

## **MORTGAGE**

This deed of Mortgage made the ..... day of ..... Between of etc., (hereinafter called “the Mortgagor”) of the one part and of etc. (hereinafter called “the Mortgagee”), of the other part.

Whereas the Mortgagor is absolutely seized and possessed of or otherwise is well and sufficiently entitled to the property intended to be hereby mortgaged which is free from all encumbrances and attachments, AND WHEREAS the Mortgagee has agreed to lend and advance a sum of Rs..... to the Mortgagor at his request upon having the repayment thereof, with interest at the rate hereunder stated and secured in the manner hereinafter expressed; NOW THIS DEED WITNESSES, that in pursuance of the said agreement and in consideration of the sum of Rupees..... paid to the mortgagor by the Mortgagee simultaneously with the execution of these presents the receipt whereof the Mortgagor do hereby admit, acknowledge and confirm, the Mortgagor do hereby agree with the Mortgagee that the Mortgagor will on or before the ..... day of..... pay or cause to be paid to the Mortgagee the sum of Rupees..... with interest for the same in the meantime at the rate of Rs..... per cent per annum, such interest to be paid monthly and every month on the of each following month without any delay or default AND This deed further witnesseth that as a security for the repayment of the said loan with interest, the said do hereby charge, assure land mortgage, by way of simple mortgage, unto and in favour of the said ALL THAT, etc., (describe the property). (Further agreement allowing mortgagee’s remedies in case of failure to pay the mortgage money, as in previous precedent).

Usual covenants as to title, right to mortgage and non-encumbrances as in previous precedent.

The Schedule above referred to

IN WITNESS, etc.,

Signed, sealed & delivered.

**NOTE:-** Stamp duty 3% on the loan amount under Article 35 (b) of Schedule IA Registration fees 1% upto Rs.50,000 and 0.50% there after.