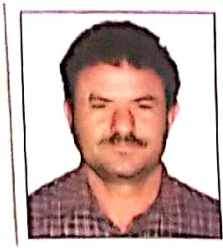


15/14  
21-5-2014  
98 07/98

RC  
18  
2/6



Photograph of Mortgagor/Borrower  
Loan Amount Is Rs. 10.00 Lac.  
NJS worth Rs. 500/-

Document No. 58  
Date 21/5/14

**MORTGAGE DEED**

**This Deed of Mortgage** Is made at Reckong Peo on the 21<sup>st</sup> day of May, 2014 between Shri Sanam Wanglal son of Shri Ram Lal, aged about 42 years, R/o Village & PO Akpa, Tehsil Moorang, Distt. Kinnaur, H.P., hereinafter called 'Mortgagor/borrower' (which expression shall include his heirs, executors, administrators, representatives and assigns) of the one part and the **H.P. State Co-operative Bank Ltd.**, having Its Head Office at The Mall Shimla and among others, a Branch Office at Akpa, Tehsil Moorang, District Kinnaur, H.P., hereinafter called 'the mortgagee' (which expression shall include Its successor and assigns) of the other part.

Signature  
[Illegible]

WHEREAS the borrower/mortgagor Is absolute owner In possession of land bearing Khata/Khataunl No. 25/49, Khasra No. 867/468/1, measuring 0-01-44 hectare, situated at Up-mahal Akpa Khas, Tehsil Moorang, District Kinnaur, Himachal Pradesh (which land Is for greater clarity, delineated on the map/tatima annexed hereto and thereon shown with red colour lines) [hereinafter referred to as the said land].

Contd.....2

[Handwritten signature]

Himrat Singh Negi  
Document Writer  
R/Peo, Distt. Kinnaur (H. P.)

सपना बती सपना  
सपना

5...तीन वृत्तिकाया जलदाय/पत्रे  
कारिकायी मुचलिक...एषय वारिका हे

सपना  
रुप पत्रिका/पत्र  
पूरुप, जिन्ना किन्-केर

प्रतिरिक्त बही संख्या

93

दस्तावेजों की क्रम संख्या :	मामले की मासिकता और स्वल्प और रजिस्ट्री की रकम और अन्य शुल्क और प्राप्ति हुआ ताजान।
नं० दस्तावेज . . . . .	
दस्तावेज की किस्म . . . . .	
मूल्य . . . . .	
रजिस्ट्री फीस . . . . .	
फीस नकल . . . . .	
शब्दों की संख्या . . . . .	
फीस अनुवाद . . . . .	
फीस कमीशन . . . . .	

*[Handwritten Signature]*  
 जय प्रकाश  
 हर जिला क्लर्क

(2)

AND WHEREAS the said bank has agreed to advance a sum of Rs. 10,00,000/- (Rupees ten lacs only) in favour of Mortgagor/Borrower by way of term loan for construction of house on the said land upon securing the repayment thereof together with interest, cost and other charges in the manner as hereinafter appearing.

**NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:**

That in consideration of the sum of Rs. 10,00,000/- agreed to be advanced by the Bank to the Mortgagor/Borrower as per the loaning documents executed in Bank's favour, the Mortgagor/Borrower, hereby mortgages the said land bearing Khasra No. 867/468/1, measuring 0-01-44 hectare, situated at Up-mahal Akpa Khas, Tehsil Moorang, District Kinnaur, Himachal Pradesh (which land is for greater clarity, delineated on the map/tatima annexed hereto) unto the Bank by way of simple mortgage to secure the repayment of the principal amount aforesaid together with interest, charges and all other expenses due to the Bank payable as per the terms and conditions contained in the agreement of term loan and documents executed by the Borrower/Mortgagor.

Contd.....3

*[Handwritten Signature]*

*[Handwritten Signature]*  
 Himmat Singh Negi  
 Document Writer  
 R/Peo, Distt. Kinnaur (H. P.)

पिता का  
हस्ताक्षर

आरक्षण  
वर्षा ..... 21-6-16  
वर्षापूर्व प्राप्ता राशि .....  
रुपये की संख्या वाजा क .....  
प्राप्ति/दिनांक 21 जून .....  
राज्य/प्रदेश .....  
द्वारा प्राप्त प्रत्येक स्वयं हमारे कार्यालय में  
द्वारा बराबर व जोक्षण प्रस्तुत किया ।

जि. 1  
राज्य परिवहन  
द्वारा जारी किया

अतिरिक्त नही संख्या

94

इन्दराजी की नाम संख्या :	मामले की माजियत और व्यक्त और रजिस्ट्री की रकम और धन्य शुल्क और प्राप्त हुआ राजान।
नं० दरनामिका	
दस्तावेज की किस्म	
मूल्य	
रजिस्ट्री फीस	
फीस नकल	
शब्दों की संख्या	
फीस अनुवाद	
फीस नवीकरण	

(3)

That the Borrower/Mortgagor agrees to keep fully insured the building in the name of the Borrower/Mortgagor and the Mortgagee, with agreed Bank clause, the said house against damage and loss or destruction by fire, civil-commotion, riots, floods, earthquake and any other insurable risk and keep up such insurance until the amount due under this deed in paid in full to the mortgagee. The cost of insurance will be borne by the Borrower/Mortgagor. In case the Borrower/Mortgagor fails at any time to insure and pay the necessary premium, the Bank may but it will not be bound to, insure and debit the cost of the premium to the Borrower's account. The amount of premium as paid will form part of the principal amount and will carry interest at the rate applicable in respect of amount advanced.

*[Signature]*  
 उप रजिस्ट्रार  
 पूरुब जिला जिला

That the borrower/Mortgagor shall also continue to pay all rates and taxed accruing due in respect of the said property under any law or rule for the time being in force.

Contd.....4


*[Signature]*

*[Signature]*  
 Himmat Singh Negi  
 Document Writer  
 R/Peo, Distt. Ludhiana (H. P.)

निम्न अंगुलिमा के चित्र



प्रमाणित किमा जोला के उपरान्त  
अंगुलिमा के निम्न के लाभ लगायते।

  
एन. ए. वि. वि. वि.  
एन. ए. वि. वि. वि.

अनिरिक्त

प्रमाणित

प्रमाणित किमा जोला के उपरान्त  
अंगुलिमा के निम्न के लाभ लगायते।

दिनांक

प्रतिरिक्त यही संख्या :

96

दस्तावेजों की संख्या :  
 धारणे की मालिकता और स्वाम्य और रजिस्ट्री की रकम और अन्य मुल्य और प्राप्त हुआ काजान ।

नं० दस्तावेज . . . . .  
 दस्तावेज की रकम . . . . .  
 मूल्य . . . . .  
 रजिस्ट्री फीस . . . . .  
 फीस नकल . . . . .  
 पत्रों की संख्या . . . . .  
 फीस अनुवाद . . . . .  
 फीस कमीशन . . . . .

  
 एम प्रमोदचन्द्र  
 एम डिप्टी कमिश्नर

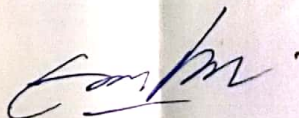
(4)


That the Mortgagor/Borrower shall not lease out or part with possession of the property or create any further charge, mortgage on the same in favour of any person without prior consent of the Bank in writing.

That in case of the default/breach of any of the terms and conditions contained in this Deed or in the Loaning Documents executed by the Borrower/Mortgagor, the Bank shall have the option and the right to realize all its due outstanding in the account and cause the mortgaged property to be sold with all its accretions, without being bound to proceed against other securities or sureties, if any held by the Bank.

That on payment of all the dues of the said mortgage under these presents, the mortgagee shall be bound to re-convey the said property free from all encumbrances to the mortgagor/borrower and execute deed of discharge; transfer and every other writing in favour of the mortgagor/Borrower at its expense necessary for this purpose.

Contd.....5




  
 Himma Singh Negi  
 Document Writer  
 R/Peo, Distt. Kinnair (H. P.)





31/5/2018 के  
वर्षा... विभाग... I... 16/11/14... पर पंजीय...  
के द्वारा... पर पंजीय... I... 11/5...  
1... पर पंजीय... की गई।  
92 एम 98

  
एन. ए. सिन्हा  
मुख्य, जिला कार्यालय