

Date: 13/09/2022

Ref: SRTHL19000858, SRTHL19000763, SRTHL19000867/Private Treaty/2022-2023

To,

1. **MEGHALKUMAR DUSHYANTBHAI PANDYA** (Borrower)
C 402, PARASMANI APPT TADWADI NR
BEJANWALA COMPLEX, SURAT
GUJARAT, INDIA 395 009

Also at
PLOT NO.03, JAMUNA NAGAR,
T.P. SCHEME NO. 5, MOJE UMRA,
SURAT GUJARAT INDIA 395 007

2. **RITABEN PANDYA** (Co-Borrower/s)
C 402, PARASMANI APPT TADWADI NR
BEJANWALA COMPLEX, SURAT
GUJARAT, INDIA 395 009

Also at
PLOT NO.03, JAMUNA NAGAR,
T.P. SCHEME NO. 5, MOJE UMRA,
SURAT GUJARAT INDIA 395 007

**SUB: NOTICE OF SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY UNDER
RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Dear Sir/Madam,

Please note that the Physical Possession was taken on **31st MAY 2022** wherein possession of all the piece and parcel of the immovable property situated at SCHEDULE "A" MENTIONED PROPERTY (Total Property) -All THAT PIECE AND PARCEL OF THE PROPERTY

BEARING PLOT NO. 03, ADMESURING 1620 SQ.FT., G+1 CONSTRUCTION THEREON, JAMUNA NAGAR, T.P. SCHEME NO 5, F.P. NO. 32, BEHIND GOVINDJI NAGAR, MOJE UMRA SURAT SUJARAT, INDIA - 395007 AND THE LAND BOUNDED ON THE

BOUNDARIES	EAST	ROAD
	WEST	PLOT
	NORTH	PLOT NO. 2
	SOUTH	PLOT NO. 4

IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF MOJE UMRA AND REGISTRATION DIST OF SURAT.

SCHEDULE "B" MENTIONED PROPERTY

ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 1620 SQ.FT OF UNDIVEDDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY

SCHEDULE "C" MENTIONED PROPERTY

All THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 03, ADMESURING 1620 SQ.FT., G+1 CONSTRUCTION THEREON, JAMUNA NAGAR, T.P. SCHEME NO 5, F.P. NO. 32, BEHIND GOVINDJI NAGAR, MOJE UMRA SURAT SUJARAT, INDIA - 395007 was taken over by the Authorized Officer for the purpose of realization of the secured asset in exercise of the powers conferred on the secured creditors under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and the Rules there under.

Further we refer to public auctions dated 4 August 2022 with Reserve price of Rs.1,19,29,361. Second auction date – 30 August 2022 with Reserve price of Rs.1,07,36,425/- which have failed due to lack of bidders. We therefore proposed to sell the aforesaid immovable property by way of private treaty **at a reserve price of Rs.94,00,000/- (Rupees Ninety-Four Lakhs Only).**

Thus, notice of fifteen (15) days is hereby given to aforesaid Noticees that immovable property shall be sold by the undersigned on **30/09/2022** through private treaty at the address mentioned in the below table.

Your attention is invited to the provisions of section 13(8) of SARFAESI Act, 2002 to redeem the securities by making entire payment of our dues with all costs, charges and expenses any time before as fixed for the private treaty sale.

This notice is being issued without prejudice to all other rights and remedies available to us in law or contract or both, in respect of the financial assistance and the right to proceed/file the Suit/Recovery Application before Appropriate forum to proceed with the execution of the order or decree to be obtained.

Details of private treaty:

DESCRIPTION OF SECURED PROPERTY:	SCHEDULE "A" MENTIONED PROPERTY (Total Property) - All THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 03, ADMESURING 1620 SQ.FT., G+1 CONSTRUCTION THEREON, JAMUNA NAGAR, T.P. SCHEME NO 5, F.P. NO. 32, BEHIND GOVINDJI NAGAR, MOJE UMRA SURAT SUJARAT, INDIA - 395007 AND THE LAND BOUNDED ON THE BOUNDARIES -	
	EAST	ROAD
	WEST	PLOT
	NORTH	PLOT NO. 2
	SOUTH	PLOT NO. 4
	Admesuring IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF MOJE UMRA AND REGISTRATION DIST OF SURAT.	
SCHEDULE "B" MENTIONED PROPERTY		

	<p>ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 1620 SQ.FT OF UNDIVEDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY</p> <p>SCHEDULE "C" MENTIONED PROPERTY</p> <p>ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 03, ADMESURING 1620 SQ.FT., G+1 CONSTRUCTION THEREON, JAMUNA NAGAR, T.P. SCHEME NO 5, F.P. NO. 32, BEHIND GOVINDJI NAGAR, MOJE UMRA SURAT SUJARAT, INDIA - 395007</p>
SECURED DEBT:	Rs. 1,06,98,416.09 (Rupees Sixty-Seven Lakhs Nine Thousand One Hundred Sixty Six and Paise Two Four as on 13/09/2022
RESERVE PRICE:	INR Rs. 94,00,000/- (Rupees Ninety-Four Lakhs Only)
CONTACT: EMAIL:	Mr. Name –Yuvraj Jha , L&T Finance Ltd, 8th Floor, Near Majura Gate, Ring Road Surat, Gujarat Contact No. 9974112047

Yours Truly

A.D. Badhan.
Authorized Officer
L&T Finance Limited