

Date: 27/09/2022

Ref: RJKHL17000392andRJKHL18000019/Private Treaty/2022-2023

To,

1. **PRAVIN KHODABHAI SHINGALA** (Borrower)
RAJLAXMI SOCIETY, STREET NO 5,
GANESH COMPLEX,
NEAR RAILWAY FATAK,
MORAI ROAD, RAJKOT, GUJARAT-360003

Also at

SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74,
GADADHAR RESIDENCY, NEAR RAJRAJESWAR
MAHADEV TEMPLE, OFF. KOTHARIYA –
KHOKHALDAL ROAD, B/H. KRISHNA PARTY
PLOT AREA : KOTHARIYA, RAJKOT, GUJARAT

Also at

PLOT NO. 53 TO 62/3 HOUSE NO. A/3,
PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA
GATE NO. 2, OFF KOTHARIYA ROAD,
NEAR JAGNATH MAHADEV TEMPLE,
KOTHARIYA, RAJKOT, GUJARAT

2. **HARSHA PRAVIN SHINGALA** (Co-Borrower/s)
RAJLAXMI SOCIETY, STREET NO 5,
GANESH COMPLEX,
NEAR RAILWAY FATAK,
MORAI ROAD, RAJKOT, GUJARAT-360003

Also at

SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74,
GADADHAR RESIDENCY, NEAR RAJRAJESWAR
MAHADEV TEMPLE, OFF. KOTHARIYA –
KHOKHALDAL ROAD, B/H. KRISHNA PARTY
PLOT AREA : KOTHARIYA, RAJKOT, GUJARAT

Also at

PLOT NO. 53 TO 62/3 HOUSE NO. A/3,
PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA
GATE NO. 2, OFF KOTHARIYA ROAD,
NEAR JAGNATH MAHADEV TEMPLE,
KOTHARIYA, RAJKOT, GUJARAT

3. HARI ENTERPRISE

(Co-Borrower/s)

NEAR KHODIYAR TIMBER,
SHREE RAM NAGAR CO. OP HOS. SOC.,
PLOT NO. 19/B, SERVICE ROAD KOTHARIYA,
NEAR GONDAL HIGHWAY, RAJKOT,
GUJARAT-360003

Also at

SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74,
GADADHAR RESIDENCY, NEAR RAJRAJESWAR
MAHADEV TEMPLE, OFF. KOTHARIYA –
KHOKHALDAL ROAD, B/H. KRISHNA
PARTY PLOT AREA : KOTHARIYA, RAJKOT,
GUJARAT

Also at

PLOT NO. 53 TO 62/3 HOUSE NO. A/3,
PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA
GATE NO. 2, OFF KOTHARIYA ROAD,
NEAR JAGNATH MAHADEV TEMPLE,
KOTHARIYA, RAJKOT, GUJARAT

**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 **18TH October 2021** 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

SCHEDULE – I- RJKHL17000392

All the piece and parcel of the PROPERTY ADDRESS - SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74, GADADHAR RESIDENCY, NEAR RAJRAJESWAR MAHADEV TEMPLE, OFF. KOTHARIYA - KHOKHALDAL ROAD, B/H. KRISHNA PARTY PLOT AREA : KOTHARIYA, RAJKOT, GUJARAT

BOUNDARIES	EAST	COMMON PLOT
	WEST	7.50 MT. WIDE ROAD
	NORTH	PLOT NO. 23 & 28/5 TO 7
	SOUTH	PLOT NO. 23 TO 28/3

SCHEDULE – II- RJKHL18000019

All the piece and parcel of the PROPERTY ADDRESS - PLOT NO. 53 TO 62/3 HOUSE NO. A/3, PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA GATE NO. 2, OFF KOTHARIYA ROAD, NEAR JAGNATH MAHADEV TEMPLE, KOTHARIYA, RAJKOT, GUJARAT

BOUNDARIES	EAST	OTHER PROPERTY
	WEST	ROAD
	NORTH	BLOCK NO. A/2
	SOUTH	BLOCK NO. A/4

IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF RAJKOT AND REGISTRATION DIST OF GUJARAT

SCHEDULE "B" MENTIONED PROPERTY

ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 738 SQ.MTRS and OF UNDIVEDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY

SCHEDULE "C" MENTIONED PROPERTY

ALL THAT PIECE AND PARCEL OF THE PROPERTY - SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74, GADADHAR RESIDENCY, NEAR RAJRAJESWAR MAHADEV TEMPLE, OFF. KOTHARIYA - KHOKHALDAL ROAD, B/H. KRISHNA PARTY PLOT AREA: KOTHARIYA, RAJKOT, GUJARAT AND PLOT NO. 53 TO 62/3 HOUSE NO. A/3, PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA GATE NO. 2, OFF KOTHARIYA ROAD, NEAR JAGNATH MAHADEV TEMPLE, KOTHARIYA, RAJKOT, GUJARAT 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 Property at Schedule-I **RJKHL17000392**– and its first public auction dated 4 July 2022 with Reserve price of Rs. 19,28,217/- and second public auction dated 29 July 2022 with Reserve price of Rs. 17,35,395/- 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.15,00,000/- (Rupees Fifteen Lakhs Only).**

Further we refer to Property at Schedule-II **RJKHL18000019**– and its first public auction dated 4 July 2022 with Reserve price of Rs. 12,03,113/- and second public auction dated 29 July 2022 with Reserve price of Rs. 10,82,802/- 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. 9,95,000/- (Rupees Nine Lakhs Ninety-Five Thousand Only).**

Thus, notice of fifteen (15) days is hereby given to aforesaid Noticees that immovable properties shall be sold by the undersigned on **14/10/2022** 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 the piece and parcel of the PROPERTY ADDRESS - SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74, GADADHAR RESIDENCY, NEAR RAJRAJESWAR MAHADEV TEMPLE, OFF. KOTHARIYA - KHOKHALDAL ROAD, B/H. KRISHNA PARTY PLOT AREA : KOTHARIYA, RAJKOT, GUJARAT AND THE LAND BOUNDED ON THE BOUNDARIES -
	EAST COMMON PLOT
	WEST 7.50 MT. WIDE ROAD
	NORTH PLOT NO. 23 & 28/5 TO 7
	SOUTH PLOT NO. 23 TO 28/3
	IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF RAJKOT AND REGISTRATION DIST OF GUJARAT
	SCHEDULE "B" MENTIONED PROPERTY ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 738 SQ.MTRS OF UNDIVEDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY
	SCHEDULE "C" MENTIONED PROPERTY ALL THAT PIECE AND PARCEL OF THE BEARING PROPERTY SUB PLOT NO. 23 TO 28/4 HOUSE NO. 74, GADADHAR RESIDENCY, NEAR RAJRAJESWAR MAHADEV TEMPLE, OFF. KOTHARIYA - KHOKHALDAL ROAD, B/H. KRISHNA PARTY PLOT AREA: KOTHARIYA, RAJKOT, GUJARAT
SECURED DEBT:	Rs. 33,51,892.01 (Rupees Thirty-Three Lakhs Fifty-One Thousand Eight Hundred Ninety -Two and Paise One as on 27/09/2022
RESERVE PRICE:	INR Rs.15,00,000/- (Rupees Fifteen Lakhs Only).

CONTACT: EMAIL:	Mr. Piyush Patel Area Collection Manager Address: L&T Financial Services ITC Building, 800/A, 8th Floor, Majura Gate, Surat – 395001 Cont- 9925111077
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DETAILS OF PUBLIC AUCTION (SCHEDULE-II)

DESCRIPTION OF SECURED PROPERTY:	<p>SCHEDULE "A" MENTIONED PROPERTY (Total Property) - All THAT PIECE AND PARCEL OF THE PROPERTY - PLOT NO. 53 TO 62/3 HOUSE NO. A/3, PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA GATE NO. 2, OFF KOTHARIYA ROAD, NEAR JAGNATH MAHADEV TEMPLE, KOTHARIYA, RAJKOT, GUJARAT AND THE LAND BOUNDED ON THE BOUNDARIES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">EAST</td> <td>OTHER PROPERTY</td> </tr> <tr> <td>WEST</td> <td>ROAD</td> </tr> <tr> <td>NORTH</td> <td>BLOCK NO. A/2</td> </tr> <tr> <td>SOUTH</td> <td>BLOCK NO. A/4</td> </tr> </table> <p>IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF RAJKOT AND REGISTRATION DIST OF GUJARAT</p> <p>SCHEDULE "B" MENTIONED PROPERTY</p> <p>ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 738 SQ.MTRS 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 BEARING PROPERTY PLOT NO. 53 TO 62/3 HOUSE NO. A/3, PRAMUKHRAJ RESIDENCY, OPP. KOTHARIYA GATE NO. 2, OFF KOTHARIYA</p>	EAST	OTHER PROPERTY	WEST	ROAD	NORTH	BLOCK NO. A/2	SOUTH	BLOCK NO. A/4
EAST	OTHER PROPERTY								
WEST	ROAD								
NORTH	BLOCK NO. A/2								
SOUTH	BLOCK NO. A/4								

	ROAD, NEAR JAGNATH MAHADEV TEMPLE, KOTHARIYA, RAJKOT, GUJARAT
SECURED DEBT:	Rs. 20,42,745.26 (Rupees Twenty Lakhs Forty-Two Thousand Seven Hundred Forty-Five and Paise Two Six as on 26/09/2022
RESERVE PRICE:	INR Rs. 9,95,000/- (Rupees Nine Lakhs Ninety-Five Thousand Only)
CONTACT: EMAIL:	Mr. Piyush Patel Area Collection Manager Address: L&T Financial Services ITC Building, 800/A, 8th Floor, Majura Gate, Surat – 395001 Cont- 9925111077

Yours Truly

A.D. Pradhan

Authorized Officer

L&T Finance Limited