ **November 25 to December 6, 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:

- A. Provide Vasant Patel, 1073946 BC Ltd., Chattar Singh Flora and Onkar Furniture Imports Ltd. an opportunity to be heard prior to the Superintendent making any order under the RESA; and
- B. determine whether the conduct of Gurpreet Singh Chhina, Gurpreet Singh Chhina Personal Real Estate Corporation (“Chhina PREC”), Rashpal Singh Kambo and Rashpal Singh Personal Real Estate Corporation (“Singh PREC”) contravened the RESA, the *Real Estate Services Regulation* (the “Regulation”) or the *Real Estate Services Rules* (the “Rules”) in effect at the relevant time.

AND TAKE NOTICE that the allegations against Vasant Patel and/or 1073946 BC Ltd. are as follows:

- 1. Between January 1, 2016 and August 1, 2017, you provided real estate services in British Columbia without being licensed to do so under the provisions of the RESA and without being otherwise exempt from licensing under RESA, contrary to section 3(1) of the RESA, when you, in relation to the development of [Development 1] located at [Property 1], Langley, British Columbia:
 - a. provided trading services, as that term is defined in the RESA, in respect of, but not limited to one or more of 16 purchasers, set out in **Schedule “A”** and attached hereto, including some or all of the following real estate services:
 - i. advising on the appropriate price for the real estate;
 - ii. making representations about the real estate;
 - iii. finding a party to acquire the real estate;
 - iv. showing the real estate;
 - v. negotiating the price of the real estate or the terms of the trade in real estate;
 - vi. presenting offers to acquire the real estate; and
 - vii. receiving deposit money paid in respect of the real estate.

AND TAKE FURTHER NOTICE that the allegations against Chattar Singh Flora and/or Onkar Furniture Imports Ltd. are as follows:

- 2. Between January 1, 2016 to August 1, 2017, you provided real estate services in British Columbia without being licensed to do so under the provisions of the RESA and without being otherwise exempt from licensing under RESA, contrary to section 3(1) of the RESA, when you, in relation to the development of [Development 1] located at [Property 1], Langley, British Columbia:

- a. provided trading services, as that term is defined in the RESA, in respect of, but not limited to one or more of seven (7) purchasers, set out in **Schedule “B”** and attached hereto, including some or all of the following real estate services:
 - i. advising on the appropriate price for the real estate;
 - ii. making representations about the real estate;
 - iii. finding a party to acquire the real estate;
 - iv. showing the real estate;
 - v. negotiating the price of the real estate or the terms of the trade in real estate;
 - vi. presenting offers to acquire the real estate; and
 - vii. receiving deposit money paid in respect of the real estate.

AND TAKE FURTHER NOTICE that the allegations against Gurpreet Singh Chhina and Chhina PREC are as follows:

3. Between January 1, 2016 and August 1, 2017, while licensed as a representative with Envoy Realty Ltd. dba Sutton Premier Realty, you committed professional misconduct within the meaning of section 35(1) of the RESA and conduct unbecoming within the meaning of section 35(2) of the RESA in 2016 and in relation to [Development 1] located at [Property 1], Langley, British Columbia ~~in that due to one or more of the following:~~
 - a. you provided real estate services to one or more of at least nine (9) purchasers, including those listed in **Schedule “C”**, outside your brokerage when you recommended the purchasers enter into agreements to purchase units in [Development 1] which had already been sold to other individuals thereby putting the purchasers at risk, contrary to section 7(3)(a) [real estate services on behalf of brokerage] of the RESA and section 34 [duty to act with reasonable care and skill] (formerly section 3-4) of the Rules;
 - b. you facilitated the unlicensed activities of Vasant Patel, who you knew was not licensed to provide real estate services and who you knew was receiving remuneration in the form of a commission, by finding purchasers for units in [Development 1], contrary to section 34 [duty to act with reasonable care and skill] (formerly section 3-4) and section 66 [payment to unlicensed persons prohibited] (formerly section 6-1) of the Rules;
 - c. you failed to provide to your managing broker with relevant trading records, including copies of purchase agreements, in relation to the sale of units in [Development 1], contrary to section 29(1)(b) [must provide managing broker with trading records] (formerly Rule 3-2(1)(b)) and section 29(2)(a) [keep managing broker informed of real estate services] (formerly Rule 3-2(2)) of the Rules;

- d. you failed to promptly pay or deliver to your brokerage money received from the purchasers in relation to their purchases of units [Development 1], contrary to sections 27(1)(a) and 27(1)(b) of the RESA; and
- e. you received remuneration from Vasant Patel in the form of a commission, contrary to section 7(3)(b) [remuneration from person other than brokerage] of the ~~Rules~~ RESA ~~[remuneration from person other than brokerage] of the Rules.~~

AND TAKE FURTHER NOTICE that the allegations against Rashpal Singh Kambo and Singh PREC are as follows:

- 4. Between January 1, 2016 and August 1, 2017, while licensed as a representative with Royal Pacific Realty Corp., you committed professional misconduct within the meaning of section 35(1) of the RESA and conduct unbecoming within the meaning of section 35(2) of the RESA in 2016 and in relation to [Development 1] located at [Property 1], Langley, British Columbia ~~in that due to one or more of the following:~~
 - a. you provided real estate services to one or more of at least nine (9) purchasers, including those listed in **Schedule “C”**, outside your brokerage when you recommended the purchasers enter into agreements to purchase units in [Development 1] which had already been sold to other individuals thereby putting the purchasers at risk, contrary to section 7(3)(a) [real estate services on behalf of brokerage] of the RESA and section 34 [duty to act with reasonable care and skill] (formerly section 3-4) of the Rules;
 - b. you facilitated the unlicensed activities of Vasant Patel, who you knew was not licensed to provide real estate services and who you knew was receiving remuneration in the form of a commission, by finding purchasers for units in [Development 1], contrary to section 34 [duty to act with reasonable care and skill] (formerly section 3-4) and section 66 [payment to unlicensed persons prohibited] (formerly section 6-1) of the Rules;
 - c. you failed to provide to your managing broker with relevant trading records, including copies of purchase agreements, in relation to the sale of units in [Development 1], contrary to section 29(1)(b) [must provide managing broker with trading records] (formerly Rule 3-2(1)(b)) and section 29(2)(a) [keep managing broker informed of real estate services] (formerly Rule 3-2(2)) of the Rules;
 - d. you failed to promptly pay or deliver to your brokerage, money received from the purchasers in relation to their purchases of units [Development 1], contrary to sections 27(1)(a) and 27(1)(b) of the RESA; and
 - e. you received remuneration from Vasant Patel in the form of a commission, contrary to section 7(3)(b) [remuneration from person other than brokerage] of the ~~Rules~~ RESA ~~[remuneration from person other than brokerage] (formerly section 3-4) of the Rules.~~

AND FURTHER TAKE NOTICE that the Superintendent must make one or more of the orders under section 49 of RESA to Vasant Patel, 1073946 BC Ltd., Chattar Singh Flora and/or Onkar Furniture Imports

Ltd. if the Superintendent determines that you did not hold a licence under the RESA at a time when you engaged in any activity for which a licence is required and may also order you to pay the costs of the investigation and hearing.

AND FURTHER TAKE NOTICE that the Superintendent must make one or more of the orders under section 43 of RESA to Gurpreet Singh Chhina, Chhina PREC, Rashpal Singh Kambo and/or Singh PREC if you are found to have committed professional misconduct within the meaning of section 35(1) of the RESA and/or conduct unbecoming within the meaning of section 35(2) of the RESA and may also order you to pay enforcement expenses under sections 43 and 44 of RESA.

AND FURTHER TAKE NOTICE that if you do not attend the hearing, the Superintendent may proceed with the hearing in your absence. The Superintendent may hear evidence and make findings regarding your conduct and may make orders described above, all 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 ~~10th~~ 13th day of ~~August 2023~~ June, 2024 at the City of ~~Vancouver~~ Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Chris Biscoe”

~~Jonathan Vandall~~ Chris Biscoe

Delegate of the Superintendent of Real Estate
Province of British Columbia

SCHEDULE "A"

NO.	PURCHASER	UNIT ADDRESS FOR [PROPERTY 1], LANGLEY, BC	COMMISSION	DATE OF COMMISSION
1.	[Purchaser 1]	201	\$40,000 to Patel	January 18, 2016
2.	[Purchaser 2]	202	\$40,000	January 19, 2016
3.	[Purchaser 3]	205	\$40,000 to Patel	January 18, 2016
4.	[Purchaser 4]	209	\$30,000 to 1074936 BC Ltd.	July 26, 2016
5.	[Purchaser 5]	210	\$25,000 to 1074936 BC Ltd.	August 23, 2016
6.	[Purchaser 6]	211	\$45,000 to 1074936 BC Ltd.	August 10, 2016
7.	[Purchaser 7]	212	\$55,000 to Vasant Patel	January 26, 2016
8.	[Purchaser 8]	213	\$15,000 to 1074936 BC Ltd	August 11, 2016
9.	[Purchaser 2]	214	\$35,000	June 27, 2016
10.	[Purchaser 9]	222	\$50,000 to Patel	May 27, 2016
11.	[Purchaser 10]	304	\$17,500 to 1074936 BC Ltd.	September 1, 2016
12.	[Purchaser 11]	307	\$35,000 to 1074936 BC Ltd.	August 11, 2016
13.	[Purchaser 12]	310	\$15,000 to 1074936 BC Ltd.	August 17, 2016
14.	[Purchaser 13]	313	\$40,000 to Patel	Circa January 29, 2016
15.	[Purchaser 14]	318	\$25,000 to 1074936 BC Ltd.	August 15, 2016
16.	[Purchaser 15]	412	\$35,000 to 1074936 BC Ltd.	September 10, 2016

SCHEDULE "B"

NO.	PURCHASER	UNIT ADDRESS FOR [PROPERTY 1], LANGLEY, BC	DATE OF COMMISSION TO PATEL/1074936 BC LTD. OR DATE OF PURCHASE AGREEMENT
1.	[Purchaser 1]	201	January 18, 2016
2.	[Purchaser 2]	202	January 19, 2016
3.	[Purchaser 3]	205	January 18, 2016
4.	[Purchaser 4]	209	July 26, 2016
5.	[Purchaser 7]	212	January 26, 2016
6.	[Purchaser 2]	214	June 27, 2016
7.	[Purchaser 13]	313	Circa January 29, 2016
8.	[Purchaser 16]	118	November 19, 2016 (purchase agreement)
9.	[Purchaser 17]	122	November 7, 2016 (purchase agreement)

SCHEDULE "C"

NO.	PURCHASER	UNIT ADDRESS FOR [PROPERTY 1], LANGLEY, BC	DATE OF COMMISSION TO PATEL/1074936 BC LTD.
1.	[Purchaser 4]	209	July 26, 2016
2.	[Purchaser 5]	210	August 23, 2016
3.	[Purchaser 6]	211	August 10, 2016
4.	[Purchaser 8]	213	August 11, 2016
5.	[Purchaser 10]	304	January 26, 2016
6.	[Purchaser 11]	307	August 11, 2016
7.	[Purchaser 12]	310	August 17, 2016
8.	[Purchaser 14]	318	Circa January 29, 2016
9.	[Purchaser 15]	412	August 15, 2016