

List of Title Deeds
Ansal Villa

S & I
Mortgage Deeds
List
0

THIRD SCHEDULE


(Title Deeds pertaining to Immovable Properties/the Property)

1. Self-attested photocopy of Agreement executed by/between Sh. Khem Chand "Owner" and M/s Ansal Housing & Estate Ltd. "Developers" for development of 9 out of 10 units (1 plot already sold by the owners) at Agricultural Lands measuring 97 bighas and Biswas comprised in Khasra Nos. 702/3 min, 704, 705, 706/1, 706/2, 707, 708, 709, 710, 711, 791, 792, 793, 794, 795, 796, 799, 800, 801, 80-6, 808 and 809, situated in Village Satbari, Tehsil Mehrauli, Union Territory of Delhi on which owners had developed a Nature Cure Resort by the name of Satbari Farm Houses on the said land, dated 27.12.1979.
2. Original of Sale Deed executed by 1) Sh. Khem Chand and 2) M/s Ansal Housing & Estates Pvt. Ltd. in favour of Sh. Krishna Chopra, for all that pieces and parcel of farm house property i.e. Land admeasuring 9 bighas and 0 biswa, bearing Khasra No. 801 (4-17) and 806 min (4-03) and also known as D-3, Ansal Villa, situated at Village Satbari, New Delhi, duly registered at SR-Delhi, Vide Doc. No 6111, Book no. 1, Volume no. 4395, Pg. No. 10-18, dated 12.12.1980.
3. Self-attested photocopy of Deed of Mortgage was executed by/between 1) Smt. Girish Chopra, 2) Smt. Ashima Chopra & 3) Sh. Krishna Chopra (M/s Divij Infraprojects Pvt. Ltd. being the Borrower) and the State Bank of India, for availing the loan facility dated 02.11.2012.
4. Photocopy of Assignment Agreement executed by/between State Bank of India and Edelweiss Asset Reconstruction Company Limited, dated 19.03.2014.
5. Photocopy of Court Order u/s 14 of SARFAESI Act issued by CMM (South) Saket District Courts in the matter of Edelweiss Asset Reconstruction Company Ltd. vs. M/s Divij Infraprojects Pvt. Ltd in regards to taking over the Physical Possession of "farm house property i.e. Land admeasuring 9 bighas and 0 biswa, bearing Khasra No. 801 (4-17) and 806 min (4-03) with built up farm house with boundary wall (area as per khatoni 2010-2011) and other basic facility and also known as D 3, Ansal Villa, situated at village Satbari Tehsil Hauz Khas New Delhi" & also one more property, Order dated 15.04.2015.
6. Photocopy of Public Notice for Sale published by Edelweiss Asset Reconstruction Company Ltd. Vs M/s Divij Infraprojects Pvt. Ltd in regards to bidding of "farm house property i.e. Land admeasuring 9 bighas and 0 biswa, bearing Khasra No. 801 (4-17) and 806 min (4-03) with built up farm house with boundary wall (area as per khatoni 2010-2011) and other basic facility and also known as D 3, Ansal Villa, situated at village Satbari Tehsil Hauz Khas New Delhi", dated 10.10.2016.
7. Original Sale Certificate of Immovable Asset [Rule 9 (6)] dated 19.06.2017 issued by Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of EARC trust SC 30 (hereinafter referred to as EARC/Secured Creditor) in favour of Sh. Anil Kumar Kanodia and Smt. Kanchan Kanodia (50% share of each) for all that pieces and parcel of farm house property i.e. Land admeasuring 9 bighas and 0 biswa, bearing Khasra No. 801 (4-17) and 806 min (4-03) with built up farm house with boundary wall (area as per khatoni 2010-2011) and other basic facility and also known as D 3, Ansal Villa, situated at village Satbari Tehsil Hauz Khas New Delhi also Registered at SR-VA-



Hauz Khas (south-1) Delhi vide Registration no. 11, Book no. 1 Volume no. 1, Page no. 224-227 dated 02.03.2022.

- ✓ 8. Original handing over Physical Possession Letter issued by Edelweiss Asset Reconstruction Company Limited in favour of Sh. Anil Kumar Kanodia and Smt. Kanchan Kanodia in regards to pieces and parcel of farm house property i.e. Land admeasuring 9 bighas and 0 biswa, bearing Khasra No. 801 (4-17) and 806 min (4-03) with built up farm house with boundary wall (area as per khatoni 2010-2011) and other basic facility and also known as D 3, Ansal Villa, situated at village Satbari Tehsil Hauz Khas New Delhi, dated 21.06.2017
- ✓ 9. Original Mutation Letter issued by SDMC in favour of Sh. Anil Kumar Kanodia and Smt. Kanchan Kanodia in regards to property no. Farm house no. D-3, Ansal Villas, Kh. No. 801 (4-17) & 806min (4-03) situated at Village Satbari, Tehsil Saket, New Delhi, dated 15.12.2021
- ✓ 10. Sanctioned map of the subject property.
- ✓ 11. Latest paid Property Tax. Electricity Bill Receipts.


Name: Vineet Gupta
(Security Trustee official who has
accepted deposit of title deeds)



Dated this 14th day of July, 2022