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Himachal Government Judicial Paper

अतिरिक्त बही संख्या 86



Photograph of Borrower/Mortgagor
Loan Amount is Rs. 7,50,000/-
NJS worth Rs. 380/-

Document No. 1875/14
Date 12/12/2014

MORTGAGE DEED

This Deed of Mortgage Is made at Reckong Peo on the 12th day of December, 2014 between Sh. Kaman Singh son of late Shri Ghambir Chand, aged about 52 years, R/o Village & PO Moorang, 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 Moorang, Tehsil Moorang, District Kinnaur, H.P., hereinafter called 'the mortgagee' (which expression shall include its successor and assigns) of the other part.

WHEREAS the borrower/mortgagor is co-owner in possession of land bearing Khata/Khatauni No. 15/17, Khasra No. 141/92, measuring 0-25-53 hectare situated at Up-mahal Nakal Kua, Tehsil Moorang, Distt. Kinnaur, H.P. and his share in this land is 1/2 share.

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स्टाम्प मूल्य
यह खाना इस किस्म के
के लिए की प्रयोग हो
जाता है जो साधारण वस्तु है
के कफियत के खाने
में आते हैं।

दस्तावेजों की कम संख्या :
मानले की याचिका और स्वल्प
और रजिस्ट्री की रकम और अन्य
शुल्क और प्राप्त हुआ ताजान।

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नं० दस्तावेज 315/12

दस्तावेज की किस्म

मूल्य 7,50,000

रजिस्ट्री फीस 380

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फीस मकल 390

शब्दों की संख्या

फीस अनुवाद

फीस कमीशन

Handwritten signature and stamp

अतिरिक्त बही संख्या 87

स्टाम्प मूल्य	दस्तावेजों की क्रम संख्या :
यह खाना इस किसम के लिए भी प्रयोग हो सकता है जो साधारण पुस्तक में 4 के कैफियत के खाने के लिए होते हैं।	मामले की माजियत और रजिस्ट्री और रजिस्ट्री की रकम और अन्य शुल्क और प्राप्त हुआ जाना।
	नं० दस्तावेज
	दस्तावेज की किसम
बेचने वाले का	मूल्य
	रजिस्ट्री फीस
	फीस नकल
	शर्तों की संख्या
	फीस अनुवाद
	फीस कमीशन

चप पं
मुरंग, जिला किन्नौर

(2)

AND WHEREAS the said bank has agreed to advance a sum of Rs. 7,50,000/- (Rupees seven lac fifty thousand only) in favour of Mortgagor/Borrower by way of term loan for construction of house on a piece of land bearing Khasra No. 141/92/1, measuring 0-02-00 hectare situated at Up-mahal Nakal Kua Tehsil Moorang, Distt. Kinnaur, H.P. 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. 7,50,000/- 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 a piece of land out of his share being Khasra No. 141/92/1, measuring 0-02-00 hectare situated at Up-mahal Nakal Kua Tehsil Moorang, Distt. Kinnaur, H.P. (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) unto the Bank by way of simple mortgage

Contd.....3

[Signature]

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

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Branch Moorang

2019-2020 का बकाया
की वसतु एवं ~~...~~
की ~~...~~
का नाम स्वीकार किया/की ~~...~~
को ~~...~~
को ~~...~~
को ~~...~~

कमाला देवी

उपरोक्त नं- I

उपरोक्त नं- II

[Signature]

Sub Registrar
Moorang, Distt. Kinnaur

श्रीनालका काला

देवी

प्रमाणित किया जाता है कि उपरोक्त
श्रीनालका काला ने मेरे सामने ~~...~~
किया।

[Signature]
Sub Registrar
Moorang, Distt. Kinnaur

निशान संगुलिया के पत्रा काला



प्रमाणित किया जाता है कि उपरोक्त
संगुलिया के निशान मेरे सामने लगाये
गये।

[Signature]
Sub Registrar
Moorang, Distt. Kinnaur

Form No. 21.

NO. 2844161

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Himachal Government Judicial Paper

अतिरिक्त नही संख्या 88

<p>स्टाम्प मूल्य</p> <p>यह खाना इस किस्म के लिए भी प्रयोग हो है जो साधारण पुस्तक 4 के कैफियत के खाने से होते हैं।</p>	<p>हस्तारजों की क्रम संख्या</p> <p>मानले की मालियत और स्वल्प और रजिस्ट्री की रकम और अन्य शुल्क और प्राप्त हुआ ताजान।</p>
.....	नं० हस्तावेज
.....	हस्तावेज की किस्म
.....
.....	मूल्य
.....	रजिस्ट्री फीस
.....	फीस मन्वल
.....	शब्दों की संख्या
.....
.....	फीस अनुवाद
.....	फीस कमीशन

[Handwritten Signature]
 उपर्युक्त
 सुरंग, शिमला

(3)

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.

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 is 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.

[Handwritten Signature]

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

10, शिमला-2604-आई0जी0आर0/93-30-9-93-
 5,000 रजिस्ट्र।

अतिरिक्त बही संख्या

89

दास मूल्य	हन्दराजों की क्रम संख्या
खाना इस किस्म के लिए भी प्रयोग हो जो साधारण पुस्तक के कथित के खाने से है।	मामले की मानियत और स्वल्प और रजिस्ट्री की रकम और अन्य शुल्क और प्राप्त हुआ ताजान।
.....	नं० दस्तावेज
.....	दस्तावेज की किस्म
.....
.....	मूल्य
.....	रजिस्ट्री फीस
.....
.....	फीस नकद
.....	शब्दों की संख्या
.....
.....	फीस अनुवाद
.....
.....	फीस कमीशन
.....

[Handwritten Signature]
 लक्ष्मी कान्त
 मुराह, जिला किन्नौर

(4)

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.

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.

[Handwritten Signature]

Contd.....5

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

अतिरिक्त वही संख्या

इन्दराजों की क्रम संख्या

मामले की मालियत और स्वत्व और रजिस्ट्री की रजम और अन्य शुल्क और प्राप्त हुआ जाजाव।

दस्तावेज की किस्म

मूल्य
रजिस्ट्री फीस
सीस नकल
शब्दों की संख्या
पीस अनुवाद
पीस फर्माशन

[Handwritten signature]
सहायक न्यायाधीश
मूल्य, जिला न्यायालय

(5)

Schedule of the property hereby mortgaged:

Land bearing Khata/Khatauni No. 15/17, Khasra No. 141/92/1, measuring 0-02-00 hectare situated at Up-mahal Nakal Kua Tehsil Moorang, Distt. Kinnaur, H.P. (which land is for greater clarity, delineated on the map/tatima annexed hereto).

In witness whereof the Mortgagor/Borrower and the Mortgagee have set their hands on the day, month and the year hereinabove first written.

[Handwritten signature]

MORTGAGOR/BORROWER

WITNESSES:

1. Sh. Jag Bir Singh
S/o Sh. Gopal Singh
H/O VPO + Tehsil Moorang
Distt: KNR (H.P.)

2. Sh. Bhupendra Singh
S/o Sh. Tansin Sandub
H/O VPO + Tehsil Moorang
Distt: KNR (H.P.)

MORTGAGEE (Bank)

for H.P. State Co-op. Bank
Manager
B.O. Moorang
18/12/2017

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

Identified by
[Handwritten signature]
Sh. Chhosing Tanba Go
Sh. Basant Singh H/O VPO +
Tehsil Moorang Distt: KNR (H.P.)