

# MORTGAGE DEED

This Mortgage Deed is made on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Between

Mr./Ms. \_\_\_\_\_, son/daughter of \_\_\_\_\_, residing at \_\_\_\_\_ (hereinafter referred to as the "**Mortgagor**")

And

Mr./Ms. \_\_\_\_\_, son/daughter of \_\_\_\_\_, residing at \_\_\_\_\_ (hereinafter referred to as the "**Mortgagee**")

WHEREAS the Mortgagor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property mentioned hereunder:

## **PROPERTY DETAILS:**

Flat/Plot/House No. \_\_\_\_\_

Floor: \_\_\_\_\_

Building/Scheme: \_\_\_\_\_

Location: \_\_\_\_\_

Area: \_\_\_\_\_ sq. ft./sq. mtr.

## 1. Consideration

The Mortgagor has received a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) from the Mortgagee, which the Mortgagor hereby acknowledges.

## 2. Mortgage

The Mortgagor hereby mortgages by way of simple mortgage / usufructuary mortgage / mortgage by conditional sale the above-mentioned property as security for repayment of the said sum together with interest thereon, at the rate of \_\_\_\_\_% per annum.

## 3. Terms and Conditions

1. The Mortgagor agrees to pay the said loan with interest on or before \_\_\_\_\_.
2. In case of default, the Mortgagee shall have the right to recover the outstanding dues by sale of the mortgaged property after giving due notice to the Mortgagor.
3. The Mortgagor shall not transfer or create any further encumbrance on the said property during the period of this mortgage.

## 4. Redemption

On full repayment of the loan and interest, the Mortgagee shall redeem and release the above property in favour of the Mortgagor by executing a Deed of Redemption.

\_\_\_\_\_  
(Mortgagor)

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(Mortgagee)

**Important Notes:**

- Mortgage Deed must be executed on a non-judicial stamp paper of appropriate value as per state laws.
- It should be registered with the local Sub-Registrar Office to be legally valid and enforceable.
- All parties must read and understand the terms before signing.
- Witness signatures may be required for registration.
- Consult with a legal professional for drafting and execution of the mortgage deed to ensure compliance.