



(2023)多领认字第 000 号

兹证明前面文书上加拿大安大略省政府和消费者服务厅的印章和 的签字均属实。

该文书内容由出文机构负责。

中华人民共和国
驻多伦多总领事馆
领事

2023年0月1日





MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY

I HEREBY CERTIFY AS FOLLOWS:



of the Province of Ontario, whose name is subscribed to the attached Instrument, was, at the time of subscribing thereto, a **NOTARY PUBLIC** in and for the Province of Ontario, Canada, duly commissioned and duly authorized by the laws thereof to administer oaths, to take affidavits and to certify the proof of deeds and other instruments in writing to be recorded within the said Province.

FURTHER CERTIFY THAT I have compared the signature of the said **NOTARY PUBLIC** subscribed to the attached Instrument with the specimen signature of the said **NOTARY PUBLIC** filed in this office and verily believe the said signature to be genuine; and THAT I have compared the impression of the Seal of the said **NOTARY PUBLIC** appearing on the attached Instrument with the specimen of the Seal filed in this office and verily believe the impression of the Seal to be genuine.

IN TESTIMONY WHEREOF I have hereunto set my Hand and affixed the Seal of the Ministry of Public and Business Service Delivery of the Province of Ontario at the City of Toronto in the said Province this nineteenth day of December, A.D. 2022.



for the MINISTER OF PUBLIC AND BUSINESS SERVICE DELIVERY



委托书

委托人：[REDACTED] 女，[REDACTED] 年 [REDACTED] 月 [REDACTED] 日出生，公民身份号码：[REDACTED]

受托人：[REDACTED] 男，[REDACTED] 年 [REDACTED] 月 [REDACTED] 日出生，公民身份号码：[REDACTED]

委托人[REDACTED]因不便亲自到场办理出售位于上海市[REDACTED]区[REDACTED]路[REDACTED]号地下1层车[REDACTED]及[REDACTED]地下1层车位[REDACTED]的不动产的相关事宜[REDACTED]房产的不动产权证书号码：沪（[REDACTED]）嘉字不动产权第[REDACTED]号；权利人：[REDACTED]特委托受托人[REDACTED]为本委托人的代理人，就上述不动产代表委托人办理下列事项：

- 一、代为签订定金协议、房地产买卖合同等与出售上述不动产相关的合同、文件（如有需要，代为办理买卖合同公证、领取公证书）；
- 二、代为办理网签合同的身份核验手续以及备案登记手续；
- 三、代为到不动产登记部门查询、调取上述不动产的产权信息；
- 四、代为配合买方办理购房贷款（银行贷款和/或公积金贷款）手续并签署相关文件；
- 五、如有需要，经委托人确认收到售房款项后，代为向购买方开具已收取款项的收据；
- 六、代为办理不动产权利的转移登记手续，签署相关不动产登记部门文件；
- 七、如有需要，代为办理不动产权证书的密码挂失、修改等手续并领取新的密码凭证；
- 八、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；
- 九、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（包括如有需要，代为签署承诺出售的上述房屋系满五年家庭唯一生活用房的承诺书）；
- 十、代为协助买方办理房产税征免认定手续、签署相关文件；
- 十一、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；
- 十二、代为向银行、外汇管理局、税务局等部门办理上述不动产出售所得价款的购汇、换汇等手续（包括提出申请、领取编码证明、开具相关证明、转账、划账等相关事宜）。

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，委托人均予以认可。受托人无转委托权。

委托人：[REDACTED] 签名：[REDACTED]

日期：2022-11-11

I was personally present
when the document was signed

Barthel & Son

College St. To

DEC. 18. 2022