

Ontario

MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY  
Ministère des Services au public et aux entreprises

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5. at / à

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6. the / le **2024-02-06**

7. by / par

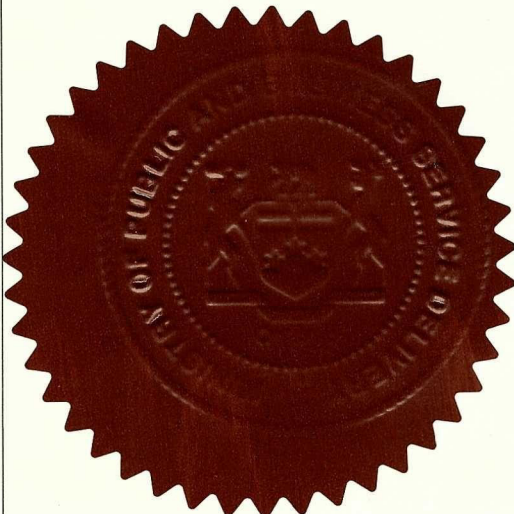
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### 委托书

委托人： 女， 生：公民身份号码：  
护照号： ， 住址： 2000 Avenue, Markham, Ontario

受托人： 男 1977年11月 日出生，公民身份号码：  
住址： 室

委托事项：  
委托人 名下拥有座落于上海市 的房产，该房产的房地产权证编号： 号。现拟出售，因委托人现居加拿大不便亲自到场办理出售此房产，特委托 为受托人，全权代表我办理出售该房产的所有有关事宜，并签署相关文件

1. 代为办理不动产权利的转移登记手续，签署有关不动产登记部门文件和缴纳相关费用
2. 若需要，经委托人确认后收到出售房款项后，代为向购买方开具已收取款项的收据
3. 代为交房，代为办理水，电，燃气，有线电视，电话，宽带等物业过户，销户手续及维修基金更名手续等相关配套实施过户手续
4. 代为办理审税手续，代为向不动产登记部门及税务机关等相关部门调取上述不动产的相关材料
5. 代为办理纳税申报，核价手续；代为办理申请税收不征，减免等涉税事宜；代为支付上述不动产买卖过程中申报应付之相关税费及其他合理之费用并作相关承诺
6. 代为协助买房办理房产征免税免认定手续，签署相关文件
7. 代为办理户口查询，迁移，落实等手续，签署相关文件
8. 若上述房屋出现无法买卖交易的情形，受托人有权代表委托人办理撤销上述房屋买卖交易的相关手续并领取产权证，办理退件退税等事项手续

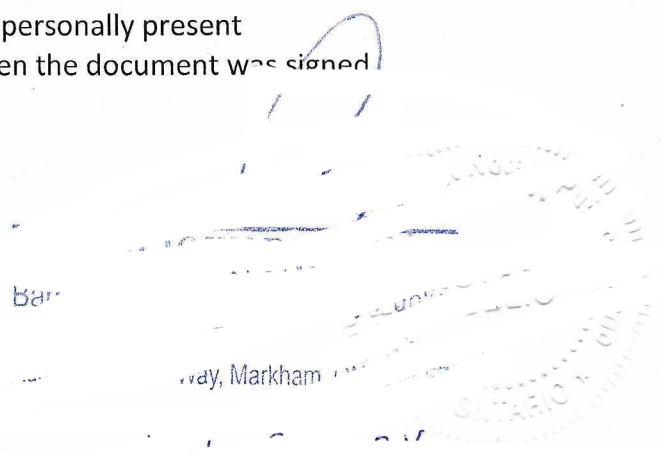
委托期限，自即日起至上述委托事项办理完毕为止。

受托人在上述委托权限及期限内，代表委托人就上述不动产所签署的法律文件，实施的法律行为及产生的法律后果，委托人均可予以认可。受托人无权转让委托权

委托人（签名）： 1

日期：2024.02.03

I as personally present  
When the document was signed



-Translation-

### Power of Attorney

**Principal:** [Redacted], born on O [Redacted], with the ID number [Redacted]

Passport number: E [Redacted], address: [Redacted] Brook Ave Toronto ON M6E [Redacted]

**Trustee:** [Redacted], male, born on J [Redacted], with the ID number of [Redacted]

Address: [Redacted] [Redacted] t, Shanghai

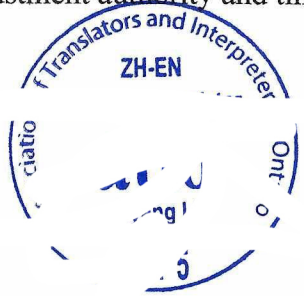
**Entrusted matters:**

I, [Redacted] the principal, own a property located at [Redacted] [Redacted] [Redacted] with the property ownership certificate number: L [Redacted] [Redacted] I am now planning to sell this property. As I am currently residing in Canada and unable to personally attend the sale, I hereby authorize [Redacted] as the trustee to fully represent me in all matters related to the sale of this property and sign relevant documents.

1. Handle the transfer registration procedures of real estate rights, sign relevant documents of real estate registration department and pay relevant fees on my behalf;
2. If necessary, upon confirmation by the principal to have received the house payment, issue a receipt for the received amount to the buyer on my behalf;
3. Hand over the house, handle the transfer procedures of water, electricity, gas, cable TV, telephone, broadband and other property services, cancel the household registration procedures and rename the maintenance fund and other related supporting procedures on my behalf;
4. Handle the tax examination procedures, and collect the relevant materials of the above-mentioned real estate from the real estate registration department, tax authorities and other relevant departments on my behalf;
5. Handling tax declaration and price verification procedures; Handle tax-related matters such as tax exemption, reduction and exemption; Pay the relevant taxes and other reasonable expenses declared and payable in the above-mentioned real estate trading process and make relevant commitments on my behalf;
6. Assist in handling the procedures for property tax exemption and sign relevant documents for purchasing a house on my behalf;
7. Handle household registration inquiry, migration, implementation and other procedures, and sign relevant documents on my behalf;
8. If the aforementioned real estate can't be traded, the trustee has the right to handle the relevant procedures of canceling transaction of the aforementioned real estate, collect the Real Estate Ownership Certificate, and handle cancellation of transaction and tax refund on my behalf.

The term of entrustment is from now until the above entrusted matters are completed.

I, the principal, acknowledge the legal documents signed by the trustee on my behalf, the legal acts carried out and the legal consequences arising from the above-mentioned real estate within the above-mentioned entrustment authority and time limit. The trustee has no right to delegate.



Principal (Signature):

Date: February 03, 2024