



This is the 2nd Affidavit  
of Manish Sharma in this proceeding  
made November 13, 2025

No. 258449  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C.  
1985, C. c-36, AS AMENDED

AND

IN THE MATTER OF SQUARE NINE KING GEORGE DEVELOPMENT LTD. and  
SQUARE NINE BUILDERS INC.

PETITIONERS

**AFFIDAVIT**

I, Manish Sharma, businessman, of 4710 Kingsway #2132, Burnaby, BC V5H 4W4,  
AFFIRM THAT:

1. I am a director of Square Nine King George Development Ltd. ("**Square Nine King George**") and Square Nine Builders Inc., the petitioners in this matter, and as such have personal knowledge of the facts and matters hereinafter deposed to save and except where stated to be based on information and belief and where so stated I verily believe the same to be true.
2. In paragraph 23(b) and Exhibit "E" of my Affidavit #1 in this proceeding I discussed the negotiation of a contract of purchase and sale for the Belvedere's five commercial units for a purchase price of \$8,100,000, with completion scheduled for January 21, 2026, and attached copies of that contract of purchase and sale and its addendum.

## 3. For completeness:

- (a) my Affidavit #1 inadvertently attached a copy of the addendum that was not executed by the purchaser. Attached hereto and marked as **Exhibit "A"** is a fully executed copy of that addendum; and
- (b) the contract of purchase and sale provides that on or before October 20, 2025, certain condition precedents must have been completed or waived and, assuming so, an initial deposit of \$200,000 be paid to "Takhar Law Corporation, In Trust", on October 20, 2025. To confirm, as I expected would be understood from my affidavit confirming the fact of the contract as at November 10, 2025:
  - (i) to my knowledge, the conditions precedent identified at s. 14 of the purchase agreement were completed before October 20, 2025; and
  - (ii) evidencing that, the initial deposit was paid on October 20, 2025. Attached hereto and marked as **Exhibit "B"** is a true copy of the bank draft by which that deposit was paid.


## 4. I was not physically before the commissioner of this affidavit, but was present before the commissioner by video technology, and this affidavit was commissioned by video technology, and this affidavit was commissioned following the process for remote commissioning of affidavits as set out in Appendix A to the Law Society of British Columbia's Code of Professional Conduct.

5. I acknowledge the solemnity of making this affidavit and the consequences of making an untrue statement herein.

**AFFIRMED BEFORE ME** in the City of  
Vancouver, in the Province of British  
Columbia, on this 13 day of  
November, 2025.



A Commissioner for taking Affidavits  
in British Columbia

  
**MANISH SHARMA**

**Samantha Bourns**  
*Barrister & Solicitor*  
**MCEWAN COOPER KIRKPATRICK LLP**  
900 - 980 Howe Street  
Vancouver, BC V6Z 0C8  
(604) 283-8016

This is **Exhibit "A"** referred to in  
Affidavit #1 of Manish Sharma  
affirmed before me at  
Vancouver, British Columbia  
this 13 November 2025



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A Commissioner for Taking Affidavits in  
British Columbia

**ADDENDUM TO CONTRACT OF PURCHASE AND SALE**

**THIS ADDENDUM** is made as of September 19, 2025, by and between:

SQUARE NINE KING GEORGE DEVELOPMENT LTD.  
2132-4710 Kingsway  
Burnaby BC V5H 4T9

(the "Seller")

AND:

1559924 B.C. LTD.  
300 - 5446 152 Street  
Surrey BC V3S 5J9

(the "Purchaser")

**WHEREAS**, the Parties entered into a Contract of Purchase and Sale dated September 19, 2025 (the "Agreement") with respect to the following properties:

PID: 032-428-219; STRATA LOT 1 SECTION 34 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11017 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V;

PID: 032-420-234; STRATA LOT 2 SECTION 34 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11017 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V;

PID: 032-420-242; STRATA LOT 3 SECTION 34 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11017 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V;

PID: 032-420-251; STRATA LOT 4 SECTION 34 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11017 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; and

PID: 032-420-269; STRATA LOT 5 SECTION 34 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11017 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

(Collectively, the "Property");

**AND WHEREAS**, the Parties wish to provide for a credit in connection with improvements to the Property.

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. **Improvement Credit:** The Seller shall provide to the Purchaser a credit in the amount of \$300,000.00 (the "Improvement Credit") on the Completion Date.
2. **Application of Credit:** The Improvement Credit shall be reflected on the Seller's Statement of Adjustments as a credit for improvements to the Property and shall be deducted from the Purchase Price payable by the Purchaser on Closing.
3. **Confirmation of Agreement:** Except as expressly modified by this Addendum, all other terms and conditions of the Agreement shall remain in full force and effect.
4. **Execution:** This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures delivered by electronic means shall be deemed originals.

**IN WITNESS WHEREOF**, the Parties have executed this Addendum as of the date first written above.

**SQUARE NINE KING GEORGE  
DEVELOPMENT LTD.**

Per:

\_\_\_\_\_  
Print Name:

**1559924 B.C. LTD.**

Per:

Kiran  
Print Name: Kiran Saroya

Ramanjeet Kaur  
Print Name: RAMANJEET KAUR

(Collectively, the "Property");

**AND WHEREAS**, the Parties wish to provide for a credit in connection with improvements to the Property.

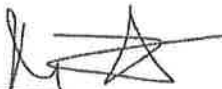
**NOW THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

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2. **Application of Credit:** The Improvement Credit shall be reflected on the Seller's Statement of Adjustments as a credit for improvements to the Property and shall be deducted from the Purchase Price payable by the Purchaser on Closing.
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**IN WITNESS WHEREOF**, the Parties have executed this Addendum as of the date first written above.

**SQUARE NINE KING GEORGE  
DEVELOPMENT LTD.**

Per:



Print Name: \_\_\_\_\_

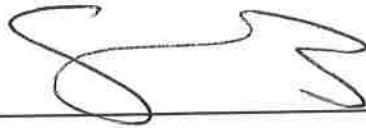
**1559924 B.C. LTD.**

Per:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

This is **Exhibit "B"** referred to in  
Affidavit #1 of Manish Sharma  
affirmed before me at  
Vancouver, British Columbia  
this 13 November 2025

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

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A Commissioner for Taking Affidavits in  
British Columbia





Canadian Dollar Draft / Traite en dollars Canadiens

SEMIAHM00  
1626 MARTIN DRIVE  
WHITE ROCK, B.C., CANADA V4A 6E7

722274

DATE OCT 20 2025

CTI

Pay to the order of  
Payez à l'ordre de

TAKHAR LAW CORPORATION IN TRUST

\$ 200,000.00

for Bank of Montreal / pour la Banque de Montréal

\*\*\*\*\*CAD200,000.00

RAMANJEET KAUR

Purchaser's name / Nom de l'acheteur

14040 24 AVE  
SURREY, BC V4A2H3

Purchaser's address / Adresse de l'acheteur

Signing Officer / Signataire

Signing Officer / Signataire

⑆06952⑆00⑆ 0784027222745⑆ 90