

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

THE HONOURABLE *Ms. J. Penny*) TUESDAY, THE 8th
JUSTICE PENNY)
) DAY OF NOVEMBER, 2016

BETWEEN:

JIT SANDHER

Applicant

- and -

DORWAL LIMITED

Respondent

ORDER

THIS MOTION, made by Rosen Goldberg Inc., in its capacity as the Court-appointed receiver (the "Receiver") of the undertaking, property and assets of the Respondent (the "Debtor") for an order, among other relief, approving the actions and activities of the Receiver regarding the property municipally known as 276 Dundas Street East, Trenton, Ontario (the "Property"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Fourth Report dated October 31, 2016 (the "Fourth Report") and the Supplement to the Fourth Report dated November 3, 2016 (the "Supplement Report") and the Affidavit of Heather Peart sworn November 7, 2016 (the "Peart Affidavit") and on hearing the submissions of counsel for the Receiver and any one appearing for any other person on the

service list, as properly served as appears from the affidavits of Silvana Pocino sworn November 2, 2016 and Heather Peart sworn November 4, 2016 and November 7, 2016, filed:

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record is hereby abridged so that this Motion is properly returnable today and hereby dispenses with further service thereof.

2. THIS COURT ORDERS that the Fourth Report and Supplement Report and the actions and activities of the Receiver as described in the Fourth Report and Supplement Report and Peart Affidavit are hereby approved save and except as follows: (i) the Receiver is authorized but not obligated to effect repairs of the Property only if the Property has not been sold on or before November 21, 2016; and (ii) the Receiver, as a result of receiving proof after the Supplement Report that the Purchaser (defined below) is in funds to complete the sale transaction (the "Transaction") contemplated by the agreement of purchase and sale or offer to purchase executed June 20, 2016 (the "Sale Agreement") between the Receiver and 2152746 Ontario Limited, is authorized to revive the Transaction and Sale Agreement as amended and to sell the Property to 2529154 Ontario Inc. (the "Purchaser").

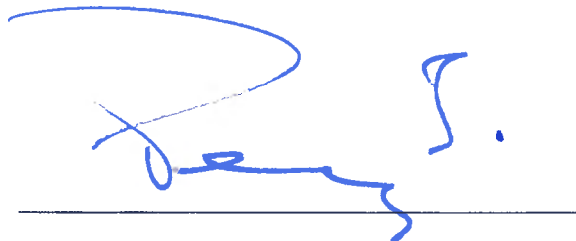
3. THIS COURT ORDERS that the Receiver is authorized but not obligated, if necessary, to revisit previous offers for the purchase of the Property and to re-list the Property for sale on MLS or by other means to expose the Property to the market.

4. THIS COURT ORDERS that the fees of the Receiver in the amount of \$19,210 including taxes is hereby approved.

5. THIS COURT ORDERS that the fees and disbursements of the Receiver's counsel in the amount of \$39,588.95 including taxes is hereby approved.

ENTERED AT / INSCRIT À TORONTO
ON / BOOK NO:
LE / DANS LE REGISTRE NO:
NOV 08 2016

PER / PAR:



JIT SANDHER
Applicant

- and -

DORWAL LIMITED
Respondent

Court File No. CV-15-10826-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)**

Proceedings commenced at Toronto

ORDER

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