



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

APOSTILLE
(Convention de La Haye du 5 Octobre 1961)

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5. at / à

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6. the / le **2025-03-18**

7. by / par



8. N° / sous n°



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委托书

委托人：姓名：[REDACTED] 性别：[REDACTED]， 出生日期：[REDACTED] 年 [REDACTED] 月 [REDACTED] 日 中国护照号：[REDACTED]
中国身份证号：[REDACTED]

受托人：姓名：[REDACTED] 性别：[REDACTED] 出生日期：[REDACTED] 年 [REDACTED] 月 [REDACTED] 日，中国公民身份号：[REDACTED]

本委托人现委托我母亲[REDACTED]为委托人的代理人，办理出售位于上海市普陀区[REDACTED] [REDACTED] 商铺房产的事宜。因委托人无法亲自办理有关手续，故全权委托受托人，以委托人的名义办理以下授权事项：

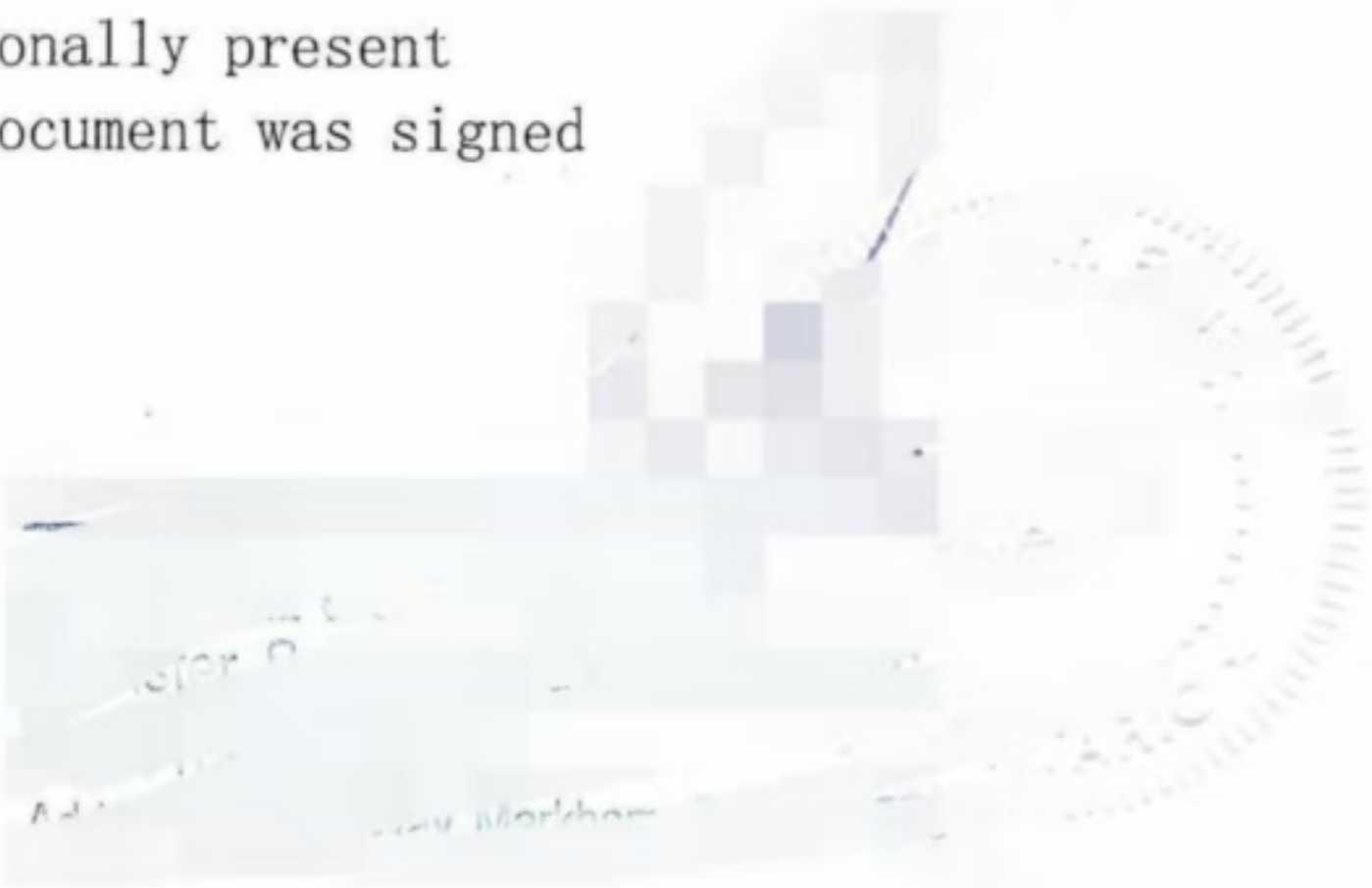
- 一、代为办理提前还贷、退保事宜，签署相关法律文件；
- 二、代为办理上述房地产的抵押注销等房地产登记手续；
- 三、代为办理上述房产相关的资料调档，查册等相关手续；
- 四、代为签订上述房产的买卖合同；
- 五、代为办理上述房产产权出售转让，交易过户，领取交易税单，网上签约，缴税等相关事宜；
- 六、代为办理上述房屋产权证，国有土地使用权证等相关证件的过户手续；
- 七、代为办理签订上述房产相关的资金监管协议以及协助买方办理上述房产的按揭贷款手续、公积金贷款手续、签订银行贷款合同、银行款项解冻及划转等手续；
- 八、代为办理上述房产水、电、管道煤气、有线电视（数字电视），物业，公共维修基金等相关配套设施过户手续；
- 九、代为收取上述房产全额售房款及缴纳相关税费（收款银行卡号：[REDACTED] 开户行：中国建设银行[REDACTED]支行，收款人姓名：[REDACTED]
- 十、代为办理出售上述房产的其他相关事宜；

委托期限：自签署之日起至 2035 年 12 月 31 日止。
受托人无转委托权。
受托人在上述授权范围内为代理行为，委托人均予以承认，并自愿承担相应的法律后果。

委托人（签名） [REDACTED]

日期：2025.03.17

I was personally present
when the document was signed



-Translation-

Power of Attorney

Principal: [REDACTED], Da. [REDACTED], Chinese Passport Number: [REDACTED]
[REDACTED] Chinese Identification Number: [REDACTED]

Trustee: [REDACTED] Gender: Female, Date of Birth: Jan [REDACTED]
Chinese Citizen Identification Number: [REDACTED]

The principal hereby appoints his mother, [REDACTED] as the agent of the principal in all matters regarding the sale of the real estate located at [REDACTED] Tongchuan Road, Putuo District, Shanghai. Since the principal is unable to handle the relevant formalities in person, the principal hereby entrusts the trustee with full authority to handle the following authorized matters in the name of the principal:

1. To handle the matters of prepaying the loan and surrendering the insurance policy and sign the relevant legal documents on behalf of the principal;
2. To handle the real estate registration formalities such as the cancellation of the mortgage of the above-mentioned real estate on behalf of the principal;
3. To handle the relevant formalities such as retrieving the files and checking the records related to the above-mentioned real estate on behalf of the principal;
4. To sign the sales contract of the above-mentioned real estate on behalf of the principal;
5. To handle the relevant matters regarding the sale and transfer of the property rights of the above-mentioned real estate, the transfer of ownership, obtaining the transaction tax forms, online signing, tax payment, etc. on behalf of the principal;
6. To handle the transfer formalities of the relevant certificates such as the real estate property ownership certificate and the state-owned land use right certificate of the above-mentioned real estate on behalf of the principal;
7. To handle the signing of the fund supervision agreements related to the above-mentioned real estate, assist the buyer in handling the mortgage loan formalities, the provident fund loan formalities, signing the bank loan contract, unfreezing and transferring the bank funds, etc. related to the above-mentioned real estate on behalf of the principal;
8. To handle the transfer formalities of the relevant supporting facilities such as water, electricity, piped gas, cable TV (digital TV), property management, and public maintenance fund of the above-mentioned real estate on behalf of the principal;
9. To collect the full payment for the sale of the above-mentioned real estate and pay the relevant taxes and fees. Bank Card Number for Receiving Payment: [REDACTED] Bank of Deposit: [REDACTED] Branch, Shanghai Branch of China Construction Bank, [REDACTED] Branch of the principal;
10. To handle other relevant matters regarding the sale of the above-mentioned real estate on behalf of the principal.

Term of Entrustment: From the date of signing to December 31, 2035.

The trustee has no right to sub-entrust.

The principal shall acknowledge all agency acts conducted by the trustee within the scope of the above authorization and voluntarily bear the corresponding legal consequences.

Date: [REDACTED], 2025

Translated by: [REDACTED]

