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mortgage the said property and the Mortgagee hold the same until the payment/ repayment of all moneys due under the Facilities in the amount of Rs. 1,00,000/- (Rupees One Lac Only) or otherwise plus service charges or any and all profit, costs, charges, expenses and liquidated damages, if any, payable to or incurred by the Mortgagee;

2. That the Mortgagor shall pay/ensure repayment of all sums due and payable to the Mortgagee in accordance with agreed terms and conditions of payment as aforesaid;
3. That the Mortgaged property is free from all claims, liens, encumbrances and charges of whatsoever nature and the Mortgagor shall not in any way allow or permit any thing to be done in respect of the Mortgaged property so as to make their rights therein liable to be extinguished or in any way be impaired and shall keep the Mortgaged property free from all charges and encumbrance of whatsoever nature;
4. That the Mortgagee after giving notice in writing to the Mortgagor shall has the right to sell the Mortgaged Property or any part thereof either by public auction or by private treaty, without the intervention of court including the right to purchase the Mortgaged Property or any part thereof for itself at such sale on the happening of any of the following events;
 - If the amount due is not paid/repaid in terms of the Facilities and any agreements entered into in respect of the Facilities;
 - If the Mortgaged Property is damaged or diminishes in value so as to impair the security;

in the event of default under the Facilities the Mortgagee may at its discretion appoint any person as it may deem fit, as receiver of the Mortgaged Property or any part thereof with power to realize its income and to discharge there from all amounts outstanding due and payable to the Mortgagee in respect of the Facilities.

- 7 That the Mortgagor shall allow the Mortgagee and its authorized agents at all reasonable times to enter upon the Mortgaged Property or any part thereof and to view and examine the condition thereof;
- 8 This mortgage shall be continuing security and shall be a security for the payment made by the Mortgagor and shall also be a security for any amount ultimately due to the Mortgagee form the Mortgagor/customer on any account whatsoever;
- 9 The mortgagor shall not lease, let, transfer, part worth possession or alienate the Mortgage Property in any way whatsoever without obtaining the prior written consent of the Mortgagee.
- 10 The Mortgagee may as it may deem fit without reference or notice to the Mortgagor and without obtaining its consent at all the times without prejudice to this mortgage and without discharging or any way affecting the Mortgagor's liability hereunder grant time or other indulgence to or accept or make any composition or amongement with the Mortgagor/Customer and also vary/renew/extend the facilities from time to time.
- 11 Any notice to the Mortgagor on the address given to the Bank or as in the title of this presents, shall be deemed to be sufficient for all