

GENERAL POWER OF ATTORNEY

PART 1 - General

THIS POWER OF ATTORNEY is made on the 6th day of October 2015 by-

MOHAN KUMAR (the "Principal") of 632 Old Northern Road, Dural in the State of New South Wales, 2158.

1. I appoint **RALPH PALIGARU** of 88 Perfection Avenue, Stanhope Gardens in the State of New South Wales, 2768 to be my attorney. My attorney may exercise the authority conferred on my attorney by Part 2 of the *Powers of Attorney Act 2003* to do on my behalf anything I may lawfully authorise an attorney to do. My attorney's authority is subject to any additional details specified in Part 2 of this document.
2. I give this power of attorney with the intention that it will continue to be effective if I lack capacity through loss of mental capacity after its execution.
3. This power of attorney operates:--
 - immediately
 - ~~when each of my attorneys accepts the appointment~~
 - ~~on and from up to and including~~
 - ~~when my attorney/s considers that I need assistance managing my affairs~~
 - ~~other~~

If no option is selected or the options chosen are unclear or inconsistent, I intend that the power of attorney will operate immediately or, if clause 2 is not crossed out, when my attorney's accepts the appointment

PART 2 - Additional powers and restrictions

4. ~~I authorise my attorneys to give reasonable gifts as provided by section 11 (2) of the *Powers of Attorney Act 2003*.~~
5. ~~I authorise my attorneys to confer benefits on the attorneys to meet the attorneys' reasonable living and medical expenses as provided by section 12 (2) of the *Powers of Attorney Act 2003*.~~
6. ~~I authorise my attorneys to confer benefits on of to meet its reasonable living and medical expenses as provided by section 13 (2) of the *Powers of Attorney Act 2003*.~~
7. This power of attorney is subject to the following conditions and limitations: Nil

Signed, sealed and delivered by
MOHAN KUMAR
in the presence of:

PATRICK HANRAHAN
witness's name

LEVEL 3, 56 CLARENCE STREET, SYDNEY NSW 2000
witness's address

Mohan Kumar
Principal's signature

I certify this and
the following 2 pages
to be a true copy
of the original
sighted by me
this 31st
day of May 2016
Sing
Namrata Singh

CERTIFICATE UNDER SECTION 19 OF THE POWERS OF ATTORNEY ACT 2003

I, Patrick Hanrahan of JHK Legal, Level 3, 56 Clarence Street, Sydney NSW 2000, certify the following:

1. I explained the effect of this power of attorney to the principal before it was signed.
2. The principal appeared to understand the effect of this power of attorney/s.
3. I am a prescribed witness.
4. I am not an attorney under this power of attorney.
5. I have witnessed the signature of this power of attorney by the principal.

Dated

6th October 2015



Name: PATRICK HANRAHAN
Solicitor

Acceptance by Attorney

I accept my appointment as an attorney under this enduring power of attorney.

Dated

6/10/15



(Ralph Paligaru)

I accept my appointment as an attorney under this enduring power of attorney.

Lodged for registration at the Department of Lands, Land and Property Information Division (LPI) by— <i>(see paragraph 7 in the publication "Important Information for Principals and Attorneys" provided with this form)</i>	
LPI Delivery Box No.	Name, Address or DX and Telephone Number


REGISTERED
19/10/2015
BK 4696 NO 891



Hand to
Ralph Paligan

STANDARD TRANSFER FORM		
For Non-Market Transactions		
Affix Stamp Duty Here		
FULL NAME OF COMPANY OR CORPORATION	BARCO DEVELOPMENTS PTY LTD (ABN. 12.609.669.043)	
PLACE OF INCORPORATION	NSW	
DESCRIPTION OF SECURITIES	Class if not fully paid, paid to ORDINARY /	Register SYDNEY
QUANTITY	Words ONE HUNDRED	Figures 100
FULL NAME(S) OF TRANSFEROR(S) (SELLERS(S))	CRAIG MATTHEW ADAMS	Broker's Transfer Identification Number
CONSIDERATION	\$100.00	Date of Purchase / /
FULL NAME(S) OF TRANSFEREE(S) (BUYER(S))		
FULL ADDRESS OF TRANSFEREE(S) (BUYER(S))		
REMOVAL REQUEST	Please enter the above securities on the	REGISTER

I/We the registered holder and undersigned seller for the above consideration transfer to the above name (the "Buyer") the securities specified above standing in my/our name in the books of the above Company, subject to the conditions on which I/We held those shares at the time of signing this and the Buyer agrees to accept these shares subject to those conditions.

TRANSFEROR(S) (SELLER(S)) SIGN HERE →		FOR REGISTRAR USE
DATE SIGNED	/ /	
TRANSFEREE(S) (BUYER(S)) SIGN HERE →		
DATE SIGNED	/ /	

[Note - all entries to be in bold]

Form: 05M
Release: 4-1

MORTGAGE

New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

1/228521

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any DCE Lawyers Suite 505, Level 5, 84 Pitt Street, SYDNEY PH: 9221 3893	CODE M
	Reference: 16008	

(C) MORTGAGOR

BARGO DEVELOPMENTS PTY LTD ACN 609 669 043
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mortgages to the mortgagee all the mortgagor's estate and interest in the abovementioned land and covenants with the mortgagee that the provisions set out in the annexure and/or memorandum specified below are incorporated in this mortgage:

- (D)
- annexure A hereto
 - memorandum No. Q860000 filed pursuant to section 80A Real Property Act 1900

(E) Encumbrances (if applicable):

(F) MORTGAGEE

MOHAN KUMAR
TENANCY:

DATE

- (H) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company:
Authority:

Signature of authorised person:

Name of authorised person:
Office held:

Signature of authorised person:

Name of authorised person: CRAIG MATHEW ADAMS
Office held: SOLE DIRECTOR / SECRETARY

I certify I am an eligible witness and that the mortgagee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the mortgagee.

Signature of witness:

Name of witness: Namrata Singh
Address of witness: 108/131-135 George Street, Liverpool NSW 2170

Signature of mortgagee:

Executed by Ralph Paligaru pursuant to Power of Attorney

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Annexure A to MORTGAGE

Parties:

Bargo Developments Pty Ltd to Mohan Kumar

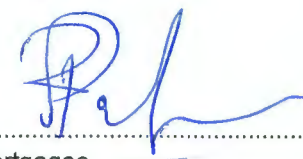
Dated: ____ / ____ / 2016

This is Annexure marked 'A' referred to in the Mortgage made between Bargo Developments as Mortgagor and Mohan Kumar as Mortgagee dated 2016

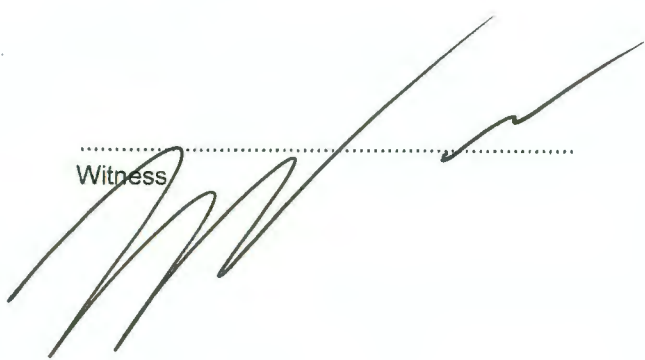
In addition to the provisions and conditions contained in Memorandum Q860000 the following provisions shall apply to the Mortgage namely:-


1. The parties acknowledge that this mortgage is granted to the Mortgagee as further security for the performance by the Mortgagor of its obligations as Borrower pursuant to Contract for Sale of Land between the mortgagor as purchaser and mortgagee as vendor (herein after referred to as the "Contract for Sale") between the parties hereto.
2. This Mortgage secures the same monies as are referred to in clause 10 of the Contract for Sale (in all and part referred to as "the secured monies") and is collateral security to the Contract for Sale.
3. The Mortgagor and the Mortgagees agree that a breach by the Borrowers under the Contract for Sale of any of the terms and conditions of the Contract for Sale will be deemed to be a breach by the Mortgagor of the terms and conditions of this Mortgage entitling the Mortgagees inter alia to exercise their powers of enforcement.
4. The Mortgagor and the Mortgagees agree that a breach by the Mortgagor of any of the terms and conditions of this Mortgage will entitle the Mortgagees inter alia to demand the immediate payment of the whole of the secured monies or so much thereof as may then be outstanding together with any interest thereon for the time being unpaid.


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Mortgagors


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Mortgagee

Executed by
power of
attorney
Ralph
Paligaru
pursuant to
Book 4696
No 891.


.....
Witness


.....
Witness
Namvata Singh