

**CONTINUING POWER OF ATTORNEY FOR PROPERTY**

**This Continuing Power of Attorney for property** is given by **HATEM MAHER ELAFANY**, (D.O.B. 30th August, 1966), residing at 102, Old Hill St., Richmond Hill, Ontario, Canada L4C 9V1 and intend to purchase Condominium Unit 804, Level 8 NOIR (NW), PSV (2), 425 Burnhamthorpe Road (W), Ontario, CANADA.

**1. APPOINTMENT**

I appoint **ABDULLATIF ISMAIL** ( D.O.B.: 17 October 1960), residing at 5311, Terry Fox Way, Mississauga, Ontario, Canada: L5V 0C5 to be my attorney to sign any agreement, waivers with the builder, or handle any matter or sign any property documents related to purchase of the subject property at Unit 804, Level 8 NOIR (NW), PSV (2), 425 Burnhamthorpe Road (W), Ontario, CANADA.

**2. POWER TO MANAGE PROPERTY**

I authorize my attorney(s) for property to do, on my behalf, anything that I can lawfully do by an attorney including purchase and specifically anything in respect of purchase of property , signing the agreement, waivers and any property documents that I could do if capable, except, make a will, subject to any conditions or restrictions set out in this document.

**3. CONTINUING POWER**

This is a continuing power of attorney. It may be intention and I so authorize my attorney(s) that the authority given in this continuing power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 on the Substitute Decision Act, 1992, Canada.

**4. LITIGATION GUARDIAN**

My attorney(s) shall have the authority to act as my litigation guardian if one is required to commence, continue, defend or represent me in any court proceeding.

**5. FAMILY LAW ACT CONSENT**

If applicable, if my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under part II of the Family Law Act, I authorise the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act, Canada.

**6. INSTRUCTION, CONDITIONS AND RESTRICTIONS**

If applicable, if my spouse has been designated as Attorney and if after the execution of this document, my spouse and I are legally separated or divorced , any rights and powers granted to my spouse by this document shall immediately terminate on such legal separations.



## 7. REVENUE CANADA

Our attorney(s) for property is my "legal representative" for all purposes of the Income Tax Act, R.S.C. 1985, c. 1 (5<sup>th</sup> Supp), with respect to any dealings with the Government of Canada, or any institute controlled by the Government of Canada.

## 8. EFFECTIVE DATE

Unless otherwise stated in this document, this continuing power of attorney comes into effect on the date it is signed and witnessed. **This continuing Power of Attorney is irrevocable.**

## 9. REVOCATION

Any prior power of attorney for property or any prior power of attorney which affects my property given by me, except a power of attorney given to a bank or financial institution for the purpose of transacting our business with that bank or financial institution, is hereby revoked.

## 10. CAPACITY OF GRANTOR

In making this power of attorney, I am aware:

- (a) Of the nature, extent and approximate value of my property;
- (b) Of the obligations I owe to our dependants (as defined in the Substitute Decisions Act, 1992);
- (c) That my attorney will be able to on my behalf anything in respect of property that I could do if capable, except, Selling of the property, make a Will, subject to any conditions and restrictions set out in this document.;
- (d) That my attorney must account for his or her dealings with my property;
- (e) That I may ,while capable, revoke this power of attorney;
- (f) That the value of my property administered by my attorney may decline unless he or she manages it prudently; and,
- (g) That there is a possibility that my attorney could misuse the authority given to him or her by this power of attorney.

## 11. COMPENSATION

My attorney may take compensation out of my property for any work done in connection with this continuing power of attorney for property by him, her or them in accordance with the prescribed fee scale established pursuant to sections 40(1) and 90 of the Substitute Decisions Act, 1992, Canada for the compensation of attorneys under a continuing power of attorney.

**PROPERTY:** Subject property for Power of Attorney : Unit 804, Level 8 NOIR (NW), PSV (2), 425 Burnhamthorpe Road (W), Ontario, CANADA

12. SIGNATURE: \_\_\_\_\_



Date : June 21, 2012

**HATEM MAHER ELAFANY**

### 13. WITNESS STATEMENT AND SIGNATURE

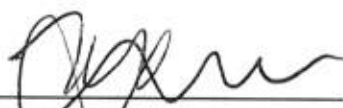
We have no reason to believe that the grantor is incapable of giving a continuing power of attorney for property or making decisions in respect of which instructions are contained in this power of attorney. We have signed this power of attorney in the presence of the person whose name appears above and in the presence of each other. Neither one of us is:

- a) The attorney(s) named in this power of attorney nor a spouse or partner (as defined in the Substitute Decisions Act, 1992, Canada) of the named attorney(s);
- b) A spouse or partner of the grantor;
- c) A child of the grantor person whom the grantor has demonstrated a settled intention to treat as his or her child;
- d) A person whose property is under guardianship or who has a guardian of the person; or,
- e) A person who is less than eighteen years old.

WITNESS # 1:  Date: June 21, 2012

Name: JASMINE ALMEIDA

Address : #300, 151 City Centre Drive, Mississauga, Ontario, Canada

WITNESS # 2:  Date: June 21, 2012


Name: ~~KTADH ALMEIDA~~ NICOLE TRAN

Address : #300, 151 City Centre Drive, Mississauga, Ontario, Canada

This Continuing Power of Attorney consist total three pages.

Signed and executed before me on this June 21, 2012 at Mississauga, Ontario, Canada.



  
**PRASHANT RAI**  
 Barrister & Solicitor, Notary Public  
 2565 Steeles Ave. East, Unit 10  
 BRAMPTON, ON L6T 4L6  
 Tel: 905-463-2088

H.M

