



Form 49
Rule 13.19] 104908



COURT FILE NO. 1801-04745
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF HILLSBORO VENTURES INC.
DEFENDANT CEANA DEVELOPMENT SUNRIDGE INC.

JS
Jan. 29, 2021
Justice Eidsvik

IN THE MATTER OF THE RECEIVERSHIP OF
CEANA DEVELOPMENT SUNRIDGE INC.

APPLICANT ALVAREZ & MARSAL CANADA INC. in its
capacity as Court-appointed Receiver and Manager of
the assets, undertakings and properties of CEANA
DEVELOPMENT SUNRIDGE INC.

DOCUMENT **AFFIDAVIT OF SERVICE**

ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS
DOCUMENT
Torys LLP
4600 Eighth Avenue Place East
525 - Eighth Ave SW
Calgary, AB T2P 1G1
Attention: Kyle Kashuba
Telephone: +1 403.776.3744
Fax: +1 403.776.3800
Email: kkashuba@torys.com
File No. 39108-2003

AFFIDAVIT OF SERVICE OF JAMIE WELSH

Sworn on December 31, 2020

I, Jamie Welsh, of the City of Calgary, in the Province of Alberta, Canada, MAKE OATH AND SAY THAT:

1. I am a Legal Assistant at Torys LLP and as such have personal knowledge of the matters herein deposed to, except where stated to be based upon information from another person, in which case I do verily believe the same to be true.
2. I served all parties on the Service List attached hereto as Exhibit "A" (the "**Service List**"), by sending the Order for approval of the activities, conduct and fees of Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the "**Receiver**") of the assets, undertakings and properties of Ceana Development Sunridge Inc., deposit refund to Karim Sharifat and the

sealing of Confidential Appendix 1 to the Receiver's Fourth Report, granted on December 10, 2020, by serving the same on December 22, 2020 by email and fax, and on December 23, 2020, by courier, to the addresses included on the Service List, except for the parties with incorrect addresses as noted in the Service List.

3. I also provided all parties on the Service List with correspondence from Mr. Kashuba dated December 11, 2020, which advised of, *inter alia*, the tentative January 14, 2021 hearing date; and lastly, I provided all parties on the Service List with correspondence from Mr. Kashuba dated December 18, 2020, which, *inter alia*, confirmed that the January 14, 2021 hearing date had been set down for 9:30 a.m. (as opposed to 10:00 a.m.), outlined the deadlines for filing and service of applicant and responding materials (January 4, 2021 and January 8, 2021 respectively), and enclosed the relevant WebEx details in respect of same.
4. Due to the circumstances of the COVID-19 pandemic, I am unable to be physically present to swear in this Affidavit. I, however, was linked by way of video technology to the Notary Public notarizing this Affidavit.
5. I make this Affidavit in respect of the service of the Order for the approval of Receiver's activities and fees, deposit refund to Karim Sharifat and sealing of Confidential Appendix 1 to the Receiver's Fourth Report, pronounced December 10, 2020, by the Receiver, for certain direction and relief from the Court.
6. I make this Affidavit for no improper purpose.


SWORN BEFORE ME at Calgary, Alberta, this
31st day of December 2020.

Commissioner for Oaths in and for the Province of
Alberta

Jaspreet K Mann
Barrister & Solicitor
A Commissioner for Oaths
in and for Alberta

Jamie Welsh

THIS IS EXHIBIT "A"
TO THE AFFIDAVIT OF JAMIE WELSH
SWORN BEFORE ME THIS 31ST DAY OF DECEMBER, 2020



Commissioner for Oaths and Notary Public
in and for the Province of Alberta

Jaspreet K Mann
Barrister & Solicitor
A Commissioner for Oaths
in and for Alberta

Service List

Party	Mode of Service	Representing
Torys LLP Suite 4600, 525 - 8 Avenue SW Eighth Avenue Place East Calgary, AB T2P 1G1 Attn: Kyle Kashuba Jessie Mann	Email: kkashuba@torys.com jmann@torys.com	Counsel to the Receiver
Alvarez & Marsal Canada Inc. Bow Valley Square IV 1100, 250 – 6 th Avenue SW Calgary, AB T2P 3H7 Attn: Orest Konowalchuk Chad Artem David Williams	Email: okonowalchuk@alvarezandmarsal.com cartem@alvarezandmarsal.com david.williams@alvarezandmarsal.com	Receiver and Manager of Ceana Development Sunridge Inc.
Dentons Canada LLP 850 – 2 nd Street SW Calgary, AB T2P 0R8 Attn: Derek Pontin	Email: derek.pontin@dentons.com	Counsel to Hillsboro Ventures Inc. Hillsboro - <i>*Instrument Registered against COT</i>
Glenn & Card LLP #100, 2886 Sunridge Way NE Calgary, AB T1Y 7H9 Attn: Thomas Glenn	Email: tfglenn@gclawyers.ca	Counsel to Ceana Development Sunridge Inc.
Bahadur (Bob) Gaidhar	Email: bg@ceana.ca	Guarantor / Shareholder
Shameer Gaidhar	Email: shameerg@mphones.ca	Representative of Bahadur
KH Dunkley Law Group 1915 32 Ave NE #20 Calgary, AB T2E 7C8 Attn: Khalil Haji	Email: khalil@khlawgroup.com	Former counsel to Ceana Development Sunridge Inc., with respect to purchase deposits
Burnett Duckworth & Palmer LLP 2400, 525-8 th Avenue SW Calgary, AB T2P 1G1 Attn: David LeGeyt	Email: dlegeyt@bdplaw.com	Counsel to Connect First Credit Union Ltd.
McLennan Ross LLP 1900 Eau Claire Tower 600-3 rd Avenue SW Calgary, AB T2P 0G5 Attn: Jamie Flanagan	Email: jflanagan@mross.com	Counsel to Emco Corporation Emco - <i>*Instrument Registered against COT</i>

Party	Mode of Service	Representing
McLennan Ross LLP 1900 Eau Claire Tower 600-3 rd Avenue SW Calgary, AB T2P 0G5 Attn: Jamie Flanagan	Email: jflanagan@mross.com	Counsel to Cold Frog Plumbing & Heating Inc. Cold Frog – <i>*Instrument Registered against COT</i>
Chibambo Law Firm 7 03 6 Ave SW Calgary, AB T2P 0T9 Attn: Tchupa Chibambo	Email: chibambolaw@telus.net	Counsel for 1989207 Alberta Ltd. (Purchaser)
Williamson Law 602 11 Avenue SW, Suite 416 Calgary, AB T2R 1J8 Attn: Chad Williamson	Email: chad@williamson.law	Counsel to Quantity Surveying Services International Ltd.
Demon Water Hauling Ltd. 11333-84 th Street SE Calgary, AB T2C 4T4 Attn: Jennifer Singer	Email: DemonWater1@gmail.com	<i>*Instrument Registered against COT</i>
Calgary Landscaper Ltd. 120, 4954 Richard Rd SW Calgary, Alberta T3E 6L1 Attn: Bernhard Penner <i>*Note: On Dec. 16, 2020, Purolator advised that the home at the address 293084 Township Road 263 Calgary, Alberta T4A 0N5 was boarded up – we had delivered to this address several times before and had not received a bounce-back. We have conducted a Corporate Search of the entity and the address noted therein is: 120, 4954 Richard Rd SW T3E 6L1</i> <i>*Note: Previous package delivered to 38048 Country Hills RPO Calgary, AB T3K 5G9 was returned to Tarys – the address is incorrect; however, a Google search of the subject indicates on a company Facebook page that the current address of this entity is: 293084 Township Road 263 Calgary, Alberta T4A 0N5</i>	Canada Post – Xpress Post	<i>*Instrument Registered against COT</i>
Field Law 400, 444-7 th Avenue SW Calgary, AB T2P 0X8 Attn: Kim Beachum	Email: kbeachum@fieldlaw.com	Counsel to Sunbelt Rentals of Canada Inc.

Party	Mode of Service	Representing
Field Law LLP 400 – 444 7 Avenue SW Calgary, AB T2P 0X8 Attn: Douglas Nishimura	Email: dnishimura@fieldlaw.com	Counsel to 1785337 Alberta Ltd. (Joint Venturee/Purchaser)
Field Law LLP 400 – 444 7 Avenue SW Calgary, AB T2P 0X8 Attn: Douglas Nishimura	Email: dnishimura@fieldlaw.com	Counsel to Sukhdeep S Dhaliwal, Mandeep S. Mavi, Rahul Kapoor and Sachin Sarna (Purchaser)
Edos Omorotionmwan, LL.M Barrister, Solicitor & Notary Public EO LAW Suite 110, 32 Westwinds Crescent N.E. Calgary, Alberta Canada T3J 5L3	Email: edosmo@eolaw.ca	Counsel for Central Halal Meat (Purchaser)
JSS Barristers 800, 304 - 8 Avenue SW, Calgary, Alberta T2P 1C2 Attn: William Katz	Email: katzw@jssbarristers.ca	Counsel to Alein Mounir
Masuch Law 125 - 8838 Blackfoot Trail SE Calgary AB T2J 3J1 Attn: Rick Seibel	Email: rick@masuchlaw.com	Counsel to Dr. Chinyem Dzwanda, JV Deposit Holder
Essential Quality Electrical Services 245 Mountain Park Drive SE Calgary, AB T2Z 2L2 Attn: Brian Scott	Canada Post – Xpress Post	<i>*Instrument Registered against COT</i>
Moore Wittman Phillips 307, 1228 Kensington Road NW Calgary, AB T2N 3P7 Attn: Christina Dao	Email: mjohnson@nucleus.com	Counsel to Super Save Fence Rentals Inc. Super Save - <i>*Instrument Registered against COT</i>
Moore Wittman Phillips 307, 1228 Kensington Road NW Calgary, AB T2N 3P7 Attn: Brian O. Phillips Q.C.	Email: bphillips@nucleus.com	Counsel to Alein Mounir (Purchaser / Joint Venturee)

Arkell Law 4620 Manilla Road SE Calgary, AB T2G 4B7 Attn: Martin J. Arkell	Email: martin@arkell-law.com	Counsel to CECA Holding Co. Ltd. (Purchaser) CECA - <i>*Instrument Registered against COT</i>
First West Law LLP 1501 1 St SW #100 Calgary, AB T2R 0W1 Attn: Ryan Moneo	Email: ryan@firstwest.com	Counsel to Eureka Prescriptions (Purchaser/Joint Venturee)
Wilson Laycraft Barristers & Solicitors 1601, 333 – 11 th Avenue SW Attn: Robert Stack	Email: rstack@wilcraft.com	Counsel to Amish Morjaria
Canadian Western Bank 2810-32 nd Avenue NE Calgary, AB T1Y 5J4	Fax: 403-250-8806	
Karim Sharifat 109 Cove Point Chestermere, Alberta T1X 1G1 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect/incomplete, September 2020.</i>	Mail	Purchaser
2035043 Alberta Ltd. (Simon Touchan) 670, 433 Marlborough Way NE Calgary, Alberta T2A 5H5	Email: simontouchan@gmail.com	Purchaser
Paul Ng 51 Hamptons Circle NW Calgary, Alberta T3A 5T2	Email: ngpaul68@gmail.com	Purchaser
Eureka Prescriptions 58 Hidden Spring Green NW Calgary, Alberta T3A 5N2	Email: megapharm@mail.com	Purchaser / Joint Venturee

1989207 Alberta Ltd. 1517-18 Avenue NW Calgary, Alberta T2M 0W9 <i>*Note: the subject address was obtained through a corporate search.</i> <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect (November 25, 2020).</i>	Mail	Purchaser / Joint Venturee
Central Halal Meat 205, 4655-54 Avenue NE Calgary, Alberta T3J 3Z4	Mail	Purchaser / Joint Venturee
Sukhdeep S. Dhaliwal & Mandeep S. Mavi 280181 Township Road 242 Chestermere, Alberta T1X 0M5 28 Castlebrook Place NE Calgary, Alberta T3J 1V8	Email: gdcl@live.com	Joint Venturee <i>*Instrument Registered against COT</i>
Dr. Mundi RR6, Site 6, Box 40 Conrad, Alberta T2M 4L5 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect, June 16, 2020.</i>	Mail	Joint Venturee / Purchaser
Manish Raval 8403 Ashworth Road SE Calgary, Alberta T2H 1R1	Mail	Joint Venturee / Purchaser
Usveer Singh Grewal & Mahinderpal Singh Sandhu 17 Coral Springs Park NE, Calgary AB, T3J 3R1	Mail	Purchaser
Zahir Karmali & Almas Karmali 207 Edgeland Rise NW Calgary, Alberta T3A 4G1	Email: nim@shaw.ca	Shareholder / Joint Venturee/ Purchaser

1396081 Alberta Ltd. 39 Panorama Hills Cres NW Calgary, Alberta T3K 5H7	Mail	Joint Venturee / Purchaser
Gurjit Singh Dhillon 1731 - 42 Street NE Calgary, Alberta T1Y 2L6	Email: gurjitdhillon77@gmail.com	Shareholder / Joint Venturee / Purchaser
Bhupinder Basati & Ravinder Kaur Basati Box 32, Site 6, RR6 LCD 9 Calgary, Alberta T2M 4L5 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect, June 16, 2020.</i>	Mail	Shareholder / Joint Venturee
909472 Alberta Ltd. 115 – 8 th Avenue SW Calgary, Alberta T2P 1B4	Mail	Shareholder / Joint Venturee
Shafique Kanji & Yasmin Kanji 243 Hidden Ranch Circle NW Calgary, Alberta T3A 5R2	Mail	Shareholder / Joint Venturee
1814121 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, Alberta T2E 7C8	Mail	Shareholder / Joint Venturee
1630374 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, Alberta T2E 7C8 <i>*Note: the subject address was obtained through a corporate search.</i>	Mail	Joint Venturee
854413 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, Alberta T2E 7C8 <i>*Note: the subject address was obtained through a corporate search.</i>	Mail	Joint Venturee
Fiazali and Parin Devji 15 Coral Springs Green NE Calgary, Alberta	Mail	Joint Venturee

T3J 3S5		
Gordon Piper 1062 Northmount Drive NW Calgary, Alberta T2L 0B9	Email: gpiper333@gmail.com	Joint Venturee
Asif and Simeen Bhanji 2424 Wall Street Vancouver, British Columbia V5T 1B8 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect/incomplete, June 2020.</i>	Mail	Joint Venturee
Nathan Professional Corporation 4528 Brisebois Drive NW Calgary, Alberta T2L 2G4	Mail	Joint Venturee
Mark Pugh 19 Ranchridge Road NE Calgary, Alberta T3G 1V7	Mail	Joint Venturee
Tarnbir K. Mundi RR6, Site 6, Box 40 LCD 9 Calgary, Alberta T2M 4L5 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect, June 16, 2020.</i>	Mail	Joint Venturee
Nan Investments Ltd. 3310 Country Village Park NE Calgary, Alberta T3K 0W5 <i>*Note: June 16, 2020 package delivered to the subject address was returned to Torys – the address is incorrect.</i>	Mail	Joint Venturee
Chem-Pet Process Tech P.O. Box 62064 407 Hawkwood Blvd NW Calgary, Alberta T3G 5S7 <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect;</i>	Mail	Joint Venturee

<p>however, a Google search of the subject entity indicates a Wayne Monnery (president of subject entity)'s CV indicates that the current address is:</p> <p>240 Hawkwood Drive N.W. Calgary, Alberta, Canada T3G 3M9</p>		
<p>1673300 Alberta Ltd. 122 Citadel Crest Green NW Calgary, Alberta T3G 4W4 <i>*Note: the subject address was obtained through a corporate search</i></p>	Mail	Joint Venturee
<p>QUANTITY SURVEYING SERVICES INTERNATIONAL LTD. 2 Douglasview Rd SE Calgary, Alberta T2Z 2S9</p>	Email: alex@qssi.ca	<i>*Instrument Registered against COT</i>
<p>Yorkfield Financial Corporation 110, 7330 Fisher Street SE Calgary, Alberta T2H 2H8 <i>*Note: the subject address was obtained through a corporate search.</i></p>	Mail	<i>*Instrument Registered against COT</i>
<p>2020 Law Group 110, 7330 Fisher Street SE Calgary, Alberta T2H 2H8</p>	Email: fraser@2020law.ca	Counsel to Paul MacMullin and Yorkfield Financial Corporation
<p>Mintz Law 410, 10339 – 124 St Edmonton Alberta T5N 3W1 Attention: Bruce Mintz <i>*Note: Address was pulled from the Law Society of Alberta website.</i></p>		Counsel to Trane Canada ULC. <i>*Instrument Registered against COT</i>
<p>Pipan and Nirmala Kumar 39 Panorama Hills Crescent NW Calgary, Alberta T3K 5H7</p>		Joint Venturee
<p>Saj Paleja</p>	Email: sajpaleja@gmail.com	Joint Venturee

Reliance Legal Group Commonwealth Centre Unit 1101, 3961 52 nd Avenue N.E. Calgary, Alberta T3J 0J7 Attention: Gurteg Singh Gill	Email: gsg@rlglaw.ca	Counsel to Gurjeet Dhillon
Century 21 Bravo Realty 3009 – 23 Street NE Calgary, AB T2E-7A4 Attention: Sarah Mastronardi	Email: sales@century21bravo.com	Conveyancing Administrator
Amish Morjaria c/o Robert Stack 1601, 333 – 11 Ave SW Calgary, Alberta T2R 1L9		
Ashok Morjaria Mridula Morjaria c/o Robert Stack 1601, 333 – 11 Ave SW Calgary, Alberta T2R 1L9		
Vogel Verjee 128 2 Avenue SE Calgary, AB T2G 5J5 Attention: Amanda Zalmanowitz	Email: azalmanowitz@vogelverjee.com	Counsel to Ceana Development Inc.
HMA Homes and Investment Ltd. 406 140 10 th Ave. SW Calgary, Alberta T2R 0A3 <i>*Note: on Dec. 17, 2020 we were provided a corp. search on this entity and address/email has since been updated</i> <i>*Note: June 16, 2020 package delivered to 1812, 608-9th Street SW Calgary, Alberta T2P 2B3 was confirmed by the homeowner's boyfriend (as homeowner was not home due to business) that the package should not be sent there as the homeowner was/is not affiliated with HMA Homes and Investment Ltd.– the address is incorrect.</i>	Email: gopal1111@gmail.com	Shareholder / Joint Venturee

1785337 Alberta Ltd. 44 Skyview Springs Rd NE Calgary, Alberta T3N 0C2 <i>*Note: on Dec. 17, 2020 we were provided a corp. search on this entity. While address is same as above, email has been updated</i> <i>*Note: the subject address was obtained through a corporate search</i> <i>*Note: homeowner called June 17, 2020 to confirm that they are not associated with the matter.</i>	Email: cal1ac@sm-cpa.ca	Joint Venturee
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The following are entities/individuals for which an address was not provided, but which the Receiver has requested Mr. Gaidhar provide.

Sameer and Aliya Dhalla		Joint Venturee
Amish Morjaria		Joint Venturee
Ashoke and Mridula Morjaria		Joint Venturee
Antony Retchaganathan and Sulochana Antony		Joint Venturee
Suleman Lakhani 114 Sage Hill Way NW Calgary, Alberta T3R 0H5 <i>*Note: June 16, 2020 package delivered to the subject address was returned to Torys – the address is incorrect.</i>		Joint Venturee
1965411 Alberta Ltd.	Email: drjmundi@gmail.com	Purchaser