

District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011

Original

Amended

\_Form 78\_  
 Statement of Affairs (Business Bankruptcy) made by an entity  
 (Subsection 49(2) and Paragraph 158(d) of the Act / Subsections 50(2) and 62(1) of the Act)

In the matter of the bankruptcy of  
 0932293 B.C. Ltd. o/a Cellicon  
 of the City of Abbotsford  
 in the Province of British Columbia

To the bankrupt:

You are required to carefully and accurately complete this form and the applicable attachments showing the state of your affairs on the date of the bankruptcy, on the 2nd day of March 2021. When completed, this form and the applicable attachments will constitute the Statement of Affairs and must be verified by oath or solemn declaration.

LIABILITIES (as stated and estimated by the officer)		ASSETS (as stated and estimated by the officer)	
1. Unsecured creditors as per list "A" .....	1,684,699.29	1. Inventory .....	25,000.00
Balance of secured claims as per list "B" .....	0.00	2. Trade fixtures, etc. ....	100,000.00
Total unsecured creditors .....	1,684,699.29	3. Accounts receivable and other receivables, as per list "E"	
2. Secured creditors as per list "B" .....	8,841.47	Good .....	0.00
3. Preferred creditors as per list "C" .....	122,349.53	Doubtful .....	1,539,135.33
4. Contingent, trust claims or other liabilities as per list "D" estimated to be reclaimable for .....	1.00	Bad .....	0.00
Total liabilities .....	1,815,891.29	Estimated to produce .....	0.00
Surplus .....	NIL	4. Bills of exchange, promissory note, etc., as per list "F" ...	0.00
		5. Deposits in financial institutions .....	178,342.92
		6. Cash .....	1,921.00
		7. Livestock .....	0.00
		8. Machinery, equipment and plant .....	0.00
		9. Real property or immovable as per list "G" .....	0.00
		10. Furniture .....	7,500.00
		11. RRSPs, RRIAs, life insurance, etc. ....	0.00
		12. Securities (shares, bonds, debentures, etc.) .....	0.00
		13. Interests under wills .....	0.00
		14. Vehicles .....	20,000.00
		15. Other property, as per list "H" .....	29,205.99
		If bankrupt is a corporation, add:	
		Amount of subscribed capital .....	0.00
		Amount paid on capital .....	0.00
		Balance subscribed and unpaid .....	0.00
		Estimated to produce .....	0.00
		Total assets .....	361,969.91
		Deficiency .....	1,453,921.38

I, Imran Khan, of the City of Mississauga in the Province of Ontario, do swear (or solemnly declare) that this statement and the attached lists are to the best of my knowledge, a full, true and complete statement of the affairs of the Corporation on the 14th day of March 2021 and fully disclose all property of every description that is in my possession or that may devolve on me in accordance with the Act.

SWORN (or SOLEMNLY DECLARED) virtually by video conference  
 before me at the City of Toronto in the Province of Ontario, on this 14th day of March 2021.



Matthew Lem, Commissioner of Oaths  
 For the Province of Ontario  
 Expires February 21, 2023



**Matthew Eric Lem, a Commissioner, etc.,  
 Province of Ontario, for MNP Ltd. and MNP LLP.  
 Expires February 21, 2023.**

District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011

FORM 78 -- Continued

List "A"  
 Unsecured Creditors

0932293 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
1	9633880 Canada Inc. Attn: Dixie Patel/Imran Khan	31 Gander Drive Toronto ON M1G 2W3	181,141.17	0.00	181,141.17
2	American Express c/o FCT Default Solutions Attn: Insolvency Department	PO Box 2514, Stn B London ON N6A 4G9	0.00	0.00	0.00
3	American Express c/o FCT Default Solutions Attn: Insolvency Department	PO Box 2514, Stn B London ON N6A 4G9	90,569.70	0.00	90,569.70
4	Arman Velani	27 Guinness Ave Etobicoke ON M9W 3L1	116.44	0.00	116.44
5	Bentall GreenOak (Canada) Limited Partnership Eglinton Square	1055 Dunsmuir St. Ste 1800 Vancouver BC V7X 1B1	12,480.75	0.00	12,480.75
6	Bentall GreenOak (Canada) Limited Partnership Village Green	1055 Dunsmuir St. Ste 1800 Vancouver BC V7X 1B1	250.00	0.00	250.00
7	BMO Mastercard c/o BankruptcyHighway.com Attn: Mike Timko	PO Box 57100 Etobicoke ON M8Y 3Y2	1,717.69	0.00	1,717.69
8	Cominar Reit Mail Champlain	3400, boul. De Maisonneuve Ouest, bureau 1600 Montréal QC H3Z 3B8	17,293.72	0.00	17,293.72
9	CRA - Tax - Ontario 827357880RC	Shawinigan-Sud National Verification and Collection Centre 4695 Shawinigan-Sud Blvd Shawinigan-Sud QC G9P 5H9	0.00	0.00	0.00
10	Crombie REIT Avalon Mall In-Line Store	115 King Street Stellarton NS B0K 1S0	22,588.39	0.00	22,588.39
11	Crombie REIT Avalon Mall Kiosk	115 King Street Stellarton NS B0K 1S0	20,051.31	0.00	20,051.31
12	Cushman & Wakefield Billings Bridge	6505 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	16,591.83	0.00	16,591.83
13	Cushman & Wakefield Cornwall Centre	6505 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	20,994.96	0.00	20,994.96
14	Cushman & Wakefield Erin Mills Kiosk	6505 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	27,652.88	0.00	27,652.88
15	Cushman & Wakefield Halifax Shopping Centre	6506 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	35,680.33	0.00	35,680.33
16	Cushman & Wakefield Midtown Plaza	6505 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	18,852.64	0.00	18,852.64
17	Cushman & Wakefield St. Vital	6505 rte. Transcanadienne, bureau 310 Saint-Laurent QC H4T 1S3	20,833.26	0.00	20,833.26
18	Hudson Pacific Bentall Centre	3110-1055 Dunsmuir Street Vancouver BC V7X 1L3	250.00	0.00	250.00
19	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Bayshore Mall	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	52,630.84	0.00	52,630.84
20	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Edmonton Outlet Collection	95 Wellington Street West Suite 600 Toronto ON M5J 2R2	23,320.69	0.00	23,320.69
21	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Mapleview Kiosk	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	33,778.14	0.00	33,778.14
22	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Mapleview MRU	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	15,293.68	0.00	15,293.68

14-Mar-2021

Date



Imran Khan

District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011

FORM 78 -- Continued

List "A"  
 Unsecured Creditors

0932293 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
23	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Metrotown Mall	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	20,136.95	0.00	20,136.95
24	Ivanhoe Cambridge Inc. Attn: Lyne Trudeau Southgate	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	250.00	0.00	250.00
25	Ivanhoe Cambridge Inc. Conestoga Kiosk	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	31,270.44	0.00	31,270.44
26	Ivanhoe Cambridge Inc. Conestoga Mall MRU	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	13,443.54	0.00	13,443.54
27	Ivanhoe Cambridge Inc. Guildford MRU	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	15,046.86	0.00	15,046.86
28	Ivanhoe Cambridge Inc. Guildford Store	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	33,077.58	0.00	33,077.58
29	Ivanhoe Cambridge Inc. Metrotown MRU	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	17,277.22	0.00	17,277.22
30	Ivanhoe Cambridge Inc. Mic Mac Kiosk	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	5,961.70	0.00	5,961.70
31	Ivanhoe Cambridge Inc. Mic Mac Store	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	23,673.35	0.00	23,673.35
32	Ivanhoe Cambridge Inc. Oshawa Centre In-Line Store	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	31,418.76	0.00	31,418.76
33	Ivanhoe Cambridge Inc. Oshawa Centre Kiosk	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	24,506.36	0.00	24,506.36
34	Ivanhoe Cambridge Inc. Oshawa MRU	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	15,507.39	0.00	15,507.39
35	Ivanhoe Cambridge Inc. Tsawwassen	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	11,345.42	0.00	11,345.42
36	Ivanhoe Cambridge Inc. Vaughan Mills Foodcourt	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	25,135.99	0.00	25,135.99
37	Ivanhoe Cambridge Inc. Vaughan Mills In-Line Store	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	37,360.44	0.00	37,360.44
38	Ivanhoe Cambridge Inc. Vaughan Mills Toys	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	25,025.72	0.00	25,025.72
39	Ivanhoe Cambridge Inc. Winnipeg Outlet Collection	Centre CDP Capital C-500-1001 Du Square-Victoria Street Montréal QC H2Z 2B5	38,919.34	0.00	38,919.34

14-Mar-2021

Date



Imran Khan

District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011

FORM 78 -- Continued

List "A"  
 Unsecured Creditors

0932293 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
40	Morguard Intercity In-Line	800 - 55 City Centre Drive Mississauga ON L5B 1M3	25,205.13	0.00	25,205.13
41	Morguard Intercity Kiosk	800 - 55 City Centre Drive Mississauga ON L5B 1M3	9,424.66	0.00	9,424.66
42	Morguard New Sudbury Centre	800 - 55 City Centre Drive Mississauga ON L5B 1M3	12,252.30	0.00	12,252.30
43	Morguard St. Laurent	800 - 55 City Centre Drive Mississauga ON L5B 1M3	34,215.31	0.00	34,215.31
44	Primaris Management Inc Catarauqui Centre	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	20,853.83	0.00	20,853.83
45	Primaris Management Inc. Dufferin In-Line	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	30,773.34	0.00	30,773.34
46	Primaris Management Inc. Dufferin Kiosk	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	272.91	0.00	272.91
47	Primaris Management Inc. Grant Park	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	16,040.28	0.00	16,040.28
48	Primaris Management Inc. Orchard Park In-Line Store	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	22,526.64	0.00	22,526.64
49	Primaris Management Inc. Orchard Park Kiosk	Southport Atrium Suite 525, 10333 Southport Road S.W Calgary AB T2X 3X6	19,844.22	0.00	19,844.22
50	Primaris Management Inc. Sherwood Park	Southport Atrium 10333 Southport Road S.W, Suite 525 Calgary AB T2X 3X6	18,204.25	0.00	18,204.25
51	RioCan Real Estate Investment Trust Burlington Mall	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	34,337.83	0.00	34,337.83
52	RioCan Real Estate Investment Trust Georgian MRU	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	22,993.95	0.00	22,993.95
53	RioCan Real Estate Investment Trust Georgian Store	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	49,152.64	0.00	49,152.64
54	RioCan Real Estate Investment Trust Millwoods Town Centre	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	15,922.60	0.00	15,922.60
55	RioCan Real Estate Investment Trust Oakville Mall	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	36,071.72	0.00	36,071.72
56	RioCan Real Estate Investment Trust Shoppers World In-Line Store	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	31,920.29	0.00	31,920.29
57	RioCan Real Estate Investment Trust Shoppers World MRU	RioCan Yonge Eglington Centre 2300 Yonge St., Ste 500, PO Box 2386 Toronto ON M4P 1E4	5,022.99	0.00	5,022.99

14-Mar-2021

Date



Karan Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued

List "A"  
Unsecured Creditors

0932293 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
58	TD Canada Trust C/O FCT Default Solutions	PO Box 2514, Station B London ON N6A 4G9	40,000.00	0.00	40,000.00
59	TD Canada Trust C/O FCT Default Solutions 4520710034769288	PO Box 2514, Station B London ON N6A 4G9	0.00	0.00	0.00
60	The Cadillac Fairview Corporation Limited Eaton Centre	20 Queen St W, 5th floor Toronto ON M5H 3R3	77,481.01	0.00	77,481.01
61	The Cadillac Fairview Corporation Limited Market Mall	20 Queen St W, 5th floor Toronto ON M5H 3R3	29,855.67	0.00	29,855.67
62	The Cadillac Fairview Corporation Limited Masonville	20 Queen St W, 5th floor Toronto ON M5H 3R3	32,903.36	0.00	32,903.36
63	The Cadillac Fairview Corporation Limited Pointe Claire	20 Queen St W, 5th floor Toronto ON M5H 3R3	22,694.72	0.00	22,694.72
64	The Cadillac Fairview Corporation Limited Polo Park 1	20 Queen St W, 5th floor Toronto ON M5H 3R3	21,249.75	0.00	21,249.75
65	The Cadillac Fairview Corporation Limited Polo Park 2	20 Queen St W, 5th floor Toronto ON M5H 3R3	26,912.38	0.00	26,912.38
66	The Cadillac Fairview Corporation Limited Sherway Gardens	20 Queen St W, 5th floor Toronto ON M5H 3R3	47,122.03	0.00	47,122.03
<b>Total:</b>			<b>1,684,699.29</b>	<b>0.00</b>	<b>1,684,699.29</b>

14-Mar-2021

Date

  
Imran Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued


List "B"  
Secured Creditors

0932293 B.C. Ltd.

No.	Name of creditor	Address	Amount of claim	Particulars of security	When given	Estimated value of security	Estimated surplus from security	Balance of claim
1	Amanpreet Kaur	21 Browley Drive, Brampton ON L7A 3C9	1,408.51	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	1,408.51		
2	Amit Vadsariya	803-2460 Eglinton Ave East Scarborough ON M1K 5J7	989.80	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	989.80		
3	Anum Mian	1415-320 Dixon Road Toronto ON M9R 1S8	1,149.68	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	1,149.68		
4	Arman Velani	27 Guinness Ave Etobicoke ON M9W 3L1	2,000.00	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	2,000.00		
5	Ramanjit Kaur	29 Grasshopper Way Brampton ON L6R 2J6	1,990.08	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	1,990.08		
6	Salim Jalia	2822 Sandalwood Drive Ottawa ON K1V 2T7	1,303.40	Cash in bank - Cash in Bank - 30225017690 - TD	02-Mar-2021	1,303.40	208,860.10	
<b>Total:</b>			<b>8,841.47</b>			<b>8,841.47</b>	<b>208,860.10</b>	<b>0.00</b>

14-Mar-2021

Date

  
Arman Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued

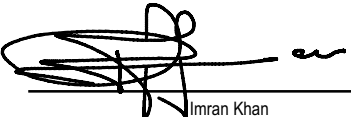
List "C"  
Preferred Creditors for Wages, Rent, etc.

0932293 B.C. Ltd.

No.	Name of creditor	Address and occupation	Nature of claim	Period during which claim accrued	Amount of claim	Amount payable in full	Difference ranking for dividend
1	Oxford Properties Group Square One	900 - 100 Adelaide St W Toronto ON M5H 1S3		-	122,349.53	25,000.00	97,349.53
<b>Total:</b>					<b>122,349.53</b>	<b>25,000.00</b>	<b>97,349.53</b>

14-Mar-2021

Date



Imran Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued

List "D"  
Contingent or Other Liabilities

0932293 B.C. Ltd.

No.	Name of creditor or claimant	Address and occupation	Amount of liability or claim	Amount expected to rank for dividend	Date when liability incurred	Nature of liability
1	Zameer Lokhandwalla et al	c/o Wagner Sidlofsky LLP 181 University Avenue, Suite 1800 Toronto ON M5H 3M7	1.00	0.00		Unclaimed
<b>Total:</b>			<b>1.00</b>	<b>0.00</b>		

14-Mar-2021

Date



Mhran Khan



District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011


FORM 78 -- Continued

List "E"  
 Debts Due to the Bankrupt  
 0932293 B.C. Ltd.

No.	Name of debtor	Address and occupation	Nature of debt	Amount of debt (good, doubtful, bad)	Folio of ledgers or other book where particulars to be found	When contracted	Estimated to produce	Particulars of any securities held for debt
1	Operators under MSA	various ON	Amounts due under Management Service Agreements	0.00 1,539,135.33 0.00		02-Mar-2021	0.00	Amounts due under MSA
Total:				0.00 1,539,135.33 0.00			0.00	

14-Mar-2021

Date



Imran Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued

List "F"

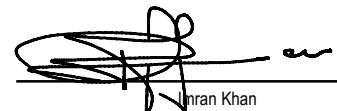
Bills of Exchange, Promissory Notes, Lien Notes, Chattel  
Mortgages, etc., Available as Assets

0932293 B.C. Ltd.

No.	Name of all promissory, acceptors, endorsers, mortgagors, and guarantors	Address	Occupation	Amount of bill or note, etc.	Date when due	Estimated to produce	Particulars of any property held as security for payment of bill or note, etc.
<b>Total:</b>				<b>0.00</b>		<b>0.00</b>	

14-Mar-2021

Date



Inran Khan

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-2714011  
Estate No. 31-2714011

FORM 78 -- Continued


List "G"  
Real Property or Immovables Owned by Bankrupt

0932293 B.C. Ltd.

Description of property	Nature of bankrupt interest	In whose name does title stand	Total value	Particulars of mortgages, hypothecs, or other encumbrances (name, address, amount)	Equity or surplus
Total:			0.00		0.00

14-Mar-2021

Date



Imran Khan

District of: Ontario  
 Division No. 09 - Toronto  
 Court No. 31-2714011  
 Estate No. 31-2714011

FORM 78 -- Concluded

List "H"  
 Property


0932293 B.C. Ltd.

FULL STATEMENT OF PROPERTY

Nature of property	Location	Details of property	Original cost	Estimated to produce
(a) Stock-in-trade	Possession of bankrupt	Inventory of wireless accessories	0.00	25,000.00
(b) Trade fixtures, etc.	Possession of bankrupt	Store fixtures	0.00	100,000.00
(c) Cash in financial institutions	TD 3255 Rutherford Road Vaughan ON	30225017690	217,701.57	177,679.70
	TD Bank 3255 Rutherford Rd. Vaughan ON	30227201070	87.00	87.00
	BMO 2851 John St, Unit 300 Markham ON L3R 5R7	2949 1985746	576.22	576.22
(d) Cash on hand			0.00	1,921.00
(e) Livestock			0.00	0.00
(f) Machinery, equipment and plant			0.00	0.00
(g) Furniture		Seats at SQ1 and 35 TVs at Kiosks	0.00	7,500.00
(h) Life insurance policies, RRSPs, etc.			0.00	0.00
(i) Securities			0.00	0.00
(j) Interests under wills, etc.			0.00	0.00
(k) Vehicles		Automobile - 2015 - Honda - CRV	0.00	20,000.00
(l) Taxes			0.00	0.00
(m) Other		Trademark - Cellicon	0.00	20,000.00
		CEWS Receivable	0.00	7,647.99
		Due from shareholders	0.00	1,558.00
			<b>Total:</b>	<b>361,969.91</b>

14-Mar-2021

Date

  
 Imran Khan

Court No. 31-2714011

Estate No. 31-2714011

---

In the matter of the bankruptcy of  
0932293 B.C. Ltd. o/a Cellicon  
of the City of Abbotsford  
in the Province of British Columbia

---

Form 78 (Bill C-12)  
Statement of affairs (Business bankruptcy)

---

MNP Ltd. - Licensed Insolvency Trustee  
300 - 111 Richmond Street West  
Toronto ON M5H 2G4  
Phone: (416) 596-1711 Fax: (416) 323-5242