

COURT/ESTATE FILE NUMBER 2201-09578  
 COURT COURT OF KING'S BENCH OF ALBERTA  
 JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS SEAMA SHALCHI-MOGHADDAM PROFESSIONAL CORPORATION AND SEAMA SHALCHI-MOGHADDAM

DOCUMENT ORDER (Sale Approval and Vesting Order)

I hereby certify this to be a true copy of the original Order  
 Dated this 7 day of February, 2023  
[Signature]  
 for Clerk of the Court

DLA PIPER (CANADA) LLP  
 1000, 250 – 2 Street SW  
 Calgary, Alberta T2P 0C1

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Lawyer: Carole J. Hunter  
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File No. 016155-00036

DATE ON WHICH ORDER WAS PRONOUNCED: February 9, 2023  
 LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta  
 NAME OF JUDGE WHO MADE THIS ORDER: The Honourable Justice K. M. Horner

UPON THE APPLICATION of MNP Ltd., in its capacity as receiver and manager (the "Receiver") of the undertakings, property and assets of Seama Shalchi-Moghaddam Professional Corporation (the "Debtor") for an order, *inter alia*, approving the sale transaction (the "Transaction") contemplated by an agreement of purchase and sale between the Receiver and S. Randhawa Professional Dental Corporation (the "Purchaser") dated January 4, 2023, as amended by the amending agreement dated January 20, 2023 and by the further amending agreement dated January 30, 2023 (the "Sale Agreement") and vesting in (i) the Purchaser all of the Debtor's right, title and interest in and to the assets described in the Sale Agreement (the "Purchased Assets" excluding the Lands (as hereinafter

described)) and (ii) the Purchaser's nominee, M&M Waraich Holding Ltd. (the "**Nominee**"), all of the Debtor's right, title and interest in the Lands.

**AND UPON HAVING READ** the Application, the Second Report of Receiver dated February 1, 2023 (the "**Second Report**") and the Confidential Second Report of the Receiver dated February 1, 2023 (the "**Confidential Second Report**"); **AND UPON** hearing the submissions of counsel for the Receiver and Royal Bank of Canada and the other parties present;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

1. Service of the Notice of Application for this Order is hereby validated and deemed good and sufficient, this application is properly returnable today.

**APPROVAL OF THE TRANSACTION**

2. The Transaction is hereby approved and the Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for completion of the Transaction and conveyance of the Purchased Assets to the Purchaser (or its nominee).

**VESTING OF PROPERTY**

3. Upon delivery of a Receiver's certificate to the Purchaser and its Nominee substantially in the form set out in Schedule "A" hereto (the "**Receiver's Closing Certificate**"), all of the Debtor's right, title and interest in and to

- (i) the Purchased Assets (excluding the Lands) shall vest absolutely in the name of the Purchaser, and

- (ii) the Lands shall vest absolutely in the name of the Nominee,

free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts or deemed trusts, reservations of ownership, royalties, options, rights of pre-emption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges, or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, "**Claims**") including, without limiting the generality of the foregoing:

- (a) any encumbrances or charges created by the Receivership Order;

- (b) any charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Alberta) or any other personal property registry system;
- (c) any liens or claims of lien under the *Builders' Lien Act* (Alberta); and
- (d) those Claims listed in Schedule "B" hereto (all of which are collectively referred to as the "Encumbrances", which term shall not include the permitted encumbrances, caveats, interests, easements, and restrictive covenants listed in Schedule "C" (collectively, "Permitted Encumbrances")).

and for greater certainty, this Court orders that all Claims including Encumbrances other than Permitted Encumbrances, affecting or relating to the Purchased Assets are hereby expunged, discharged and terminated as against the Purchased Assets

4. Upon delivery of the Receiver's Closing Certificate, and upon filing of a certified copy of this Order, together with any applicable registration fees, all governmental authorities including those referred to below in this paragraph (collectively, "**Governmental Authorities**") are hereby authorized, requested and directed to accept delivery of such Receiver's Closing Certificate and certified copy of this Order as though they were originals and to register such transfers, interest authorizations, discharges and discharge statements of conveyance as may be required to convey to the Purchaser or its nominee clear title to the Purchased Assets subject only to Permitted Encumbrances. Without limiting the foregoing:

- (a) the Registrar of Land Titles ("**Land Titles Registrar**") for the lands defined below shall and is hereby authorized, requested and directed to forthwith:
  - (i) cancel the existing:
    - (A) Certificate of Title No. 181 043 520 for those lands and premises municipally described as 304, 11420 - 27 Street SE, Calgary, AB T2Z 3R6, and legally described as:
 

CONDOMINIUM PLAN 1411261  
UNIT 52  
AND 81 UNDIVIDED TEN THOUSANDTH SHARES IN THE COMMON  
PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
    - (B) Certificate of Title No. 181 043 523 for those lands and premises municipally described as 306, 11420 - 27 Street SE, Calgary, AB T2Z 3R6, and legally described as:
 

CONDOMINIUM PLAN 1611439  
UNIT 88

AND 68 UNDIVIDED TEN THOUSANDTH SHARES IN THE COMMON  
PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

(together, the “Lands”)

- (ii) issue new Certificates of Title for the Lands in the name of the Nominee, namely, M&M Waraich Holding Ltd.;
  - (iii) transfer to the New Certificates of Title the existing instruments listed in Schedule “C”, to this Order, and to issue and register against the New Certificates of Title such new caveats, utility rights of ways, easements or other instruments as are listed in Schedule “C”; and
  - (iv) discharge and expunge the Encumbrances listed in Schedule “B” to this Order and discharge and expunge any Claims including Encumbrances (but excluding Permitted Encumbrances) which may be registered after the date of the Sale Agreement against the existing Certificates of Title to the Lands.
- (b) the Registrar of the Alberta Personal Property Registry (the “**PPR Registrar**”) shall and is hereby directed to forthwith cancel and discharge any registrations at the Alberta Personal Property Registry (whether made before or after the date of this Order) claiming security interests (other than Permitted Encumbrances) in the estate or interest of the Debtor in any of the Purchased Assets which are of a kind prescribed by applicable regulations as serial-number goods.

5. In order to effect the transfers and discharges described above, this Court directs each of the Governmental Authorities to take such steps as are necessary to give effect to the terms of this Order and the Sale Agreement. Presentment of this Order and the Receiver’s Closing Certificate shall be the sole and sufficient authority for the Governmental Authorities to make and register transfers of title or interest and cancel and discharge registrations against any of the Purchased Assets of any Claims including Encumbrances but excluding Permitted Encumbrances.
6. No authorization, approval or other action by and no notice to or filing with any governmental authority or regulatory body exercising jurisdiction over the Purchased Assets is required for the due execution, delivery and performance by the Receiver of the Sale Agreement.
7. Upon delivery of the Receiver’s Closing Certificate together with a certified copy of this Order, this Order shall be immediately registered by the Land Titles Registrar notwithstanding the requirements of section 191(1) of the *Land Titles Act*, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed. The Land Titles Registrar is hereby

directed to accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of the Debtor and not in its personal capacity.

8. For the purposes of determining the nature and priority of Claims, net proceeds from sale of the Purchased Assets (to be held in an interest bearing trust account by the Receiver) shall stand in the place and stead of the Purchased Assets from and after delivery of the Receiver's Closing Certificate and all Claims including Encumbrances (but excluding Permitted Encumbrances) shall not attach to, encumber or otherwise form a charge, security interest, lien, or other Claim against the Purchased Assets and may be asserted against the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale. Unless otherwise ordered (whether before or after the date of this Order), the Receiver shall not make any distributions to creditors of net proceeds from the sale of the Purchased Assets without further order of this Court, provided however the Receiver may apply any part of such net proceeds to repay any amounts the Receiver has borrowed for which it has issued a Receiver's Certificate pursuant to the Receivership Order.
9. Except as expressly provided for in the Sale Agreement or by section 5 of the Alberta *Employment Standards Code*, the Purchaser (or its nominee) shall not, by completion of the Transaction, have liability of any kind whatsoever in respect of any Claims against the Debtor.
10. Upon completion of the Transaction, the Debtor and all persons who claim by, through or under the Debtor in respect of the Purchased Assets, and all persons or entities having any Claims of any kind whatsoever in respect of the Purchased Assets, save and except for persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Claim whatsoever in respect of or to the Purchased Assets, and to the extent that any such persons or entities remain in the possession or control of any of the Purchased Assets, or any artifacts, certificates, instruments or other indicia of title representing or evidencing any right, title, estate, or interest in and to the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser (or its nominee).
11. The Purchaser (or its nominee) shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for its own use and benefit without any interference of or by the Debtor, or any person claiming by, through or against the Debtor.

12. Immediately upon closing of the Transaction, holders of Permitted Encumbrances shall have no claim whatsoever against the Receiver.
13. The Receiver is directed to file with the Court a copy of the Receiver's Closing Certificate forthwith after delivery thereof to the Purchaser (or its nominee).

#### SEALING ORDER

15. The Clerk of the Court is hereby directed to seal the Confidential Second Report, pursuant to paragraph 16 of this Order.
16. The Confidential Second Report appended an unredacted copy of the Sale Agreement, shall be sealed on the Court file, notwithstanding Division 4 of Part 6 of the *Alberta Rules of Court* until the filing of the Receiver's Closing Certificate confirming that the sale of the Purchased Assets has been completed. The Clerk of this Honourable Court shall file the Confidential Second Report in a sealed envelope that sets out the style of cause of these proceedings and states:

THIS ENVELOPE CONTAINS CONFIDENTIAL SECOND REPORT OF MNP LTD., IN ITS CAPACITY AS RECEIVER AND MANAGER OF SEAMA SHALCHIMOGHADDAM PROFESSIONAL CORPORATION DATED FEBRUARY 1, 2023.

THE CONFIDENTIAL SECOND REPORT IS SEALED PURSUANT TO AN ORDER ISSUED BY THE HONOURABLE MADAM JUSTICE K. M. HORNER ON FEBRUARY 9, 2023, UNTIL THE FILING OF RECEIVER'S CERTIFICATE CONFIRMING THAT THE SALE OF THE PROPERTY, ASSETS AND UNDERTAKING OF THE DEBTOR HAS BEEN COMPLETED.

17. Any interested party may apply to this Court to vary or amend the provisions relating to the sealing of the Confidential Second Report on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, as this Court may order.

#### MISCELLANEOUS MATTERS

18. Notwithstanding:
  - (a) the pendency of these proceedings and any declaration of insolvency made herein;
  - (b) the pendency of any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c.B-3, as amended (the "BIA"), in respect of the Debtor, and any bankruptcy order issued pursuant to any such applications;

- (c) any assignment in bankruptcy made in respect of the Debtor; and
- (d) the provisions of any federal or provincial statute,

the vesting of the Purchased Assets in the Purchaser (or its nominee) pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a transfer at undervalue, settlement, fraudulent preference, assignment, fraudulent conveyance, or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

19. The Receiver, the Purchaser (or its nominee) and any other interested party, shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.
20. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Receiver, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
21. Service of this Order shall be deemed good and sufficient by serving the same on (i) the persons listed on the service list created in these proceedings, (ii) any other person served with notice of the application for this Order, (iii) any other parties attending or represented at the application for this Order, (iv) the Purchaser or the Purchaser's solicitors; and (v) posting a copy of this Order on the Receiver's website at: <https://mnpdebt.ca/en/corporate/corporate-engagements/ssmpc> and service on any other person is hereby dispensed with.
22. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



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J.C.K.B.A.

**SCHEDULE "A"**

COURT/ESTATE FILE NUMBER 2201-09578

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS SEAMA SHALCHI-MOGHADDAM PROFESSIONAL CORPORATION AND SEAMA SHALCHI-MOGHADDAM

DOCUMENT **RECEIVER'S CERTIFICATE**

**DLA PIPER (CANADA) LLP**  
1000, 250 – 2 Street SW  
Calgary, Alberta T2P 0C1

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Lawyer: Carole J. Hunter

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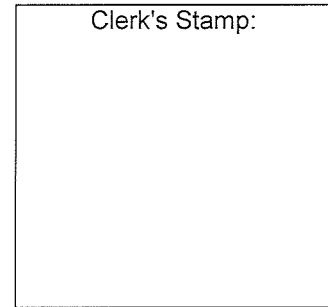
Fax Number: (403) 697 6600

Email address: carole.hunter@ca.dlapiper.com

File No. 016155-00036

**RECITALS**

- A. Pursuant to an Order of the Honourable Justice J. Sldnell of the Court of King's Bench of Alberta, Judicial District of Calgary (the "Court") dated September 2, 2022, MNP Ltd. was appointed as the receiver (the "Receiver") of the undertakings, property and assets of Seama Shalchi-Moghaddam Professional Corporation (the "Debtor").
- B. Pursuant to an Order of the Court dated February 9, 2023, the Court approved the agreement of purchase and sale made as of January 4, 2023, as amended pursuant to an amending agreement dated January 20, 2023 and a further amending agreement dated January 30, 2023 (the "Sale Agreement") between the Receiver and S. Randhawa Professional Dental Corporation (the "Purchaser") and provided for the vesting in (i) the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets (excluding the Lands) and (ii) M&M Wariach Holding Ltd. (the "Nominee") of the Debtor's right, title and interest in and to the Lands, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser





and the Nominee of a certificate confirming (i) the payment by the Purchaser (or its Nominee) of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 3 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its Nominee); and (iii) the Transaction has been completed to the satisfaction of the Receiver.

- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Sale Agreement.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser (or its Nominee) has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 3 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its Nominee); and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at **[Time]** on **[Date]**.

**MNP Ltd.**, in its capacity as Receiver of the undertakings, property and assets of Seama Shalchi-Moghaddam Professional Corporation, and not in its personal capacity.

Per; \_\_\_\_\_  
Name:  
Title:

**SCHEDULE "B"  
ENCUMBRANCES**

Personal Property

	<b>Secured Party</b>	<b>Registration No.</b>	<b>Registration Date / Expiry Date</b>	<b>Registration Type</b>	<b>Collateral</b>
1.	Royal Bank of Canada	18011919247	2018-Jan-19 / 2023-Jan-19	Security Agreement	All present and after-acquired property
2.	Royal Bank of Canada	18030622985	2018-Mar-06 / 2028-Mar-06	Security Agreement	As per Master Lease Agreement dated March 6 <sup>th</sup> , 2018 together with all inventory and equipment now or hereafter acquired by the debtor and financed by the secured party together with all attachments, accessories, accessions, replacements, substitutions, additions and improvements thereto, and all proceeds in any form derived directly or indirectly from any dealing with the collateral or proceeds thereof, and without limitation, money, cheques, deposits in deposit-taking institutions, goods, accounts receivable, rents or other payments arising from the lease of the collateral, chattel paper, instruments, intangibles, documents of title, securities, and rights of insurance payments of any other payments as indemnity or compensation from loss or damage to the collateral or proceeds of the collateral.

Real Property

	Registration No.	Date	Instrument	Particulars
<b>UNIT 304</b>				
1.	181 464 629	23/02/2018	Mortgage	Mortgagee: Royal Bank of Canada Collateral Security Team, Tor-Business Service Centre 36 York Mills Rd, 4 <sup>th</sup> Floor Toronto, On M2P 0A4 Original Principal Amount: \$355,000
2.	231 022 733	24/01/2023	Order	In favour of MNP Ltd. Receivership Order
<b>UNIT 306</b>				
1.	181 043 524	23/02/2018	Mortgage	Mortgagee: Royal Bank of Canada Collateral Security Team, Tor-Business Service Centre 36 York Mills Rd, 4 <sup>th</sup> Floor Toronto, On M2P 0A4 Original Principal Amount: \$320,000
2.	231 022 733	24/01/2023	Order	In favour of MNP Ltd. Receivership Order

**SCHEDULE "C"**  
**PERMITTED ENCUMBRANCES**

	Registration No.	Date	Instrument	Particulars
<b>UNIT 304</b>				
1.	981 401 728	22/12/1998	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 9813649
2.	981 401 729	22/12/1998	Restrictive Covenant	
3.	981 491 730	22/12/1998	Caveat	Restrictive Covenant
4.	991 039 532	10/02/1999	Caveat	Re: See Caveat Caveator - Douglasdale Estates Inc. c/o Rogers & Co 400, 1010 - 8 Ave SW Calgary, Alberta T2P 1J2 Agent - B Shaun Partridge
5.	991 099 581	15/04/1999	Caveat	Re: Easement
6.	011 043 045	14/02/2011	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 0110505
7.	071 033 203	22/01/2007	Utility Right of Way	Grantee: Enmax Power Corporation As to Portion or Plan: 0710346
8.	071 102 705	02/03/2007	Utility Right of Way	Grantee: ATCO Gas and Pipelines Ltd.
9.	071 244 394	18/05/2007	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 0712652
10.	071 271 156	01/06/2007	Restrictive Covenant	
11.	081 464 629	17/12/2008	Party Wall Agreement	See Instrument

	Registration No.	Date	Instrument	Particulars
<b>UNIT 306</b>				
1.	981 401 728	22/12/1998	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 9813649
2.	981 401 729	22/12/1998	Restrictive Covenant	
3.	981 401 730	22/12/1998	Caveat	Re: Restrictive Covenant
4.	991 039 532	10/02/1999	Caveat	Re: See Caveat Caveator - Douglasdale Estates Inc. c/o Rogers & Co 400, 1010 - 8 Ave SW Calgary, Alberta T2P 1J2 Agent - B Shaun Partridge
5.	991 099 581	15/04/1999	Caveat	Re: Easement
6.	011 043 045	14/02/2011	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 0110505
7.	071 033 203	22/01/2007	Utility Right of Way	Grantee: Enmax Power Corporation As to Portion or Plan: 0710346
8.	071 102 705	02/03/2007	Utility Right of Way	Grantee: ATCO Gas and Pipelines Ltd.
9.	071 244 394	18/05/2007	Utility Right of Way	Grantee: The City of Calgary As to Portion or Plan: 0712652
10.	071 271 156	01/06/2007	Restrictive Covenant	
11.	081 464 629	17/12/2008	Party Wall Agreement	See Instrument