**TITLE SEARCH PRINT** 2026-08-28, 11:22:52

File Reference: 7128 Bridge Requestor: Thai Do

Declared Value $2000000

**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**

| | |
|---|---|
| **Land Title District** | NEW WESTMINSTER |
| Land Title Office | NEW WESTMINSTER |
| **Title Number** | CA8671569 |
| From Title Number | CA8276440 |
| **Application Received** | 2020-12-23 |
| **Application Entered** | 2020-12-29 |

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address: SUKRIT GREWAL, DENTIST
NATASHA GANDHAM, DOCTOR
7128 BRIDGE STREET
RICHMOND, BC
V6Y 2S7
AS JOINT TENANTS

**Taxation Authority** Richmond, City of

**Description of Land**

Parcel Identifier: 030-464-633

Legal Description:

LOT 3 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP58532

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4772433

**Charges, Liens and Interests**

| | |
|---|---|
| Nature: | COVENANT |
| Registration Number: | BB681427 |
| Registration Date and Time: | 2008-06-26 14:39 |
| Registered Owner: | CITY OF RICHMOND |
| Remarks: | INTER ALIA |
| | PART FORMERLY LOT A PLAN BCP36966 |

| | |
|---|---|
| Nature: | COVENANT |
| Registration Number: | CA4579419 |
| Registration Date and Time: | 2015-07-31 11:44 |
| Registered Owner: | CITY OF RICHMOND |
| Remarks: | INTER ALIA |

| | |
|---|---|
| Nature: | COVENANT |
| Registration Number: | CA4579421 |
| Registration Date and Time: | 2015-07-31 11:44 |
| Registered Owner: | CITY OF RICHMOND |
| Remarks: | INTER ALIA |

| | |
|---|---|
| Nature: | COVENANT |
| Registration Number: | CA6833755 |
| Registration Date and Time: | 2018-05-31 11:09 |
| Registered Owner: | CITY OF RICHMOND |
| Remarks: | INTER ALIA |

| | |
|---|---|
| Nature: | MORTGAGE |
| Registration Number: | CB1253697 |
| Registration Date and Time: | 2024-04-10 12:58 |
| Registered Owner: | THE BANK OF NOVA SCOTIA |

| | |
|---|---|
| Nature: | ASSIGNMENT OF RENTS |
| Registration Number: | CB1253698 |
| Registration Date and Time: | 2024-04-10 12:58 |
| Registered Owner: | THE BANK OF NOVA SCOTIA |

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

Docusign Envelope ID: 90984EC9-B862-8255-8156-3FD1EDC2BFD3



# PROPERTY NO-DISCLOSURE STATEMENT

DATE: August 28 2026

ADDRESS: 7128 Bridge Richmond BC V6Y 2S7 (the "**Property**")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.

| | | |
|---|---|---|
| Signed by: Sukrit Grewal SEAL | DocuSigned by: Natasha Gandham SEAL | SEAL |
| SELLER'S SIGNATURE F9B0A25D0C854A4... | SELLER'S SIGNATURE 3E916486CF63422... | SELLER'S SIGNATURE |
| SUKRIT GREWAL | NATASHA GANDHAM | |
| PRINT NAME | PRINT NAME | PRINT NAME |
| WITNESS | WITNESS | WITNESS |



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# REALTORS®' DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 7128 Bridge Richmond BC V6Y 2S7 (the "**Property**")

DESIGNATED AGENT(S): Les Twarog- BC Condos and Homes Team

NAME OF BROKERAGE: REMAX CREST REALTY

DATE OF DISCLOSURE: August 28 2026

---

Section 59(2) of the Real Estate Services Rules (the "**Rules**") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade promptly, but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "**Material Latent Defect**" is defined as:

*a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:*

*(a) a defect that renders the real estate:*
- *(i) dangerous or potentially dangerous to the occupants,*
- *(ii) unfit for habitation, or*
- *(iii) unfit for the purpose for which a party is acquiring it, if*
  - *(A) the party has made this purpose known to the licensee, or*
  - *(B) the licensee has otherwise become aware of this purpose;*

*(b) a defect that would involve great expense to remedy;*

*(c) a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;*

*(d) a lack of appropriate municipal building and other permits respecting the real estate.*

---

As of the date hereof, the Designated Agent(s) know of the following Material Latent Defect(s) in respect of the Property:

*USE ADDITIONAL PAGE(S) IF NECESSARY.*

Signed by: Les Twarog 3DD617DAF31E4A3...

REALTOR®'S SIGNATURE

Les Twarog - BC Condos and Homes Team

REALTOR®'S NAME (PRINT)



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# REALTORS®' DISCLOSURE OF MATERIAL LATENT DEFECTS

**Seller Acknowledgement and Authorization:**

The Seller acknowledges that they have disclosed to their REALTOR®, or their REALTOR® has identified, the Material Latent Defect(s) described in this Form. The Seller understands that, pursuant to the Rules, a licensee providing trading services to a seller must promptly disclose to all other parties to the trade - before an agreement for the acquisition or disposition is entered into - any Material Latent Defect known to the licensee, unless the other parties have already received written disclosure of the defect from the Seller. By signing below, the Seller authorizes their REALTOR® to disclose the information contained in this Form to prospective buyers and / or their representatives, as required under Section 59(2) of the Rules and, to the extent applicable, for the purpose of satisfying the Seller's legal disclosure obligations. Unless agreed to between the Seller and the Buyer or as otherwise required by law, the Seller does not commit to making any disclosure regarding the Property to the Buyer.

**The Seller has been advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form, they should speak with their Designated Agent or obtain independent legal advice.**

| | | |
|---|---|---|
| Signed by: Sukrit Grewal SEAL | DocuSigned by: Natasha Gandham SEAL | SEAL |
| E9B0A25D9C854A4... | 3E916486CE63422... | |
| SELLER'S SIGNATURE | SELLER'S SIGNATURE | SELLER'S SIGNATURE |
| SUKRIT GREWAL | NATASHA GANDHAM | |
| SELLER'S NAME (PRINT) | SELLER'S NAME (PRINT) | SELLER'S NAME (PRINT) |

**THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE RECEIVED THE DISCLOSURE SET OUT IN THIS FORM FOR THE PURPOSES SET OUT ABOVE.**

| | | |
|---|---|---|
| SEAL | SEAL | SEAL |
| BUYER'S SIGNATURE | BUYER'S SIGNATURE | BUYER'S SIGNATURE |
| BUYER'S NAME (PRINT) | BUYER'S NAME (PRINT) | BUYER'S NAME (PRINT) |

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RE/MAX CREST | MASTERS
Residential • Commercial • Property Management

## TEAM DISCLOSURE APPENDIX A

Property Address:

7128 Bridge Street, Richmond, British Columbia, V6Y 2S7

In accordance with the British Columbia Financial Services Authority Rules, Section 54 which requires the names of all licensed members of a 'Real Estate Team' be disclosed to the Seller(s) and/or the Buyer(s).

The following REALTORS are Designated Agents for the Seller(s) ☑ or Buyer(s) ☐

TEAM NAME: BC Condos And Homes Team

TEAM MEMBERS:

1) Ali Nimji / Amir Emrani
2) Hani Faraj
3) Harvey Bains / Maria Menjou PREC*
4) Les Twarog / Yash Nasab
5) Lidia Herman PREC*
6) Sonja Pedersen/ Miran Macskimming
7) Saideh Kariminezhad Maryan
8)
9)
10)
11)
12)
13)
14)

X _____ (Seller)

X _____ (Seller Date)

X Signed by: Sukrit Grewal E9B9A25D9C854A4... (Buyer)

August 19, 2026 | 18:05 PDT

X _____ (Buyer Date )

X _____ (Seller)

X _____ (Seller Date)

X DocuSigned by: Natasha Gandham 3B916486CF63422... (Buyer)

August 19, 2026 | 18:10 PDT

X _____ (Buyer Date )

PREC * – Denotes - Personal Real Estate Corporation