



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

APOSTILLE
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5. at / à

Toronto, Ontario

6. the / le **2025-02-07**

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委托书

委托人：[REDACTED]，出生日期：[REDACTED]，身份证件号码：[REDACTED]
受托人：[REDACTED]，出生日期：[REDACTED]，身份证件号码：[REDACTED]

委托人因故无法亲自办理出售位于上海市虹口区[REDACTED]相关事宜，特委托受托人[REDACTED]为委托人的代理人，就上述房地产代表委托人办理下列附录中所列的第壹到拾陆项（共计 16 项）事项，受托人有转委托权。

凡受托人在上述委托权限内代理委托人就上述房地产所实施的法律行为及所造成的法律后果，委托人均予以认可。上述委托的期限自委托人签署本委托书之日起至[REDACTED]年[REDACTED]月[REDACTED]日止。

委托人（签名）：[REDACTED]

日期：[REDACTED]

附录：

- 壹、代为签订定金协议、房地产买卖合同及相关协议、房地产买卖合同解除协议；
- 贰、代为办理不动产转移登记手续，代为签署不动产登记部门的相关登记文件；
- 叁、代为办理转按揭相关手续（包括签署相关文件）；
- 肆、代为申请及办理还贷、退保手续，代为办理抵押登记注销手续、代为领取有关注销抵押材料（包括签署有关文件、领取保险费、领取结清证明、他项权利证明等）；
- 伍、代为办理有关合同公证，领取公证书；
- 陆、代为配合买受方办理贷款的相关事宜（包括签署相关文件）；
- 柒、代为配合买受方办理房产税征免认定手续（包括签署相关文件）；
- 捌、代为办理审税、综合受理、配合承诺是否满五唯一等交易相关手续并签署相关文件；
- 玖、代为向开发商、不动产登记部门及税务机关调取相关材料；
- 拾、代为办理交房（包括维修基金、电话、有线电视、水、电、煤气等过户、销户手续）；
- 拾壹、代为向银行、外汇管理局、税务局等部门办理上述房地产出售所得价款的购汇、结汇、换汇等手续（包括提出申请、领取编码证明、开具相关证明、转帐、划帐等相关事宜）；
- 拾贰、代为申请及办理不动产权证书挂失、密码单挂失、重置，补办、领取不动产权证书及密码单；
- 拾叁、代为办理网签合同身份信息核验并签署相关文件；
- 拾肆、代为支付上述房地产出售过程中应付之相关税费；
- 拾伍、代为办理上述房地产资金监管相关事宜；
- 拾陆、代为办理上述房地产出售过程中的其他相关事宜。

I [REDACTED]

Feb 06, 2025

Power of Attorney

Principal: [REDACTED] Female, Date of Birth: [REDACTED], Identification Number: [REDACTED]

Trustee: [REDACTED] Male, Date of Birth: [REDACTED], Identification Number: [REDACTED]

Due to certain circumstances, the Principal is unable to personally handle matters related to the sale of the property located at Room [REDACTED] [REDACTED] District, Shanghai. The Principal hereby appoints [REDACTED] as the Trustee to act on behalf of the Principal in handling the 16 matters listed in the Appendix concerning the aforementioned real estate. The Trustee has the right to delegate this authority to another party.

The Principal acknowledges and accepts all legal actions performed and legal consequences incurred by the Trustee within the scope of this authorization regarding the aforementioned property.

The validity period of this Power of Attorney shall commence from the date of signing and shall remain effective until December [REDACTED]

Date: [REDACTED]

Appendix:

1. Sign the deposit agreement, real estate sales contract, and other related agreements, as well as the termination agreement of the real estate sales contract on behalf of the Principal.
2. Handle real estate ownership transfer registration and sign all necessary documents with the real estate registration authority on behalf of the Principal.
3. Process mortgage transfer procedures, including signing relevant documents on behalf of the Principal.
4. Apply for and handle loan repayment and insurance refund procedures, cancel mortgage registration, and collect relevant documents for mortgage cancellation (including signing documents, receiving insurance refunds, settlement certificates, and property rights certificates) on behalf of the Principal.
5. Handle notarization of relevant contracts and collect notarized documents on behalf of the Principal.
6. Assist the buyer in processing mortgage-related matters, including signing necessary documents on behalf of the Principal.
7. Assist the buyer in the property tax assessment and exemption procedures, including signing necessary documents on behalf of the Principal.
8. Handle tax assessment, comprehensive processing, and confirm whether the property qualifies for the five-year sole property tax exemption, as well as sign related documents on behalf of the Principal.
9. Retrieve necessary documents from the developer, real estate registration authority, and tax authorities on behalf of the Principal.
10. Manage property handover procedures, including ownership transfer and cancellation of accounts for maintenance funds, telephone, cable TV, water, electricity, and gas on behalf of the Principal.
11. Handle foreign exchange transactions related to the proceeds from the property sale, including application submission, obtaining transaction approval codes, issuing relevant certificates, and completing bank transactions on behalf of the Principal.
12. Apply for and handle the loss report of real estate ownership certificates, loss report of password slips, reset, reissue and receive real estate ownership certificates and password slips on behalf of the Principal.
13. Verify identity information for the online contract signing system and sign necessary documents on behalf of the Principal.
14. Pay relevant taxes and fees incurred during the property sale on behalf of the Principal.
15. Handle fund supervision matters related to the sale of the property on behalf of the Principal.
16. Manage any other matters related to the sale of the property on behalf of the Principal.