

**DEED OF FURTHER CHARGE**  
**(WITHOUT POSSESSION)**

THIS DEED OF FURTHER CHARGE EXECUTED AT \_\_\_\_\_ ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ TWO THOUSAND SEVENTEEN, BY:

**Mr.** \_\_\_\_\_, son of Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years residing  
at \_\_\_\_\_, (ID NO: ) (Mobile no ) hereinafter called  
the 'MORTGAGOR'.

**TO AND IN FAVOUR OF**

**Mr.** \_\_\_\_\_, son of Mr. \_\_\_\_\_, aged about \_\_\_\_\_  
years, residing at \_\_\_\_\_, (ID NO: ) (Mobile no) hereinafter called  
the 'MORTGAGEE'

The terms MORTGAGOR and MORTGAGEE shall mean and include  
wherever the context admits or requires their respective heirs, executors,  
administrators, legal representatives, nominees and assigns:

WHEREAS the MORTGAGOR is the sole, legal, true absolute and  
exclusive OWNER of the property viz., ..... which is more  
fully and particularly described in the schedule hereunder , which he has purchased  
from and out of his own funds and savings, without any ancestral nucleus, from Mr.  
\_\_\_\_\_ vide a Deed of absolute sale dated \_\_\_\_\_, duly  
Registered on the file of the Sub Registrar, \_\_\_\_\_, as Document  
No. \_\_\_\_\_ of \_\_\_\_\_, of Book I,

Ever since the MORTGAGOR has been in continuous, uninterrupted peaceful  
possession and enjoyment of the said property , with full powers of alienation, without  
any let or hindrances, paying all taxes and outgoing payable to the Government and  
Local Authorities and has got valid and marketable title to the said property.

AND WHEREAS by a Deed of Mortgage for Rs. \_\_\_\_\_ with interest at \_\_\_\_%  
dated \_\_\_\_\_ made between the Mortgagor and the Mortgagee and registered at  
the office of the Sub Registrar \_\_\_\_\_ as Document No. \_\_\_\_ of \_\_\_\_\_  
of Book No.1. and in accordance to the condition stipulated in the above Deed of

Mortgage the Mortgagor has been paying the interest regularly and as such there is no arrears of interest payable by the Mortgagor to the Mortgagee.

WHEREAS the MORTGAGOR is in need of further funds for **his Business Development / family expenses** and has therefore approached the mortgagee herein for an additional MORTGAGE / LOAN and the MORTGAGEE has agreed to lend the same on the security of the property referred to above and more particularly described in the Schedule hereunder.

NOW THIS DEED OF FURTHER CHARGE WITNESSETH as follows:

That in pursuance of the above agreement, a total Loan of **Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only)** has been paid by way of \_\_\_\_\_, and the receipt of the above total loan amount is hereby accepted and acknowledged by the Mortgagor.

That in consideration of the said total loan amount of **Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only)**, the mortgagor doth hereby covenant to repay the Mortgagee the said sum of **Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only)** together with interest thereon at the rate of \_\_\_\_\_ % (**\_\_\_\_\_ PERCENT**) per ANNUM and as security for the due and prompt repayment of the principal amount with interest due under this deed, the Mortgagor doth hereby mortgage the property more particularly described in the Schedule hereunder and it is hereby agreed as follows:

1) The Principal amount is **Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only)** and the Mortgagors shall pay interest on the said principal regularly month after month.

2) The interest shall be paid on or before the \_\_\_\_\_ of each month following the month for which the interest may have accrued due and payable; The Principal amount of **Rs.**\_\_\_\_\_/**(Rupees** \_\_\_\_\_ **Only)** shall be paid within the period of \_\_\_\_\_ years( \_\_\_\_\_ **YEARS**) or earlier.

3) The total amount due under this further charge shall be repayable on demand by the Mortgagee or immediately after\_\_\_\_\_ years( \_\_\_\_\_ **YEARS**) **and**\_\_\_\_\_ months notice shall be given for such demand and the mortgage shall be discharged by the Mortgagee, on the repayment of the same;

4) In case the amount becomes due and payable for any reason either by operation of above said clauses or by operation of law, it shall be open to the Mortgagee to exercise all the powers contained in the Transfer of property Act; 1882,this shall be without prejudice to his right to file suit against the Mortgagor for the sale of the Property;

5) In case sale is held after due notice to the Mortgagor, by exercise of the Powers of the Transfer of Property Act, the Mortgagor shall concur with the Mortgagee in executing a conveyance to the Purchaser and in default of his doing so, the mortgagee shall be entitled to execute a conveyance deed to the purchaser, conveying both the rights of the Mortgagor and the Mortgagee, no such sale shall be impeached by the Mortgagor.

6) In case a sale is held and the Sale proceeds are found insufficient for the payment of the principal amount with interest, the balance amount shall be made good by the Mortgagor, personally from his other properties,

7) In case a sale is held and there are surplus proceeds, after appropriation towards cost, interest and principal, such surplus shall be paid to the Mortgagor.

8) The Mortgagor doth hereby covenant that he has got a good and valid title to the Mortgaged Property and that he has not done anything in derogation of the same; and that he has not created any other mortgage, charge or other encumbrances to any other person, over the schedule mentioned Property;

9) The possession of the Mortgaged Property remains with the Mortgagor and he has neither given nor has agreed to give possession of the same to the Mortgagee.

10) The Mortgagor doth hereby also assures that he will not allow the security to be impaired within the meaning of section **69, 69A of the Transfer of Property Act, 1882.**

11) The Mortgagor assures that he has paid all the taxes and outgoings in relation to the Property hereby mortgaged and further agrees that he will properly and regularly pay all the taxes and other charges in respect of the Schedule Property;

12) Any notice sent or left at the address of the Mortgagor given in this deed of Further Charge shall be deemed to be a good service of any notice;

The present Market Value of the Property is Rs. \_\_\_\_\_/-

**SCHEDULE OF PROPERTY**

IN WITNESS WHEREOF THE MORTGAGOR HAS SIGNED THIS DEED, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

MORTGAGOR

**Witnesses:**

1.

2.