



COURT FILE NO.
CV-23-1810

SUPERIOR COURT OF JUSTICE

ENDORSEMENT

PLAINTIFFS: DUCA FINANCIAL SERVICES CREDIT UNION LTD.

COUNSEL: Rachel Moses

DEFENDANTS: 2644833 ONTARIO INC. and AMINULLAH NAWROZADA also known as AMIN QU

COUNSEL: Shawn Tock

February 6, 2024

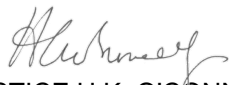
The parties entered into a consent of the appointment of Msi Spergel Inc. as receiver of the assets, properties and undertakings of 2644833 Ontario Inc. (the "Receivership Order") as detailed in the Affidavit of Carol Liu sworn February 5, 2024. The consent Receivership Order provides at paragraph 31:

31. THIS COURT ORDERS that, notwithstanding any other provision of this Order, the appointment of the Receiver under this Order shall not take effect until the earlier of the following:

- a) February 6, 2024, unless the sale of the real property at 1525 Hwy 11 North, Shanty Bay, Ontario L0R 1B3 [PIN 58552-0076] has closed on January 31, 2024, or the closing date has been extended with the prior written approval of the Plaintiff, acting reasonably; or
- b) the day of termination of the Agreement of Purchase and Sale, dated November 10, 2023 between the purchaser and the Debtor.

2644833 Ontario Inc. (the "Debtor") requested that the Receivership Order not be triggered until March 1, 2024, as it had agreed to extend the closing date to February 29, 2024 and Duca Financial Services Credit Union Ltd. ("Duca") refused to provide its written approval of the extension as required by paragraph 31 of the Receivership Order. I declined to provide the extension requested by the Debtor as the parties entered into the consent Receivership Order and there is no motion before me today to vary or set aside the consent. Accordingly, I am satisfied that it is appropriate that the Receivership Order take effect today as the sale of the real property at 1525 Hwy 11 North, Shanty Bay, Ontario L0R 1B3 [PIN 58552-0076] did not close on January 31, 2024 and the closing date has not been extended with the prior written approval of Duca.

Order to go as presented.


JUSTICE H.K. O'CONNELL