

(PoA) #1604 PSV2

GENERAL POWER OF ATTORNEY FOR PROPERTY

I, **Mohamed Mohyeldine Mohamed Zaki Sabry**, Egyptian National, holder of Egyptian passport No. **A00767917**, do hereby appoint, nominate and constitute my daughter, **Mona Mohamed Sabry**, Canadian Citizen, holder of Canadian Citizenship Card No. **6858081** to act as my Attorney and to look after all my affairs in my absence. In my name and on my behalf my Attorney shall do and execute all or any of the following acts and deeds:-

- 1- Manage all my properties, movable and immovable, now owned and possessed by me or which I may possess in future, do all such lawful acts as the said Attorney may consider necessary and expedient for my advantage as the case may be and for my properties and in particular to improve them, lease them, collect all rents and profits and take all lawful proceedings and means by suits or any other actions for recovery of and receiving the rents and otherwise for managing these properties of mine;
- 2- Manage all my assets, my Attorney is hereby authorized to sign for me and on my behalf and do all such lawful acts as the said Attorney may consider necessary and expedient for my advantage as the case may be;
- 3- Sell real estate properties purchased by me in my name or jointly with others, including but not limited to:
 - **Suite 1504, Unit 4, Level 14, Tower Two- Parkside Village (PSV), Amacon Development (City Centre) Corp- purchased by me in June 2012;**
 - **Suite 1505, Unit 5, Level 14, Tower Two - Parkside Village (PSV), Amacon Development (City Centre) Corp - purchased by me in June 2012;**
 - **Suite 1604, Unit 4, Level 15, Tower Two - Parkside Village (PSV), Amacon Development (City Centre) Corp -purchased jointly by me and my daughter Mona Mohamed Sabry.**
- 4- From time to time purchase, take on lease or mortgage or otherwise acquire and hold properties movable or immovable, as may be thought necessary or expedient, on my behalf. Execute transfer instruments, conveyance or other deeds in respect of property purchased or sold;
- 5- Pay necessary cost, taxes, outgoing charges, expenses and dues in respect of the property purchased. Apply for and obtain no objection certificate from anybody or bodies in respect of agreement of purchase or sale of the property and do all acts, deeds, matters and things necessary for obtaining such certificates, in connection with the property;
- 6- Deal and correspond with all Government Departments and Ministries, Non-Governmental Organizations and Private companies. For such action, sign any document as may be required by the concerned authorities;
- 7- Deal and correspond with utilities, telephone & internet companies for installing, transferring or cancelling services. For such action, sign any document as may be required by the concerned authorities.
- 8- Enter into, make, sign, execute, deliver, acknowledge and perform any contract or contract/s, undertaking or any other writings required by any Bank in Canada. Communicate and give undertakings to Banks or any other authority prescribed by the law. Sign, verify the written statements, objections, memorandum of appeals and applications of all kinds and file them with any authority;
- 9- Pay off, apply for, and request renewal of the home mortgage loans including but not limited to the properties listed above. For such action, sign any document, application, mortgage undertakings as may be required by the Bank;

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- 10- Open, operate, close, transfer, bank accounts, and sign and/or endorse my name to any cheque or other negotiable instruments, drafts, fixed or call or time deposit- receipts and securities or investments of any kind and transfer forms, dividend warrants, interest coupons, refund orders or other similar instruments;
- 11- Collect dividends and duly discharge dividend warrants by issuing valid receipts in respect of the shares/debenture belonging to me and represent me as and when necessary before such authority or authorities or companies for the purpose of taking delivery of the shares, dividend warrants and bonus shares that may be issued by any company whose shares are possessed by me and owned by me or may be possessed by me or owned by me in future and to attend as a proxy in company meetings and to give vote or votes;
- 12- Receive moneys due to me and sign receipts, apply for shares/ debenture/ rights application in public limited companies sign application forms, dispose them at prices considered proper by the said Attorney, sign transfer deeds or other similar instruments on my behalf;
- 13- Invest any of my moneys in or upon any of the Government securities, Unit Trust, Bonds, promissory notes, shares, debentures, Mutual Fund, and Bank Deposits, Corporate bodies, limited companies, firms and institutions or any scheme which may be introduced in future by any of the authorities in my name singly or jointly with others and from time to time to vary the said investments, deposit in banks or in any public or corporate bodies and withdraw them, renew them for such periods as deemed fit by my Attorney and to draw and to collect, interest and other amounts as and when they become due;
- 14- Make and file Income-tax returns on my behalf and represent me before any of the concerned authorities including appellate bodies in such proceedings, and appeals and revisions in such proceedings;
- 15- Examine, adjust, negotiate and settle all accounts and reckoning to compound for any debt due or owing by me;
- 16- Vote at the meetings of any company or corporate bodies or condominium owners or anybody including meeting called by contractors, builders, Promoters, Tenants or members or owners of a house or building where I or my Attorney have bought or owned a condominium or have other interest or where otherwise act as my proxy as the case may be or representative or appoint proxies in respect of any property, share debenture etc. now held by me or which may hereafter be acquired in my name by the said Attorney;
- 17- Pay insurance premium on my life policies or on my properties and have correspondence with the concerned authority on all attendant matters and sign all forms, claims, settlements etc;
- 18- Commence, institute, file, carry on, continue, prosecute, defend, answer or oppose all actions, suits, writ petitions or other legal proceedings and demand and appear in any court of Justice in any action or other proceeding which may be instituted by and/or against me and in the said action or proceeding to prosecute or discontinue or to become nominated as the Attorney shall be advised and think proper;
- 19- Appoint any advocate, solicitor, chartered accountants, pleader or any other legal or income tax practitioner; and apply for certified copies of judicial records;
- 20- Claim, demand, sue for, enforcement of payment of and receive and give effectual receipts and discharges of all moneys, securities for money, debts and legacies which I now possess or to which I am entitled or to which I may become entitled or which are or may become due owing or payable or transferable to me from any person or persons;
- 21- Sell, convert, collect, get in or manage or collect otherwise administer any property movable or immovable which may be vested in me alone or jointly with any other person and execute and sign any deed and generally do any act which I could

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lawfully have executed signed and done in any such capacity, and receive the price thereof, and grant receipt for the same and execute and sign and get registered the transfer deeds, present for registration and admit execution and take delivery of any document executed by me or by my Attorney;

- 22-Lease any property belonging to me on such terms and conditions as the Attorney may think fit and proper and receive the rents from the tenant/s or lessee/s as the case may be, and issue proper receipts for the amounts so received; and maintain the property and effect necessary repairs from out of the rents so derived, pay all taxes legally payable in respect of the said property, represent me before the Municipal Authorities and Land Transfer authorities;
- 23-Engage counsels, advocates, auditors, agents or other persons, discharge any or all of them and appoint other persons instead for any of the purpose on such remuneration, salary or commission as the said Attorney think proper;
- 24-File law suits for recovery of arrears of rent or recovery of loans advanced or deposits made, defend suits filed against me pertaining to my properties and other assets and to compromise such suits;
- 25-Sign, verify, execute, written statements, counter claims, petitions, appeals, reviews, applications, affidavits, Power of Attorney and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any Court of Law, and do acts and appearances and applications in any such Court or Courts and Forums in any suits, actions, appeals or proceedings and all information or complaints that shall or may be held, brought or commenced and defend, and answer or oppose the same given, taken or pronounced in any such suits, actions, appeal, proceedings, bills, information or complaints as the Attorney shall be advised or think proper;
- 26-Appeal and act in all Courts, Civil, Revenue or Criminal whether on the original or appellate side or in the registration offices and to represent my interest before any judge, Magistrate, Municipal Corporation, Police, Revenue, Taxation, or Customs authorities or any other quasi Government or Public bodies or authorities;
- 27-Sell or purchase all or any of the shares and/or securities held by me solely or jointly with others and for that purpose employ and pay brokers and other agents in that regard and receive and give receipts for the purchase money payable in respect of such sales and transfer any of the said shares so sold to the purchaser or purchasers thereof or my attorney may direct and for these purchases to sign and execute all such contracts, transfer deeds, transfer forms and other writings and do all such acts as may be necessary for effectually transferring the same;
- 28-Execute from time to time Reconveyance, Reassignment, or Surrenders of properties that may have been or hereafter be mortgaged or charged to me either alone or jointly with another or others;
- 29-Transfer any mortgage now made or hereafter to be made in my favor either alone or jointly with others for such consideration as the said Attorney shall think fit;
- 30-Sign, seal, execute and deliver, transfer forms, and/or deeds of shares, dividend warrants, interest warrants, receipts etc. as the occasion may require;
- 31-Accept notices or services or writ of Summons or other legal process that may be served upon me and appear and represent me in any Court of Justice and before Judicial or Quasi-judicial or other officers whatsoever as the said Attorney shall think proper;
- 32-Declare and affirm all complaints, Written Statements, applications, Petitions, Execution Application, Affidavits and other necessary documents in my name and on my behalf and appear before any Judge, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to me;
- 33-Receive all mail, cables, telegrams, registered and unregistered letters and parcels, packages, goods, money orders and other communications and things whatsoever

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from any source and sign and pass receipts for the same and from all carriers by land, sea and air;

- 34-Invest any of my moneys or assets at interest or otherwise in the mortgage of any freehold, leasehold or properties of any other tenure or pledge of movable properties as the Attorney may in her absolute discretion think fit and proper;
- 35-Execute, become party to and if necessary cause to be registered all instruments, deeds, agreements, contracts, receipts and other documents for me and on my behalf and insure all my properties for such purposes and sign all applications and in such manner as the Attorney may think proper;
- 36-For all or any of the purposes aforesaid execute all such guarantees, indemnities, covenants and obligations on my behalf as the Attorney may think necessary and proper;
- 37-For the purpose of managing my affairs, enter into such arbitration references and appoint such arbitrators as the Attorney may deem fit and proper;
- 38-For the better doing, performing and executing of the matters and things aforesaid, I do hereby grant my said Attorney full powers and authorities to substitute and appoint in my place one or more Attorney or Attorneys to exercise on my behalf as my Attorney all the powers and authorities hereby conferred and revoke any such appointment from time to time and substitute or appoint any other or others in place of such Attorney or Attorneys as the said Attorney shall deem fit.
- 39-If my spouse transfers or charges any interest in a matrimonial home in which I have a right to possession under Part II of the Family Law Act of Ontario, to consent to the transaction as provided for in subparagraph 21(1)(a) of the act;
- 40-This Power of Attorney is subject to no conditions or restrictions.

I HEREBY AGREE that all acts deeds and things done by the said Attorney shall be construed as acts, deeds and things done by me. I hereby undertake to ratify and confirm all and whatever my Attorney shall do by virtue of the powers hereby given.

Grantor

Mohamed Mohyeldine Mohamed Zaki Sabry

Signature: Mohy Sabry

Declared before me at the)
City of Mississauga,)
Province of Ontario)
This 8th day of October 2014)

Witness

Dima Haroun

Signature: Dima

Muhammad Usman Ali, Ph.D.
Barrister, Solicitor & Notary Public

Muhammad Usman Ali, Ph.D.
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