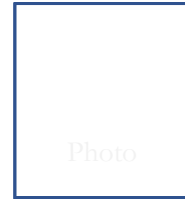




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MICROFINANCE BHUTAN PRIVATE LIMITED



Loan Application Form (Individual).

Branch: \_\_\_\_\_ CIF No. \_\_\_\_\_ Loan Account No. \_\_\_\_\_

<b>Applicant's Personal Information</b>			
Full Name: Mr./Mrs./Ms.:		Gender	Male/Female/Others
Date of Birth: DD MM YYYY	Age:	CID No.	
House No.	Thram No.	Issue Date:	Expiry Date:
Village:	Gewog	Dzongkhag:	
Mobile No:	Present Address:		
Email Id:			
Spouse Details:			
Name:			CID No:
Mobile No.	Occupation:		

**Loan Account Opening**

I/We _____ would like to apply for Agriculture/Home/Education loan of Nu. _____ from Microfinance Bhutan Pvt. Ltd for period of _____ years.			
<b>Project Details:</b>	Agricultural/Home/ Education	Project Location:	
Monthly income from project/others Nu.	Experience/knowledge in project: yrs.		
No. of dependents (including borrower):	Total asset worth: Nu.		
Loan outstanding (other banks):	Relation with MBPL: yrs.		
Level of Education/Skills of project proposed: Excellent/Good/Moderate/No skills			
Financial knowledge: Excellent/ Good/ Moderate/ Poor			
Project Vulnerability to Climatic factors: High/ Medium/ Low/ Nil			
Government Policy favourability: Highly favourable/Good/ Unfavourable			
CIB Record: No errors / 0-<31 days/ 31-<61 days/ 61-<91 days/ No history			
Project Insurance: Yes/ No.	Product Markets: Confirmed/Good/ Least confirmed		



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MICROFINANCE BHUTAN PRIVATE LIMITED

Loan Agreement.

Date:

This agreement is executed between Microfinance Bhutan Pvt. Ltd. (hereinafter referred to as “the institution”) and Mr./Mrs/Ms. \_\_\_\_\_ holding citizenship ID No. \_\_\_\_\_ (hereinafter referred to as “the borrower).

Whereas the said borrower has requested for a loan facility amounting to Nu \_\_\_\_\_ (Ngultrum \_\_\_\_\_) only from the institution to a mutually agreed terms and condition.

- I. Loan interest rate of \_\_\_\_% per annum. II. Loan Term (Period): \_\_\_\_\_ years  
II. Penal Interest 5%.per annum. IV. Loan Instalment Nu: \_\_\_\_\_

**Collateral:** Land measuring \_\_\_\_\_ acres under plot no. \_\_\_\_\_ thram no. \_\_\_\_\_ located under \_\_\_\_\_ Gewog, \_\_\_\_\_ Dzongkhag.

1. The borrower shall repay the loan to instalment basis: Monthly/ Quarterly/Half yearly/ Yearly.
2. The borrower shall not utilize the proceeds of the loan for purpose other than which it has been sanctioned.
3. The borrower. Shall not dispose or enter into transaction entailing the property(ies) mortgaged without prior consent of the institution.
4. In the event of default:
  - a. The institution shall have the right to recall entire loan outstanding including interest and penalty accrued thereon and enforce seizure of the property(ies) mortgaged with us.
  - b. The institution shall have the right to exercise sale of seized property(ies) either by private sale or public auction and its proceeds shall be adjusted towards the loan liquidation.
  - c. If the net sum realized from such sale is insufficient to liquidate the loan balance, the borrower shall be held liable to pay the balance of any sum due from him under this agreement and his other property(ies).
  - d. The institution shall charge 5% penal interest on the loan overdue amount.

I hereby confirm that I have read or been informed of and understood the above terms and conditions of the agreement to which I will abide by. In witness whereof the parties hereunto set their hand on the day mentioned hereinabove.

Affix  
Legal  
Stamp

( \_\_\_\_\_ ) (Institution's Round Seal)  
Borrower. Institution

Witness:  
Name:  
CID No:  
Address:  
Contact No



<b>Guarantor Form</b>	
<b>Guarantors Personal Details</b>	
Name:	CID No.
House No.                      Thram No.	Contact No.
Village:                              Gewog:	Dzongkhag:
Spouse Name:	Spouse CID No.
Contact No.	
<b><u>Undertaking/Letter of Guarantee</u></b>	
<p>I/We, _____ holding CID No. _____</p> <p>do hereby stand as “<b>Guarantor</b>” for a Loan of Nu _____ availed by</p> <p><b>Mr/Ms.</b> _____ holding CID No. _____</p> <p>from Microfinance Bhutan Private Ltd.</p> <p>Should the borrower fail to repay the loan and any interest accrued thereon, I/We hereby unconditionally guarantee to the company the full and prompt payment when due, whether at maturity or by reason of acceleration or otherwise, of the debt, liability or obligation of the borrower to the Company.</p> <p>Further, <b>I/We</b> hereby pledge my property _____ to the company against the loan availed by the applicant and in the event of failure to repay the same, I/We hereby authorise the company to take possession of the said property and dispose the same to recover the amount remaining unadjusted.</p> <p>This Guarantee, may not be waived, modified, amended, terminated, released or otherwise changed except by a writing signed by the undersigned and the Bank.</p> <p><b>In witness whereof</b>, guarantee has been duly executed by the undersigned.</p>	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-bottom: 10px;">                     Affix                      Legal                      Stamp                 </div> <p><b>Guarantor</b></p> <p>Date:</p>	<p><b>Witness:</b></p> <p>Signature</p> <p>Name</p> <p>CID No.</p> <p>Address</p> <p>Contact No: .....</p>



## MORTGAGE DEED

This Mortgage is made on \_\_\_\_\_ **between** \_\_\_\_\_ holding citizenship identity card no. \_\_\_\_\_ resident of \_\_\_\_\_ hereinafter referred to as “the Mortgagor” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, legal representative, administrators, successors, executors in title and assigns)

**And** the Microfinance Bhutan Private Limited, Thimphu, hereinafter referred to as “the Mortgagee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its administrators, executors, successors in title and assigns)

**Whereas** Mortgagor/Borrower (as mentioned in the loan agreement) is indebted to Mortgagee for the loan/s as provided in the loan agreement/s and addendums executed BETWEEN the Microfinance Bhutan Private Limited and loan applicant \_\_\_\_\_.

**Whereas**, the mortgagor has agreed to comply with the terms and conditions for securing the loans along with interest and charges as mentioned in the loan agreement/s and addendums.

**Whereas**, the mortgagor has agreed to mortgage the following property (hereinafter referred to as “**the Property**”) in favor of the mortgagee, as security for the repayment of the loans as provided in the loan agreements and other loan documents.

### **Description of the property:**

### **Mortgagor covenants and agrees with Mortgagee as follows:**

1. Mortgagor hereby declares that there are no encumbrances at present subsisting on the said property/ies or any part thereof and that the same is at present my/our absolute property.
2. Mortgagor/borrower undertakes to promptly pay to mortgagee the loan/s with interest thereon as specified in the loan agreements/addendums.
3. Mortgagor shall warrant and defend the title to the said property against the lawful claims and demands of all persons.
4. Mortgagor shall maintain the property and any improvements in good repair.
5. Mortgagor shall not remove or demolish any building or improvement on the property without the consent of the Mortgagee.



6. Mortgagor hereby undertakes that so long as any money shall remain due or outstanding to the Mortgagee on the security, the mortgagor shall not sell, gift, exchange, create or permit any mortgage, charge, pledge or encumbrance on the said property, without first obtaining the consent of the Mortgagee in writing.

If any provision of this Mortgage shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

In the event of the death of the mortgagor/borrower, prior to the full settlement of all dues to the Mortgagee, the obligation under this deed shall attach to the estate (mortgaged property) of the deceased.

This mortgage is executed upon the Statutory Condition, for any breach of which Mortgagee will have the Statutory Power of Sale, existing under applicable Law.

**In witness whereof**, this Mortgage is executed on the \_\_\_\_\_.

Signed, sealed and delivered in the presence of:

Affix  
Legal  
Stamp  
Here

**Gewog Endorsement**

Witness:

Signature:

Name:

CID No:

Address:

(Thumb impression of thram owner)

**Lien Noting:**

The charges of the MBPL (Mortgagee) by way of first mortgage on the said **land** has been noted online with NLCS on date \_\_\_\_\_ vide mortgage number \_\_\_\_\_.

Date:

Processed by Signature: