1. In consideration of the Mortgagee having granted/agreeing to grant finacial assistnce from time to time to the Borrower upto a sum of Rs.9,50,000/-(Nine Lakh Fifty Thosand Only) as aforesaide, that MOrtgagor, the beneficial owne, hereby grant and transfer by way of simple mortgage to the Mortgagee, all that pieces of land situated at Deulgaon, Tha. Armori, Dist. gadchiroli and more perticulerly describe in the schedule hereto (herein after called as the "Said Land") belonging to him/her with the intent that the said land shall remain and be charged by way of simple mortgage as security of the payment to the Mortgagee of the aforesaid amount togather with intrest at the rate of 12% per annum, upto limit of Rs.9,50,000/-(Rs.Nine Lakh Fifty Thousand only) and at the rate of ==% above the aforesaide limit with costs, charges and expenses in accordance with the covenants herein contained.

2. That this mortgage shall be a continuing security for the principal sum of money not exceeding Rs. 9,50,000 (Nine Lakh Fifty Thousand only) at any one time and intrest thereon that may become payable by Borrower to the Mortgagee upon any account/ accounts opened or to be opened or credit facilitise granted in the name of the Borrower from time to time for granting credit or other financial facilities to the Borrower and the account/ s is/ or not to be concidered to be closed for the purpose of this security and the security shall not considered to be exhausted or released or discharged merely by reason of the said account/s being brought to credit any time or from time to time.

3. All costs, charges and expeses (including the costs such as between the Attorney and the client) incurred by the Mortgagee for the realisation and recovery of thge cost and/ or intrest shall be paid by the Borrower and if not paid shall be added to and shall from part of the principale amount.

4. All payment made by the Borrower to the Mortgagee will first be appropriated towerds the intrest that may be than due, costs, charges and expense; if any incurred and; the balance towards the principle amount. in consideration of the Mortgagee having agreed to grant Credit Facilities/ Advances to the Borrower and the accecept the payment from the said Borrower as aforesaide, the said Mortgagor hereby guarantees the repayment of the same to the mortgagee in accourdance with the terms of the covenants herein contained.

5. THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEE AS FOLLOWS:-

i) The Mortgagor hereby declares that the Mortagagor is the sole and absolute owner of the said premises and there is no encumbrances or charges of any nature exisisting over the said land and he/ she has powers to mortgage the said premises and that all taxes, rents and dues payble on the the said premises are paid up to date; there is no attachment or revenue recovery proceeding pending in respect of the said premises. There is no subsisting agreement to sale or power of attorney for the sale of the said property not has any prospective or any intending purchaser taken possession of the said property or part of it, the said property is free from all encumbrances whatsover.

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ii) That the mortgagor will not so long as the principle amount is outstanding and not paid, encumber not charge the said land any part thereof without the written consent of the mortgagee which the Mortgagee shall be entitled to refuse to grant without assigning any reason thereof.

iii) That the mortgagor shall pay regulerly all taxes, rent and dues payable to Government or local authorities leved on the said land.

iv) That the mortgagor shall be liable to pay annual renewal charges at the rate of 1.25%, on the amount as outstanding on such date in the account of the Borrower.

6. THAT THE MORTGAGEE will be entitled to couse the said land to be sole if:-

i. The Borrower fails to pay the intrest for tow period (monthly/ quarterly/ half yearly) or as may have been agreed by the borrower with the Mortgagee.

ii. The Borrower fails to pay any instalment of the principle or as may have been agreed by the Borrower with the Mortgagee.

iii. The Borrower fails fails to pay the Mortgagee debt or any partthereof when it becomes due and payable.

iv The Borrower commits breach or default in the obsrvance and performance of any the terms and conditions on which the said credit facility / advance is granted to him.

provided that the Mortgagee shall serve the notice of the above default on the Mortgagor if fails to rectify the same within eight days from the date of notice ,the Mortgagor agrees that the amountes due as mentioned in the said notice shall be final and conclusive and shall be binding on the Mortgagor.

7. The mortgagor also agrees that he/ she shall be liable to pay all costs, charges, expenses incurred for enforcement of the above mortgage security.

IN WITNESS WHEREOF THE MORTGAGOR has put his/ her signature to the Deed after it was read over and explained to him/ her in /his /her vernacular on the day and year hereinabobve written.

SCHEDULE OF PROPERTY
(Description of the Property)

All that piece and parcel of land comprising of Residential hause Gram Panchayt Deulaon Anu No 06 & Malmmta No 06 Area 22~~50~~ Sq Fit Propaty of Deulgaon Tha Armori Distt Gadchiroli ad-measuring ------ and buildings situated therton ,with stuctures ,fixtures, furnitures, appertuenants , and others , thereupon and bounded as under:

To the ~~East~~ North : The House of Shri Prakash Banpurkar & Land
To the ~~West~~ South : The House of Smt Vimalbai Sundarkar & Bansod Medical
To the ~~North~~ East : House Of Shri. Rajendra Banpurkar
To the ~~South~~ West : Armori - Gadchiroli Main Road

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