

**Recommendation Report of Development Officer Housefed for
Sanction of loan to EWS member**

It is reported that I Sh.Development Officer/Development
Officer Housing Federation Haryana,recommend the case of
Sh./Smt. S/o./W/o./Sh. Resident
of ,Haryana
for the sanction of EWS loan or General Loan amounting to Rs. 600000/- (Rs. Six
Lakh only).I have also inspected and verified the site of above member and found
the plot/house as per repot given below:

East.

West:

North :

South:

Present construction position of the plot is
..... hence recommend and forward the loan amounting to Rs.....
/- (Rs.Only) for sanction.

Development Officer
Housefed Haryana,

सेवा में,

प्रबन्ध निदेशक,

आवास प्रसंग हरियाणा,

पंचकूला।

विषय: दि हरियाणा राज्य सहकारी आवास प्रसंग लि0, पंचकूला का सहभागी सदस्य बनाने बारे।

श्रीमान् जी,

सविनय निवेदन है कि मैं श्री/श्रीमती/..... पत्नी/पुत्री
निवासी जिलामकान बनाने के लिए हाऊसफैड से गृह ऋण
लेना चाहता/चाहती हूं। मैंने दिनांक को हाऊसफैड के आन्ध्रा बैंक के खाते में मु0
500/- रूपये हिस्सा राशि व 20 रूपये दाखिला फीस कुल 520/- (पांच सौ बीस रूपये केवल) े जमा
करवा दिये हैं।

अतः आपसे अनुरोध है कि मुझे दि हरियाणा राज्य सहकारी आवास प्रसंग का सहभागी
सदस्या/सदस्य बनाने की कृपा करें। आपकी अति कृपा होगी।

धन्यवाद सहित।

सलंग्न:- बैंक रसीद

भवदीय,

नाम व पता

(Application for grant of loan to EWS member of the Federation)

To,

The Managing Director,
The Haryana State Cooperative Housing Federation Ltd.,
Bays No. 49-52, Sector-2, Panchkula

I, Sh./Smt. S/o./W/o/ Sh. Resident of
.....Tehsil Distt.
(Haryana) hereby apply for the grant of a loan amounting to Rs. 600000/- Lacs
(Rs. Six Lacs only) from the Haryana State Co-operative Housing Federation Ltd.,
Panchkula for the construction of building. Building comprising residential house.
for me.

2. I enclosed herewith all the required documents for raising loan the list of which
is enclosed at Annexure-A.

I have read the terms and conditions for the loan and accept the
same as binding upon me.

Yours faithfully,

Address

Place :

Date:

Appendix –A

Performa of the Statement to be submitted by the individual members giving information regarding the loan which has been applied for :-

Photo
attested by DO

1. Name of the member (in capital) : Sh./Smt.
2. Father/ Husband's Name : Sh./Smt.
: Sh./Smt.
3. Age with date of Birth :
:
4. Occupation :
5. (a) Address for communication: :
.....Teh Distt
- (b) Permanent Home Address :.....

6. Annual Income (to be accompanied :
by certificate/copy of certificate issued
by Income Tax Revenue Authority
7. Whether the member has in his/her own :
Name or in the name of his dependent
Any house or has he/she asked for a loan from
Anywhere in Haryana State
8. Whether he/she owns any other :
Land /house in City/Town/Village
9. Share Capital invested by him/her :
In the Federation
10. Carpet Area of the house :
11. No. of plots :
12. Price of the Plot :
13. Cost of The development of the :
plot if any
14. Amount paid by him/her towards :
The purchase price of the plot, so far :

15. Balance(if any when and how payable) :
16. Estimated cost of building to be
Constructed on the plot.: :
17. Amount so far spent by him/her towards
construction of the house , if any: :
18. Total of Column of 9.14 & 17 : :.....
19. Total of Column of 12,13 & 16 : :.....
20. Amount of Loan required by him/her: :
21. Date of Possession : :
22. Repayable in 10 years : :
23. Name of Nominee : :
24. Name of Guarantor of loan : :

Signature

Complete Address

Recommendation Report for the sanction ofof
ADO/DO, Housefed,

I have checked the identification of the member and also inspected the property of the member on which loan is required and it is certified that the property is free from all encumbrances and the title of the property is with the member. I also verify the income of the members proof of which is enclosed herewith. The member is fully entitled for the borrowing of loan of Rs.(Rs.....) from the Haryana State Co-operative Housing Federation Ltd., Panchkula. Hence I recommend a loan of Rs..... (Rs.) to **Sh./Smt.S/o./W/o./ Sh.Resident of**
.....Tehsil..... Distt.,
..... (Haryana)

The Application along with other documents are enclosed herewith with 2 copies of attested photographs.

Development Officer,
 Housefed Haryana,

AGREEMENT

The agreement made this----- day of ----- 2025 between -

----- (herein after called the "Borrower" which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, administrators and legal representatives, of the first part.

And

The Haryana State Cooperative Housing Federation limited., Panchkula, registered under the Haryana State Cooperative Societies Act, 1984 with registered office at Bays No. 49-52 Sector-2, Panchkula. (herein after called the Federation which from shall what the context so admits, includes its successors, assignees, administrator etc. on their respective points of the mortgage deed successors or assigns) of the other parts.

Whereas the borrower after becoming the Associate Member of the Federation has applied to the Federation for a Loan of Rs. for the construction of his/her house or additional and alteration in existing house etc. situated at ----- and the Federation has agreed to sanction a loan of Rs to the borrower(herein after referred to as the Housing Loan subject to the usual terms and conditions) applicable to the Housing loan scheme such as mortgage of house loan amount rate of interest, repayment term payment of compound interest in case of default.

Now this deed witnesses and the member hereby agrees and undertake as follow :-

1. That the member acknowledges to have received the afore said loan of Rs. (Rs.) from the Haryana State Cooperative Housing Federation, Panchkula.

2. That the loan shall be repaid with interest thereon to the Federation within years in equated installment. The loan shall be repaid in 40 quarterly equated installment consisting principal and interest. The first installment shall be payable on the expiry of one month from the date of advancement of last installment of loan, but in any case not later than the expiry of months from the date of advancement of first installment of loan and interest of the intervening period shall be paid by the member in installment quarterly or otherwise from the date of drawl of first installment of loan till the repayment of loan start. After disbursement of loan a repayment schedule will be issued and no separate notice will be given
3. That the loan shall carry an interest of 7 % per annum provided that in an event Federation increasing the rates prior to the disbursement of the full loan, the rate as increased shall be applicable to the new loan installment forth-with the data of such increase.

Provided further that from time to time Federation may in its sole discretion increase the rate of interest suitable and prospectively if unforeseen or exceptional or extraordinary changes in money market conditions take place during the period of agreement and hence forth the rate of interest increased as aforesaid shall be applicable to the said loan. Federation shall be the sole judge to determine whether such condition exists or not.

The borrower shall reimburse or pay to the Federation such amount as may have been paid or payable by Federation to Central Govt. or State Govt. on any account of any tax including the payment of interest and repayment of principle on the loan by the Central Govt. of State Govt. the reimbursement or payment shall be made by the borrower as and when called upon to do so by Federation. Interest shall be calculated on "Reducing Balance" on the basis of quarterly rests and is rounded off to the next rupee.

In case of default in repayment of installment of loan and interest the compound interest will be charged along with 2.5% penal interest on the defaulted amount for the defaulted period. The interest+2.5% penal

interest i.e. 7 % + 2.5% per annum will be charged on the defaulted amount for the defaulted period. The amount of recovery received from the member will be adjusted firstly towards the penal interest, then interest and principal.

4. The loan shall be on floating charges on the whole of the assets of the members and a first charge on the building and sites of the following members till his/her loan fully paid by the member.
5. That the loan shall be utilized solely for financing construction of house of the member which shall be duly insured against risk of Fire, Riots, Arsons, Earthquake and Flood etc.
6. That the loan shall be disbursed in three installments. First installment of 30% shall be released just after sanction of loan/second installment of 40% after previous installment is fully utilized and third installment of 30% after the utilization of second installment.
7. That the member before disbursing the loan amount shall mortgage the plot and construction thereon in favor of the Federation in the prescribed form in the presence of the representative of the Federation who duly witness and signed the mortgage deed.
8. The member shall confirm to the rules of the Federation governing condition for grant and repayment of loan for construction of the house.
9. The Federation will be competent to inspect property to make such inquiries regarding the financial position of the member as and when desired necessary.
10. That the Federation shall proceed against a defaulter member under section 52/53, 102/103 and 104 of Haryana State Cooperative Societies Act, 1984 and refer the case to Assistance Registrar Cooperative Societies if an installment for repayment by borrowing member falls into arrears after

allowing a grace period not exceeding to two months and shall take all legal steps for the recovery of the same.

11. The cost charges incurred by Housefed on incidental, charges related to arrest and legal fee of any court case or any other legal expenses shall be paid by the borrowing member.
12. The member shall have to arrange compulsory insurance cover with the Life Insurance Corporation India on his life for his outstanding in debtness and the borrowing member shall pay the amount of premium.
13. The borrowers agree that the Federation or any person authorized by it shall have free access to inspect the site.
14. The borrower shall not let out or otherwise how so ever part with the possession of the property or any other part thereof.
15. The borrower shall not sell, mortgage lease, surrender or otherwise how so ever alienate the property or any part thereof.
16. The borrower shall not enter into any agreement or arrangement with any person, for the use occupation or disposal of the said property or any part thereof during the pendency of loan.
17. That the every installment (consisting of principal and interest) would be deemed as an independent loan and compound interest will be charged in case of default at the same rate on which loan is sanctioned and penalty @ 2.5% will also be imposed on the defaulted amount for the defaulted period.
18. The borrower shall not stand any surety for anybody or guarantee the

payment of any loan till the repayment of this loan along with interest.

IN WITNESS WHERE OF THE PARTIES above named have here to set their hands on the date specified herein above in each case.

Signature of the Borrower

Place: _____

Date

Sh.S/o Sh.,
Complete Address

First Witness

Second Witness

Name, Address & Occupation

Name, Address & Occupation

For and on behalf of The Haryana State Cooperative Housing Federation Ltd.
Panchkula

Name: -----Designation: Dev. Officer HOUSEFED (-----).

AFFIDAVIT

I Sh./Smt.S/o./ W/o Sh.R/o.....
 (Haryana) do hereby solemnly declare on
 oath as under :

- That the deponent has been residing in (Haryana) and a bonafide resident of Haryana State and a domicile of Haryana having residing in(Haryana) for the last more than 20 years.
- That the deponent has no other residential house in Haryana State either in his name or in the name of his/her/wife/husband or any other dependants.
- That my husband run the business of Property consultancy at Haryana and my total income from all sources is detailed below :

Year 2022-23 Rs.

Year 2023-24 Rs.

Year 2024-25 Rs.

That the deponent has allotted/has purchased a plot inwhich is bounded as under and measures as :

East :

West :

North :

South :

Area and measurement : Sq. Yards

- That the plot purchased is free from encumbrances. That the above said premises have been allotted to me by the Registrar, vide their Sale Deed No. Dated
- That the authority mentioned above has been granted permission to mortgage the aforesaid premises vide letter No..... dated
- That in view of above. I am competent to mortgage the aforesaid premises.
- That the deponent further undertake that he/she would not transfer the property in any manner to other hands. In the event of any lapse on the part of the deponent would be liable for liquidation the loan money received from House Fed Haryana.
- That the deponent agrees to create charge on the same land in favor of the Housefed Haryana for the payment of amount of loan which the Federation may make and for all further advances subject to maximum amount of Rs. (Rs.)
- That the deponent will execute a mortgage deed or any other documents required by law for the purpose of securing the loan so raised and received and if it is secured to and when asked for by the Federation.

Deponent

VERIFICATION :

That the above statement is correct to the best of my knowledge and belief and nothing has been concealed in it.

Place:

Date:

Deponent

Affidavit by Husband/wife as surety

I S/o Sh. aged years R/o
.....

Do here by, solemnly affirm and declare on oath as under:

- That the deponent has been R/o and a bonafide resident of Haryana State and domicile of Haryana having residence in **for last more than 20 years.**
- That the deponent has no other residential house at
- That I fully understand undertake grantee and vouchsafe as per liability and in case non payment of loan by my wife **Smt.** **Resident of**
.....

Place :

Deponent

Date:

Verification

Verified that the contents of the above stated affidavit are true and correct to the best of my knowledge and nothing has been concealed therein.

Place :

Deponent

COMPOSITION DEED WITH GURANTOR

This deed of Composition is made on this.....day of 2025
atby and among Sh./Smt. **S/o./W/o**
**Sh. R/oTehsil & Distt.,
(Haryana)** Associate member of the Haryana State Cooperative Housing
Federation Ltd., Panchkula(hereinafter called the Debtor) of the one part and
Sh./Smt. S/o./W/o./Sh..... Resident of
.....Tehsil & Distt. Haryana. (hereinafter called the
Guarantor) of the second part, and such of the creditor of the said debtor as shall
execute this deed and those who thereafter give their consent thereof
(hereinafter called the creditor) of the third part on the terms hereinafter
mentioned.

Whereas the debtor is the Associate member of the Haryana State Cooperative
Housing Federation Ltd., Bays No. 49-52, Sector-2 Panchkula and he has borrowed
loan amounting to Rs. (Rs.....)
payable with interest from the mortgagee Federation under the mortgage deed
No.....executed on.....for the
construction of house on Plot situated at

He has become very much embraced and if he is unable to pay his debts in full as
per mort-settlement but he is agreeable to enter into this deed and transfer his
mortgaged property in order to enable his mortgage to release his outstanding in
part out of his assets in the manner set forth in the Deed of mortgage with a view
of discharge his liability in case the Mortgage-Creditor who agrees to accept the
terms and conditions thereto.

Whereas the mortgagee-creditor the said Federation is will to accept such partial
payment in full discharge his respective claims against the mortgagor debtor
provided such payments are guaranteed by the guarantor in the manner
described below which the guarantor is willing to undertake to do Composition:

- The mortgage-creditor agrees to accept the unconditional undertaking of the debtor mortgagee to pay with interest all the debts shown above and admitted to the due from the said debtor payable in equal prescribed installments and the first installment being payable on or before the date fixed.
- The said undertaking shall be expressed in the agreement, executed by the debtor in favor of the Mortgagee-Creditors for sum dues so such mortgage and hereinafter to become due and endorse by the guarantor on the terms and conditions hereinafter provided.

Guarantor :

That the guarantor has voluntarily become surety and do hereby binds himself, his heirs and executors to such mortgagee-creditors that the said debtor shall produce and place at the disposal of the mortgage in the even of non-payment of loan amount when required his Agriculture Land/House/Salary i.e. Rs.per month or the cost of the agriculture land/house/shop Rs. or such portion thereof as may be sufficient to satisfy the debts and in default of his so doing the guarantor binds himself/his heirs and executors to pay the said Mortgagee-creditors at its order the said loan amount of Rs. (Rs.) or such sum payable by the debtor to the mortgage-creditor.

That the guarantor, further consents that the time of payment thereof shall be extended from time to time without in any manner affecting the liability of the guarantor in respect of the sum due to the Mortgagee-creditor.

In case any installment falling due in respect of the said loan amount is not paid by the debtor Mortgagor in due time the whole of the sum outstanding under the Deed o Mortgage shall become due immediately payable.

In witness whereof the aforesaid parties have executed this deed, which shall bind them in terms and conditions mentioned above.

DEBT MORTGAGOR

Witness :

Guarantor

1.

2.

Mortgagee –Creditor (Person Authorized by Federation

Undertaking

I hereby undertake and warrant that the above statement are true and that this application and declaration shall be the basis of the contract between me and the Haryana State Cooperative Housing Federation Ltd., Panchkula even if the same is accepted by the said Housing Federation Ltd., Panchkula may make.

I hereby undertake that if at any time hereafter it is found that I have furnished wrong, incorrect, misleading particulars that I have of information, the said Federation shall have liberty to terminate the contract and to recall the loan or the balance thereof remaining outstanding or the cost deed or mortgage to executed between me and the Housing Federation Haryana.

Date on day of 2025.

Smt.W/o Sh.

Address.....

PRONOTE

On demand IS/o Sh.
associate member of The Haryana State Cooperative Housing Federation Ltd, and
borrower of The Haryana State Cooperative Housing Federation Ltd., PANCHKULA
jointly and severally promise to pay The Haryana State Cooperative Housing
Federation Ltd., Panchkula on order the sum of Rs. (Rs.
.....) and interest at the rate of 9.50% per annum compounded
Quarterly for value received.

Place :

Date :

Borrower
with revenue stamp

**The Haryana State Co-operative Housing Federation Ltd.,
Bays No.49-52, Sector-2, Panchkula.**

E-mail: housefedhry@gmail.com Tel (O) 0172- 2575847 Fax 0172-2970952

Ref.No. HFH/Loan/2018/

Dated:

To

The Tehsildar,

.....

Sub:- Entrance/Confirmation of Mutation in favour of the Federation.

Sir,

Sh./Smt.S/o/W/o/Sh. R/o

..... Distt has mortgage his/their
following Plot in favour of the Federation at Sr. No. dated
secure a loan of Rs. (Rupees).

Detail of Plot to be Mortgage with the Federation

Vide sale deed No.datedallotted by Tehsildar/Sub-
Registrar Distt.Above said Sh./Smt.S/o
W/o/Sh. R/o Teh Distt.
is owner in possession of plot measuringsq. Yards situated at
..... bounded as under:-

East :-

West :-

North :-

South :-

We request you that the mutation of the mortgage may kindly recorded in favor
of the Federation in the REVENUE RECORD and also confirm to us on the duplicate
copy of this letter:

Mortgagor

Signature Name & Address

For The Haryana State Cooperative Housing Federation Ltd.,.....

OFFICE OF THE TEHSILDAR/SUB-REGISTRAR
NON-ENCUMBERANCE CERTIFICATE

On this basis search report of Sh./Smt. and
affidavit of applicant it is certified that Sh./Smt.....
S/o./W/o./Sh..... R/o.....
Tehsil Distt.(Haryana) is the real owner of the plot
measuringsituated atvide sale deed No.
dated bounded as under:

North :

South :

West :

East :

The above mentioned plot is free from all encumbrance i.e. until in
our registration record.

Tehsildar/Sub-Registrar

.....

ENGLISH MORTGAGE DEED

Loan Mortgage Money Rs.(Rs.)

Non Judicial Stamp Papers fixed worth Rs.....

This deed of English Mortgage is made on thisday of _____, 2025.

BETWEEN

_____, member of The
Haryana State Cooperative House Federation Limited, Panchkula (hereinafter
called the 'Mortgagor') which terms shall where the context so includes admits

its/his/her/theirs/heirs representatives, successors administrators, executors,
assignees and liquidators of the one part :

AND

- The Haryana State Cooperative House Federation Ltd., Panchkula registered under the Haryana Cooperative Societies Act, 1984 having its registered office at Bays No. 49-52, Sector-2. Panchkula (hereinafter referred to as the 'MORTGAGEE' which terms shall where the context including its successors, members executors, administrators, assigns liquidators etc. of the other part, by way of Mortgage under the terms and conditions mentioned below:-

WHERE as the Mortgagor is the absolute owner of the plot
No. Measuringsq. Feet/sq. yards/marl as
sector/Mohalla

.....

The details of the boundaries of the plot/house are as under :

East :

West :

South :

North :

WHERE AS the said mortgager has been allowed/purchased a piece of land with absolute right of ownership measuring and by the name is possession of the said land and vested with the title of the plot and there is no encumbrance on the said land or plot and not it is mortgaged any where. The mortgagor has clear marketable title of land and is fully competent to mortgage the said plot/piece of land.

WHERE AS the said mortgagor needs to borrow the sum of Rs. (Rs.) for the purpose of building a house on it from the said Mortgagee.

WHERE AS the said Mortgagee Federation has agreed and sanctioned to advance to the Mortgagor sum of Rs. (Rs.) on the terms and conditions set forth below :-

- In consideration of Rs. (Rs.) the Mortgagor do hereby grant transfer convey assign and assure unto the Mortgagee all that piece or parcel of land here determents and premises with the building construction repair alternations now starting thereon or which may hereinafter be erected there on or any part thereof situated at bearing No..... in the Registration in Tehsil, Sub Tehsil In the District in the State of Haryana together with all and singular the house, out house, walls, metros, sewers, ways, paths passage lights, liberties, basements to the said premises and all rights title interest claim and demand of the Mortgagors into the said premises and also all the deeds and other evidence of the title relating to the said premises to Have AND TO HOLD all other premises herein before expressed

to be conveyed granted assured and assigned with all every of their appearances unto and to the Mortgagee absolutely but subject to the provision for Redemption hereinafter contained PROVIDED that if the Mortgagor shall duly pay to the Mortgagee the said principal amount and interest hereby secured in the manner hereunder provided and all other money if any by these presents or by law payable by the Mortgagor to the Mortgagee then in such event mortgagee shall at any time there after upon the request and at the costs of the Mortgagor shall recover and reassign the said premises unto the Mortgagor or as he/she shall direct.

- a. The Mortgagee has further informed the Mortgagor that the Mortgagee that the Federation has raised and or will obtain mortgage loans from the Govt. or other Financing Institution/Bank Inter-alia secured and/or to be secured by the floating charges executed by the Federation in favor the said Government or other Financial Institution/Bank inter-alia on the security of the said Mortgage loans including mortgage loan extended by the Mortgagee to the Mortgagor.
- b. Mortgagor hereby acknowledges and confirms that the Mortgagee have raised and would be entitled to raise mortgage loan from the Government or other Financing agency/Bank upon the security of the floating charge over the said mortgage loans including Mortgagor loan being advanced by the mortgagee to the Mortgagor up on the security of these presents by way of floating charges and is also aware of all the provisions, covenants, declarations and agreements therein contained and the Mortgagor shall be deemed to be bound by the said condition and provisions confirmed upon the by Financing institution/Bank by Federation for the said loans raised by the Federation and the Mortgagee convenient and agreed to be bound by all the said terms conditions, Provisions declarations and agreements between the Mortgagee and Federation and Federation and Financing Institution/ Bank/ Government.

2 (a) That the said Mortgagor has assured the said Mortgagee that the property mentioned above is free from all encumbrances and the Mortgagor is entitled to transfer the same by way of Mortgage unto the said Mortgagee. The Mortgagor has also delivered the title deed.

(a)1. That the aforesaid premises have been allotted to the borrower by the Estate Officer HUDA.....vide there letter No.

Dated.....

That the authority mentioned in Sub-para (i) has granted permission to the borrower to mortgage the aforesaid premises vide letter No.dated.....

(ii) That in view of the permission mentioned above in Para/Sub Para (ii) the Borrower is competent to Mortgage the said premises, the aforesaid premises.

3. The borrowing members shall not transfer, assign or otherwise sale the tenement of the house/plot during the mortgage period or create any charge on the mortgaged property except with the consent of the Mortgagee Federation.

4. That the loan shall be disbursed to the Mortgagor in three installments:-

i) First installment of 30% of the sanctioned loan amount will be disbursed after the member invested 25% of the cost of project including land cost and starting construction or development work.

ii) The 2nd installment of 40% of the sanctioned amount will be disbursed when the member fully utilized the first installment.

iii) The 3rd installment of 30% shall be disbursed to the member after the completion of construction work of the house.

iv) After disbursement of loan a repayment schedule is issued and no separate notice will be given.

5. That the loan shall be repaid by the Mortgagor consisting of principal and interest in quarterly equated installment of Rs.....in years at

the rate of 7% P.A. calculated on quarterly rest basis. The loan shall be repaid in the quarterly equated installment consisting of principal and interest. The first installment shall be payable on the expiry of 6 months from the date of advancement of last installment of loan or date of completion of the house building whichever is earliest, but in any case not later than the expiry ofmonths from the date of advancement of first installment of loan. But the interest of the intervening period shall be paid by the borrowing member in quarterly installments from the date of withdrawal of first installment of loan till the repayment of loan starts.

In case of default in repayment of installments of loan and interest the compound interest will be charged along with 2.5% panel interest on the defaulted amount for the defaulted period. The compound interest at the same rate on the loan is sanctioned plus 2.5% panel interest i.e. 9.50 % plus 2.5% P.A. will be charged on the defaulted amount for the defaulted period. The amount of recovery received from the member will be adjusted firstly towards panel interest than interest and principal respectively. The borrowing member devious of repaying the balances of loan earlier than stipulated time may do so.

6. That the Mortgagor thus hereby covenants with the Mortgagee that the Mortgager will apply the full amount of loan so advanced as aforesaid on a piece and parcel of land under mortgage deed to the satisfaction of the Mortgagee Federation, who will be sole judge thereof and further that the mortgager will as long as any money will as any money will remain in the security these presents, keep the said premises under good condition. In the event of default in drawl of loan, the borrowing member shall pay interest @ 1% payable on the amount of loan sanctioned till the transaction is completed. This condition will apply in the event of the full loan amount sanctioned is not drawn and utilized within the stipulated time in completion of construction work.

7. The Mortgager shall not lease the property during the currency of the mortgage except with the permission in writing of the Mortgagee.

8. The Mortgage shall also be entitled, that in view of selling of mortgaged property without reference to court, in the circumstances mentioned above to

appoint a receiver of the income of mortgaged property to any part thereof. The receiver appointed under this deed shall be deemed to be the agent of the mortgage and mortgager shall be solely responsible for the receiver's act of default. The Mortgager may impose such conditions or restrictions for directions of the receiver as in law he may be entitled to do so.

9. That if the Mortgager makes default in the payment of any of the said installment or has not, in the opinion of the mortgagee, applied the money hereby advanced for the purpose, for which the same was advances for has not observed or complied with the conditions, laid drawn in the aforementioned deed of the Mortgage or of the bye laws of the Mortgage the total amount due and owing under these presents shall forth with become payable and the mortgagee may at any time thereafter sell the said property under mortgage or any part parts thereof without reference to Court as provided under Section 69 of the transfer of property Act, 1982 in circumstances mentioned above either to get his/her/their or separately and either in public auction or by private contract with power upon such sale to make any stipulation or to the title or evidence of title or otherwise which the mortgage deems properly and also with power to buy in or rescind or vary any contract for sale and to resell without being responsible for any loss caused thereby for the purpose aforesaid or any of them to execute and do all such assurances and things as he may think fit.

PROVIDE that always and it is hereby expressly agreed and declared that mortgagee shall not execute the power of sale until he has previously given an notice in writing to the mortgager requiring the mortgagor to pay off all the money for the time being owing on the securities of these presents or left a notice in writing to that effect upon some part of said premises that default has been made in payment of money or part thereof within three calendar months.

10. In case the Mortgager fails to pay the mortgage money within time fixed for payment as aforesaid the Mortgagee shall be entitled to cause the property to be sold, and shall be entitled to the mortgage money with interest at the rate aforementioned payable till the date of payment of realization through Court or through the collector of the Distt. Concerned, Thought authorized collector under

Haryana Cooperative Societies Act, 1984 and all expenses, court fee, receiver's charges etc for the mortgaged will be liable to pay the same.

11. That the Mortgagor shall maintain a regular and complete accounts of expenses incurred and the stock and material purchased shall have right the inspect the building accounts and building for the proper utilization.

12. That the Mortgager for receiving the loan amount under this deed undertakes that he/she will certainly insure his/her life and will relate to the payment of balance loan amount at any time and for this purpose, the mortgager agrees to and assures that he will ensure him/her self with the Life Insurance Corporation of India or any insurance company. The Mortgager will pay the due installment of the premium within time for the purpose of repayment of the loan amount sanctioned for construction of the house and from time to time he will comply with the terms and conditions settled.

13. Failing to pay due installment prescribed under the terms and conditions of this deed, the Mortgager agrees as provided under section..... of the Haryana Cooperative Societies Act, 1984 that his employer shall have right to recover the due installment of loan amount from his salary and pay to the Mortgagee Federation for the loan amount.

14. If any ambiguity or dispute arises regarding the interpretation of terms of this deed or any matter is left out in this deed, then the matter under referred to the Registrar. Cooperative Societies, Haryana for arbitration, whose decision will be final and binding on the parties.

15. Their after the repayment of entire loan amount along with interest/penal interest to the mortgagee then the said mortgagor shall be liable to execute & register the redemption deed of the said property and then she/he shall be entitled to sale/transfer the said property to anyone.

In witness where of the mortgagor and the mortgagee have signed this deed in token of acceptance of the terms and conditions mentioned above on the day month and year first mentioned.

MORTGAGOR

WITNESS-1

Signature:

Name:

Address:

Occupation:

WITNESS-2

Signature:

Name:

Address:

Occupation:

MORTGAGEE

Authorized Persons On behalf of The Haryana State Cooperative
Housing Federation Ltd., Panchkula.

AFFIDAVIT

IS/o./W/o./Sh.....R/o
.....Distt.(Haryana) do hereby solemnly
declare and affirm as under:-

1. That I am the sole permanent resident of the above mentioned address and bonafied citizen of Haryana.
2. That I have no other house in the Haryana sate except on which I am taking loan amounting to Rs. 6,00,000/- (Rupees Six lacs only) from the Haryana State Cooperative Housing Federation Ltd. Panchkula, Haryana.
3. That I saving bank account No. with
..... IFSC Code
4. That I do hereby submit ten post dated cheques bearing No.
to in favour of That Haryana State Cooperative Housing Federation Ltd., Panchkula, Haryana as surety of the loan.
5. That I do hereby undertake and authorize that Haryana State Cooperative Housing Federation Ltd., Panchkula, Haryana to apply these cheques in my bank account as and when needed in case of non payment of the loan installment to the defaulted amount.

DEPONENT

VERTIFICATION:-

That the above statements is correct to the best of my knowledge
and belief and nothing has been concealed in it.

Place :

DEPONENT

