

COURT/ESTATE FILE NUMBER 2201-09578

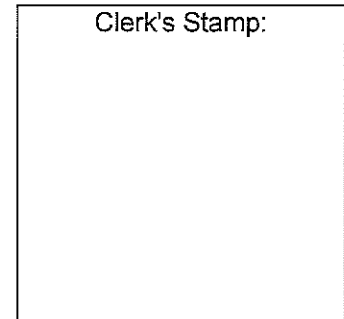
COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

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

DOCUMENT RECEIVER'S DISCHARGE CERTIFICATE



ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

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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.
- B. Pursuant to an Order of the Court dated February 9, 2023, the Court ordered, *inter alia*, the discharge of the Receiver to be effective upon the filing by the Receiver a certificate certifying the matters set out herein.

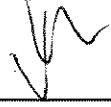
## THE RECEIVER HEREBY CERTIFIES THAT:

1. The Receiver is satisfied, in its discretion, that it has completed (i) all matters set out in paragraph 27 of the Second Report of the Receiver dated February 1, 2023 (the "Second Report") and (ii) all

steps it considers necessary or desirable to take, as set out in the Second Report and the Order of the Court dated February 9, 2023.

2. This Certificate was delivered by the Receiver at 10:30 a.m. on March 5, 2024.

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

Per,   
Name: Vanessa A. Allen  
Title: Senior V.P.

**Seama Shalchi-Moghaddam Professional Corporation ("SSM PC") o/a Douglasdale  
Dental  
Final Statement of Receipts and Disbursements  
For the Period From September 2, 2022 to March 5, 2024**

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		<u>Notes</u>
<b>Receipts:</b>		
Net proceeds from sale of assets	\$ 599,224	1
Cash held in financial institutions	31,449	2
Accounts receivable	23,171	3
GST collected	7,500	
GST refund	1,181	
Miscellaneous receipts	997	
<b>Total receipts:</b>	663,522	
<b>Disbursements:</b>		
Payment to secured creditors	459,758	4
Receiver's fees and disbursements	107,057	5
Receiver's legal fees and disbursements	35,042	6
Commission	24,000	7
GST Paid	8,682	
Condominium fees	7,808	8
Appraisals	7,097	9
Miscellaneous disbursements	6,613	
Property taxes	3,195	10
Insurance	1,746	11
Payment of Service Canada super priority claim	2,277	
Payment of CRA deemed trust claim	247	
<b>Total disbursements:</b>	663,522	
<b>Excess of receipts over disbursements:</b>	-	

**Notes - general:**

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1. On September 2, 2022, the Court of King's Bench of Alberta (the "Court"), as it is currently known, granted an Order appointing MNP Ltd. as Receiver over all of the current and future assets, undertakings and property of SSM PC (the "Assets").

**Notes - specific:**

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1. Represents the net proceeds from the sale of the Assets, as approved by the Court pursuant to a Sale Approval and Vesting Order granted on February 9, 2023.
2. Represents the amount held in SSM PC's bank account at CIBC at the date of receivership.
3. Represents the collection of accounts receivables due from various insurance providers.
4. Represents distributions approved by the Court pursuant to an Order, also granted on February 9, 2023.
5. Represents the Receiver's professional fees and disbursements to complete the administration of the estate.
6. Represents the Receiver's legal counsel's professional fees and disbursements to complete the administration of the estate.
7. Represents commission payable to Tier Three Brokerage Ltd. a division of Henry Schein.
8. Represents condominium fees payable for the period ended February 28, 2023.

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9. Represents payments to LPB Dental Services Ltd. for an opinion of value on the dental practice known as Douglasdale Dental and to Colliers International Realty Advisors Inc. for appraisal on the two condominium units located at suites 304 and 306, 11420 – 27th Street SE Calgary, Alberta (the "Condos").
10. Represents property taxes payable for 2022 for the Condos.
11. Represents a payment to CDSPI to continue insurance coverage during the receivership.