



No. H-08278
Abbotsford Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

ROYAL BANK OF CANADA

PETITIONER

AND

1394881 B.C. LTD., CARZONE MOTORS LTD.,
UZMA ASHRAF, SHAMIM HAIDER, VIHAN ENTERPRISES LTD.,
and SUMIT SHARMA SEHAJPAL

RESPONDENTS

**ORDER MADE AFTER APPLICATION
(CONDUCT OF SALE)**

BEFORE *ASSOCIATE JUSTICE*) FRIDAY THE 8TH DAY
KRENTZ) OF MAY, 2026

ON THE APPLICATION of the Petitioner, Royal Bank of Canada coming on for hearing at Abbotsford, British Columbia, on Friday the 8th day of May, 2026 and on hearing Kim Owen Labelle, counsel for the Petitioner, Royal Bank of Canada,
and no one appearing on behalf of the Respondents, although duly served:

THIS COURT ORDERS that effective May 9, 2026

1. The lands and premises ("Lands") which are the subject matter of these proceedings more particularly known and described as:

ALL AND SINGULAR that certain parcel or tract of lands and premises situate, lying and being in the City of Abbotsford, in the Province of British Columbia being more particularly known and described as:

PID: 029-346-592
 Strata Lot 2 Section 20 Township 16
 New Westminster District Strata Plan EPS2091

be offered for sale, by private sale, free and clear of all encumbrances of the parties, save and except the reservations, provisos, exceptions and conditions expressed in the original grant thereof from the Crown.

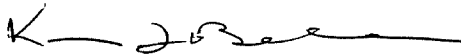
2. The Petitioner, Royal Bank of Canada, do have exclusive conduct of sale and be at liberty forthwith to list the Lands for sale, with any licensed real estate agent or firm, for a period commencing forthwith until further Order of the Court and shall be at liberty to pay any such real estate or firm who may arrange a sale of the Lands a gross commission of not more than 7% of the first \$100,000.00 of the gross selling price and 2 ½% of the remainder, if any, plus applicable goods and services tax, if any, to be paid from the proceeds of the gross selling price.

3. The sale shall be subject to the approval of the Court unless otherwise agreed by all parties.

4. The Respondents, and any person or persons on behalf of the said Respondents including tenants and any other person or persons in possession of the Lands do forthwith and until further Order of the Court, permit any duly authorized agent on behalf of the Petitioner, Royal Bank of Canada, to inspect, appraise, or show to any prospective purchaser or his agent the Lands including the interior of any building thereon, between the hours of 9:00 o'clock in the forenoon and 7:00 o'clock in the afternoon on any day of the week, except such day as may be set by the Court, and to post signs on the Lands stating that the Lands are offered for sale.

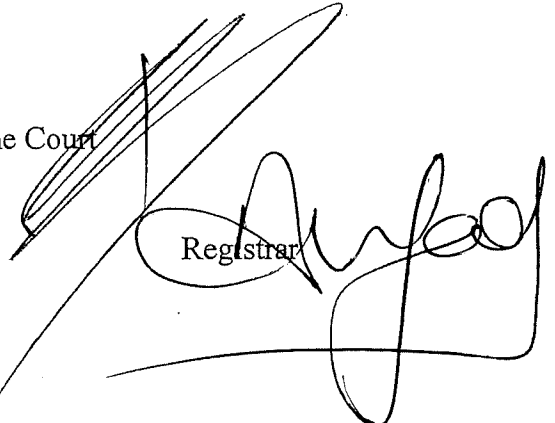
5. The Petitioner, Royal Bank of Canada, be entitled to its costs of and incidental to this application on a solicitor and own client basis to be assessed, to be paid from the proceeds of the gross selling price of the Lands.

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.



Signature of
☐ party ☒ lawyer for the Petitioner
Kim Owen Labelle

By the Court



Registrar



