

Continuing Power of Attorney for Specific Property
(Made in accordance with the Substitute Decisions Act, 1992)

1. I **Sana Tahir**, Date of birth **December 16th, 1982** and SIN#537-168-320 and revoke any previous continuing power of attorney for the property made by me and pertaining in any way to the property referred to in Section 5 below and appoint: **Sameer Fazal**, DOB Dec 4th, 1986, Residing at 3888 Duke of York Blvd, #1729, Mississauga ON L5B 4P5 to be attorney(s) for property.

2. If the person(s) I have appointed, or any one of them, cannot or will not be my attorney because of refusal, resignation, death, mental incapacity, or removal by the court, I substitute: (this may be left blank) _____ to act as my attorney for the property with the same authority as the person he or she is replacing.

3. If I have named more than one attorney, their authority to act shall be joint and several.

4. I authorize my attorney(s) to do on my behalf anything in respect of property that I could do if capable or managing property, except make a will, subject to the law and to the restrictions contained in Section 5 below. I confirm that he/she may do so even if I am mentally incapable.

5. The powers granted to me the attorney(s) appointed hereunder are specifically limited to the purchase by me or an interest in **PARKSIDE VILLAGE CONDOMINIUMS** (being dwelling unit no. _____ on level _____) in a condominium being developed on the lands municipally located IN MISSISSAUGA, and marketed or described as the **PARKSIDE VILLAGE** condominium project as well as any parking, locker, or other ancillary unit(s) being purchased by me in such condominium project (hereinafter collectively referred to as the "Real Property"), upon such terms and conditions as my said attorney(s) may deem appropriate, in the sole and unfettered discretion of my said attorney(s), and for the following purpose:

- a. To enter into an agreement of purchase and sale with respect to the purchase of the Real Property, including all amendments thereto;
 - b. To complete the purchase of the Real Property, and to execute and deliver all documents and instruments in connection therewith or ancillary thereto, including all documents and instruments pertaining to:
 - i. The interim and final closing;
 - ii. The selection of colours and finishes;
 - iii. The selection of ancillary, parking, locker, or similar units;
 - iv. The of extras;
 - v. The Tarrion Certificate of Completion and Possession and /or similar documentation; and
 - vi. Any mortgage financing required to complete the purchase and sale transaction involving the Real Property on an all-cash basis to the vendor (including the execution of any mortgages and related security documents to any third-party lenders)
 - vii. Resale and lease of the unit.
6. 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 authorize the attorney(s) named in this power of attorney for me and my name to consent to the transaction as provided for under the said Act.
7. This continuing power of attorney will come into effect on the date it is signed and witnessed.

8. SIGNATURE: *Sameer Fazal*
(Sign your name in the presence of two witnesses)

DATE: *January 15th 2010*

9. ADDRESS: **1484 Kirkrow Crescent, Mississauga ON L5M 3Y4**

10. WITNESSES:

(Note: The following people cannot be witnesses the attorney or his or her spouse or partner, the spouse, partner, or child of the person making the document, or someone that the person treats as his or her child: a person whose property is under guardianship or who has a guardianship of the person under the age of 18)

WITNESS # 1:

Signature: _____

Print Name *Shaukat Ali Khan*

Address: *1050 Bristol Rd, Mississauga ON*

Date: *January 15, 2010*

Signature: _____

Print Name *Sameer Fazal*

Address: *3888 Duke of York, Mississauga ON*

Date: *01/15/2010*

WITNESS # 2: