

COURT FILE NUMBER 2101-00811
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY



PLAINTIFFS
CANTECH OILFIELD EQUIPMENT LTD.,
CELINA CAI XING LUO, HUI YANG XU,
CHRISTINE YIN HUI, FANG YANG, KING CHI
HUNG, CHUNG YIN SIU, BAO JING MA, SING
LIM YEO, YEE KEN YEO, HON HING CHOI
CHAN, JOY LING CHAN, QIN LU, DAOJING
FINANCIAL CONSULTING LTD., MAGGIE TING TING
HON, ROYAL GREENLAND COMMUNITY LTD.,
KA FAI PUI, NYUK JIN HUI, KAI WAH HUI,
BENJAMIN JOSHUA HUI, SARA FAROUK EL-QUTUB,
MAHER FAREED SHAMLAWI, NECEIB MOUSSA, SALLY
FARHAT, GANESHA INVESTMENTS LTD., JENIFER
SHABAN ALI, JAFFAR ALI, ZAHIDA REHANA KHAN,
SAHEED MOHAMMAD TAKI, MOHAMED HASSAN
KHATTAB, 2027498 ALBERTA LTD. and HARILEELA
INVESTMENTS LTD.

DEFENDANTS
ROXDALE GARDENS LTD., ROHIT SETHI also known as
ROY SETHI, ROHIT SETHI by and through his trustee
MELANIE J. LEIGH, YUVRAJ VERMA, YUVRAJ VERMA by
and through his trustee MELANIE J. LEIGH, VIKAS KWATRA,
and VIKAS KWATRA by and through his trustee MELANIE J.
LEIGH

AND IN THE MATTER OF THE RECEIVERSHIP OF
ROXDALE GARDENS LTD.

APPLICANT
FTI CONSULTING CANADA INC., in its capacity as Court-
appointed Receiver and Manager of the assets, undertakings and
properties of ROXDALE GARDENS LTD.

RESPONDENT
CANCOM ROXDALE INC.

DOCUMENT
COPIES OF CERTIFICATES OF TITLE

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 Number: 39586-2006



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 983 772 1821856;1;3 182 154 459 +3

LEGAL DESCRIPTION
PLAN 1821856
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 6.76 HECTARES (16.7 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;50;32;NE

MUNICIPALITY: LEDUC COUNTY

REFERENCE NUMBER: 152 073 405

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 154 459	25/06/2018	SUBDIVISION PLAN		

OWNERS

CANCOM ROXDALE INC.
OF 20,3908-97 ST
EDMONTON
ALBERTA T6E 6N2
(DATA UPDATED BY: CHANGE OF NAME 192015640)

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3300ED	25/01/1930	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:1866EO "DATA UPDATED BY: TRANSFER OF UTRW 5888 GH" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

 ENCUMBRANCES, LIENS & INTERESTS

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182 154 459 +3

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		OF WAY 022196930) (DATA UPDATED BY: CHANGE OF ADDRESS 092057662)
752 174 711	01/12/1975	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:1974EO "UTRW NO. CORRECTED BY 922385996 DEC. 10, 1992" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022180173) (DATA UPDATED BY: CHANGE OF ADDRESS 092058467)
842 114 570	24/05/1984	UTILITY RIGHT OF WAY GRANTEE - CAPITAL REGION SEWAGE COMMISSION. AS TO PORTION OR PLAN:8420134 "TAKES PRIORITY DATE OF CAVEAT 822212996 DATA UPDATED BY: TRANSFER OF UTRW 862159882"
892 119 736	24/05/1989	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF CAVEAT 022180023) (DATA UPDATED BY: CHANGE OF ADDRESS 092056394)
942 026 829	28/01/1994	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - PLAINS MIDSTREAM CANADA ULC. 1400, 607 8 AVE SW CALGARY ALBERTA T2A0A7 (DATA UPDATED BY: TRANSFER OF CAVEAT 942231047) (DATA UPDATED BY: TRANSFER OF CAVEAT 042313172) (DATA UPDATED BY: TRANSFER OF CAVEAT 082096070)
182 154 462	25/06/2018	CAVEAT RE : DEFERRED RESERVE CAVEATOR - LEDUC COUNTY. SUITE 101,1101-5 TH STREET NISKU ALBERTA T9E2X3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 154 459 +3

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
182 154 465	25/06/2018	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
182 154 466	25/06/2018	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
202 083 011	17/04/2020	BUILDER'S LIEN LIENOR - SCHEFFER ANDREW LTD. 605,10080 JASPER AVE EDMONTON ALBERTA T5J1V9 AGENT - SID J KOBEWKA AMOUNT: \$197,605 (DATA UPDATED BY: CHANGE OF ADDRESS 222052561)
202 136 178	02/07/2020	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - BATTLE RIVER COOPERATIVE REA LTD. BOX 1420 CAMROSE ALBERTA T4V1X3
202 157 563	04/08/2020	MORTGAGE MORTGAGEE - ROXDALE GARDENS LTD. #20, 3908-97 STREET EDMONTON ALBERTA T6E6N2 ORIGINAL PRINCIPAL AMOUNT: \$10,000,000
202 209 263	28/09/2020	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 202083011
212 081 204	07/04/2021	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - SAIMA AMIR ALI CAVEATOR - RAHIM KHAN ALI BOTH OF: C/O SOCKETT LAW 5118-50 AVENUE WETASKIWIN ALBERTA T9A0S6 AGENT - KENNETH R SOCKETT
212 126 005	05/06/2021	ORDER ORDER RESTRICTING DEALINGS RECEIVED: APRIL 27, 2021
212 128 249	09/06/2021	CERTIFICATE OF LIS PENDENS BY - JAVIER MOLINA BY - KAREN MOLINA (CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
212 128 250	09/06/2021	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 202157563
212 136 993	21/06/2021	CERTIFICATE OF LIS PENDENS
212 148 066	07/07/2021	CERTIFICATE OF LIS PENDENS
212 159 504	23/07/2021	CERTIFICATE OF LIS PENDENS
212 229 890	20/10/2021	ORDER AFFECTS INSTRUMENT: 202157563 SEE ORDER FOR AUTHORITIES
222 017 943	25/01/2022	WRIT CREDITOR - JATIN GOVIND CREDITOR - SATRUPA GOVIND BOTH OF: C/O 100, 12420-104 AVE EDMONTON ALBERTA T5N3Z9 DEBTOR - CANCOM ROXDALE INC. 20,3908-97 ST EDMONTON ALBERTA T6E6N2 AMOUNT: \$606,685 AND COSTS IF ANY ACTION NUMBER: 2103 03136
222 020 759	27/01/2022	WRIT CREDITOR - PAULO CEZAR SILVEIRA SILVA C/O 100, 12420-104 AVENUE EDMONTON ALBERTA T5N3Z9 DEBTOR - CANCOM ROXDALE INC. 20, 3908-97 STREET NW EDMONTON ALBERTA T6E6N2 AMOUNT: \$50,049 AND COSTS IF ANY ACTION NUMBER: 2103 07821
222 041 076	19/02/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - 1849241 ALBERTA LTD. 6, 604 MCALLISTER LOOP SW EDMONTON ALBERTA T6W1K8
222 056 691	10/03/2022	CAVEAT RE : ORDER PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - LEDUC COUNTY.

(CONTINUED)

 ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

 NUMBER DATE (D/M/Y) PARTICULARS

#101, 1101-5 STREET, NISKU
 ALBERTA T9E2X3
 AGENT - COLIN RICHARDS

222 080 478 06/04/2022 TAX NOTIFICATION
 BY - LEDUC COUNTY.
 101, 1101-5 STREET
 NISKU, ALBERTA
 T9E2X3

222 111 641 17/05/2022 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 202157563

222 122 539 30/05/2022 ORDER
 IN FAVOUR OF - FTI CONSULTING CANADA INC.
 RECEIVERSHIP ORDER

TOTAL INSTRUMENTS: 027

 PENDING REGISTRATION QUEUE

 DRR RECEIVED
 NUMBER DATE (D/M/Y) CORPORATE LLP TRADENAME LAND ID

D001TUE 08/03/2022 KIRWIN LLP
 780-448-7401
 CUSTOMER FILE NUMBER:
 26720/EAO` `

001 WRIT 0037 983 772

D001TU9 08/03/2022 KIRWIN LLP
 780-448-7401
 CUSTOMER FILE NUMBER:
 26720/EAO

001 WRIT 0037 983 772

D001X4D 11/03/2022 KIRWIN LLP
 780-448-7401
 CUSTOMER FILE NUMBER:
 26801/EAO

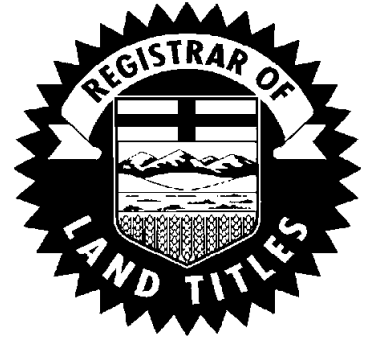
001 WRIT 0037 983 772

TOTAL PENDING REGISTRATIONS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF MAY,
2022 AT 01:30 P.M.

ORDER NUMBER: 44559535

CUSTOMER FILE NUMBER: 39586-2006



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 983 780 1821856;1;4 182 154 459 +4

LEGAL DESCRIPTION
PLAN 1821856
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.79 HECTARES (6.89 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;50;32;NE

MUNICIPALITY: LEDUC COUNTY

REFERENCE NUMBER: 152 073 405

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 154 459 25/06/2018 SUBDIVISION PLAN

OWNERS

CANCOM ROXDALE INC.
OF 20,3908-97 ST
EDMONTON
ALBERTA T6E 6N2
(DATA UPDATED BY: CHANGE OF NAME 192015640)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

892 119 736 24/05/1989 CAVEAT
RE : AMENDING AGREEMENT
CAVEATOR - ALTALINK MANAGEMENT LTD.
2611 - 3 AVE SE
CALGARY
ALBERTA T2A7W7
(DATA UPDATED BY: TRANSFER OF CAVEAT
022180023)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

182 154 459 +4

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: CHANGE OF ADDRESS 092056394)

942 026 829 28/01/1994 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - PLAINS MIDSTREAM CANADA ULC.
1400, 607 8 AVE SW
CALGARY
ALBERTA T2A0A7
(DATA UPDATED BY: TRANSFER OF CAVEAT
942231047)
(DATA UPDATED BY: TRANSFER OF CAVEAT
042313172)
(DATA UPDATED BY: TRANSFER OF CAVEAT
082096070)

182 154 466 25/06/2018 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

202 083 011 17/04/2020 BUILDER'S LIEN
LIENOR - SCHEFFER ANDREW LTD.
605,10080 JASPER AVE
EDMONTON
ALBERTA T5J1V9
AGENT - SID J KOBEWKA
AMOUNT: \$197,605
(DATA UPDATED BY: CHANGE OF ADDRESS 222052561)

202 157 563 04/08/2020 MORTGAGE
MORTGAGEE - ROXDALE GARDENS LTD.
#20, 3908-97 STREET
EDMONTON
ALBERTA T6E6N2
ORIGINAL PRINCIPAL AMOUNT: \$10,000,000

202 209 263 28/09/2020 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 202083011

212 126 005 05/06/2021 ORDER
ORDER RESTRICTING DEALINGS
RECEIVED: APRIL 27, 2021

212 128 249 09/06/2021 CERTIFICATE OF LIS PENDENS
BY - JAVIER MOLINA
BY - KAREN MOLINA

212 128 250 09/06/2021 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 202157563

212 136 993 21/06/2021 CERTIFICATE OF LIS PENDENS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 154 459 +4

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
212 148 066	07/07/2021	CERTIFICATE OF LIS PENDENS
212 229 890	20/10/2021	ORDER AFFECTS INSTRUMENT: 202157563 SEE ORDER FOR AUTHORITIES
222 017 943	25/01/2022	WRIT CREDITOR - JATIN GOVIND CREDITOR - SATRUPA GOVIND BOTH OF: C/O 100, 12420-104 AVE EDMONTON ALBERTA T5N3Z9 DEBTOR - CANCOM ROXDALE INC. 20,3908-97 ST EDMONTON ALBERTA T6E6N2 AMOUNT: \$606,685 AND COSTS IF ANY ACTION NUMBER: 2103 03136
222 020 759	27/01/2022	WRIT CREDITOR - PAULO CEZAR SILVEIRA SILVA C/O 100, 12420-104 AVENUE EDMONTON ALBERTA T5N3Z9 DEBTOR - CANCOM ROXDALE INC. 20, 3908-97 STREET NW EDMONTON ALBERTA T6E6N2 AMOUNT: \$50,049 AND COSTS IF ANY ACTION NUMBER: 2103 07821
222 041 076	19/02/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - 1849241 ALBERTA LTD. 6, 604 MCALLISTER LOOP SW EDMONTON ALBERTA T6W1K8
222 056 691	10/03/2022	CAVEAT RE : ORDER PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - LEDUC COUNTY. #101, 1101-5 STREET, NISKU ALBERTA T9E2X3 AGENT - COLIN RICHARDS
222 080 478	06/04/2022	TAX NOTIFICATION BY - LEDUC COUNTY. 101, 1101-5 STREET

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF MAY,
2022 AT 01:30 P.M.

ORDER NUMBER: 44559535

CUSTOMER FILE NUMBER: 39586-2006



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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.