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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION

TO: Jenish Patel
3274 Rosecrans Street
San Diego, California 92110

DESIST AND REFRAIN ORDER
(For violations of section 25401 of the Corporations Code)

The Commissioner of the Department of Financial Protection and Innovation finds that:

1. At all relevant times, Jenish Patel was a resident of San Diego County, California. Jenish Patel represented to members of the public that he was a control person of various entities, including Chhatrala Investments, LLC, a California limited liability company with a principle place of business in California.
2. Beginning in or about 2013, Jenish Patel and his agents and salespeople represented to members of the public that Jenish Patel and Chhatrala Investments, LLC were offering and selling securities, in the form of interests in limited liability companies and limited partnerships.
3. The purported purpose of the securities offerings was to acquire real estate in California. Jenish Patel and his agents and salespeople represented to investors that the real estate investors were acquiring would be operated by people other than then investors and that investors could expect profits from the operation or eventual sale of the real estate. Investor funds were deposited in bank accounts located in California for the purpose of purchasing the securities described herein.
4. In connection with the offers and sales of the securities described herein, Jenish Patel and his agents and salespeople represented to investors and potential investors that Jenish Patel had authority to act on behalf of Chhatrala Investments, LLC and authority to offer securities, in the form of interests in limited liability companies and limited partnerships. However, Jenish Patel did not have authority to act on behalf of Chhatrala Investments, LLC or authority to offer the securities.

1 5. Jenish Patel controlled and induced and/or provided substantial assistance to his agents
2 and salespeople who offered and sold the securities described herein.

3 Based upon the foregoing findings, the Commissioner of the Department of Financial
4 Protection and Innovation is of the opinion that the securities were offered and sold in this state by
5 means of written or oral communications which included an untrue statement of a material fact or
6 omitted to state a material fact necessary in order to make the statements made, in the light of the
7 circumstances under which they were made, not misleading, in violation of section 25401 of the
8 Corporate Securities Law of 1968 (Corporations Code section 25000 et seq.). Pursuant to section
9 25532 of the Corporate Securities Law of 1968, Jenish Patel is hereby ordered to desist and refrain
10 from offering or selling or buying or offering to buy any security in the State of California, including
11 but not limited interests in limited liability companies and limited partnerships, by means of any
12 written or oral communication which includes an untrue statement of a material fact or omits to state
13 a material fact necessary in order to make the statements made, in the light of the circumstances
14 under which they were made, not misleading.

15 Pursuant to section 25403 of the Corporate Securities Law of 1968, any person who controls
16 or induces another person to violate a provision of the Corporations Securities Law of 1968, or any
17 person who provides substantial assistance to another person in the violation of the Corporations
18 Securities Law of 1968, shall be liable for the violation.

19 This Order is necessary, in the public interest, for the protection of investors and consistent
20 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

21 Dated: February 24, 2021
22 Sacramento, California

MANUEL P. ALVAREZ
Commissioner
Department of Financial Protection and Innovation

23 By _____
24 MARY ANN SMITH
25 Deputy Commissioner

