

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BAJAJ FINANCE LTD. UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of the Bajaj Finance Ltd. (BFL) has taken over possession of the schedule property through section 14 of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the BFL for realisation of BFL's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of BFL's acceptance offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with the application.
5. In case of non-acceptance of offer of purchase by the BFL, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all existing and future encumbrances whether known or unknown to the BFL. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.
8. The BFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the BFL will accept the highest offer.
10. The interested parties may contact the Authorised Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

SCHEDULE

<u>DESCRIPTION OF THE IMMOVABLE PROEPRTY</u> <u>[Secured Asset]</u>	Reserve Price (Rs.) (below which the properties will not be sold)
All that piece and parcel of Plot No. 50 admeasuring 234.80 Sq Mtrs bearing Revenue Survey No 122, Paiki 6, and 122 Paiki 7 Green City, Village Ravapara District. Morbi Gujarat 363641, which is bounded as under: East :- 09.00 Meters wide road West :- Plot No. 51 North :- RS No. 126/1 South :- 12.00 Meters wide road	Rs. 1,40,47,538/-

Authorised Officer's Details

Name : Abhijeet Singh Jetmal
E-mail ID of Branch : abhijeet.jetmal@bajajfinserv.in
Mobile No. : 8619330055

Date: 23.08.2025

Place: Morbi

Sd/-

Authorised Officer