

Date: 23/09/2022

Ref: RJKHL18000337/Private Treaty/2022-2023

To,

1. **RANJITSINH V DIKHIT** (Borrower)
18, AMRUT RESIDENCY – 3,
B/H SUNRISE SCHOOL,
(SADHU VASVANI KUNJ ROAD)
RAILNAGAR RAJKOT,
RAJKOT, GUJARAT – 360 001

2. **BALAJI IT GROUP** (Co-Borrower/s)
101 MADHAV COMPLEX,
OPP THE IMPERIAL PALACE HOTEL,
DR. YAGNIK ROAD, RAJKOT,
GUJARAT – 360 001

3. **JYOTISINGH RANJITSINGH DIKHIT**
18, AMRUT RESIDENCY – 3,
B/H SUNRISE SCHOOL,
(SADHU VASVANI KUNJ ROAD),
RAILNAGAR RAJKOT,
RAJKOT, GUJARAT – 360 001

**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 BEARING OFFICE NO. 105 (FIRST FLOOR), HARMONY EVENT, MADHAV COMMERCIAL COMPLEX, OPP. IMPERIAL HOTEL, DR. YAGNIK ROAD, NR. TANISHQ JEWELERS, ARE: JAGNATH PLOT, RAJKOT TAL., DIST. RAJKOT, GUJARAT AND THE LAND BOUNDED ON THE

BOUNDARIES	EAST	ENTRANCE ANF PASSAGE
	WEST	DR. YAGNIK ROADS
	NORTH	OFFICE NO. 104
	SOUTH	OFFICE NO. 106

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

SCHEDULE "B" MENTIONED PROPERTY

ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 178.83 SQ.MTRS OF UNDIVEDDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY

SCHEDULE "C" MENTIONED PROPERTY

ALL THAT PIECE AND PARCEL OF THE PROPERTY - OFFICE NO. 105 (FIRST FLOOR), HARMONY EVENT, MADHAV COMMERCIAL COMPLEX, OPP. IMPERIAL HOTEL, DR. YAGNIK ROAD, NR. TANISHQ JEWELERS, ARE: JAGNATH PLOT, RAJKOT TAL., DIST. 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 first public auction dated 13 January 2022 with Reserve price of Rs.18,10,654/- and second public auction dated 3 March 2022 with Reserve price of Rs.16,29,589/- 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.10,00,000/- (Rupees Fifteen Lakhs Seventy Thousand Only).**

Thus, notice of fifteen (15) days is hereby given to aforesaid Noticees that immovable property 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 THAT PIECE AND PARCEL OF THE PROPERTY OFFICE NO. 105 (FIRST FLOOR), HARMONY EVENT, MADHAV COMMERCIAL COMPLEX, OPP. IMPERIAL HOTEL, DR. YAGNIK ROAD, NR. TANISHQ JEWELERS, ARE: JAGNATH PLOT, RAJKOT TAL., DIST. RAJKOT, GUJARAT AND THE LAND BOUNDED ON THE BOUNDARIES -	
	EAST	ENTRANCE ANF PASSAGE
	WEST	DR. YAGNIK ROADS
	NORTH	OFFICE NO. 104
	SOUTH	OFFICE NO. 106
	IN ALL IRREGULAR SHAPE OF LAND MEASURING TO AN EXTEND SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF RAJKOT AND REGISTRATION DIST OF RAJKOT	
	SCHEDULE "B" MENTIONED PROPERTY ALL THE PIECE AND PARCEL OF THE RIGHTS ,TITLE AND INTEREST IN 178.83 SQ.MTRS OF UNDIVEDED SHARE OF LAND OUT OF THE SCHEDULE "A" MENTIONED PROPERTY	

	<p>SCHEDULE "C" MENTIONED PROPERTY</p> <p>ALL THAT PIECE AND PARCEL OF THE BEARING PROPERTY PROPERTY BEARING OFFICE NO. 105 (FIRST FLOOR), HARMONY EVENT, MADHAV COMMERCIAL COMPLEX, OPP. IMPERIAL HOTEL, DR. YAGNIK ROAD, NR. TANISHQ JEWELERS, ARE: JAGNATH PLOT, RAJKOT TAL., DIST. RAJKOT, GUJARAT</p>
SECURED DEBT:	<p>Rs. 26,84,365.71 (Rupees Twenty-Six Lakhs Eighty-Four Thousand Three Hundred Sixty-Five and Paise Seven One as on 26/09/2022</p>
RESERVE PRICE:	<p>INR Rs. 10,00,000/- (Rupees Ten Lakhs Only).</p>
CONTACT: EMAIL:	<p>Mr. Piyush Patel Area Collection Manager Address: L&T Financial Services ITC Building, 800/A, 8th Floor, Majura Gate, Surat – 395001 Cont- 9925111077</p>

Yours Truly

A.D. Raadhan.

Authorized Officer

L&T Finance Limited