

POSSESSION NOTICE

Whereas, Muthoot Housing Finance Company Limited under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 5 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated 24/03/2021, calling upon the borrower viz. **Vaibhav Vasantbhai Tavare and Vasantiben Vasantbhai Tavare**, the guarantors and the mortgagors to repay the amount under LAN No. **12100070174**, details of which are mentioned in the table below:

And whereas subsequently, Muthoot Housing Finance Company Limited has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Muthoot Housing Finance Company Limited to borrower/ guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Muthoot Housing Finance Company Limited and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them.

The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Borrower Name and Guarantors	Demand Notice	Description of Property	Possession Date
12100070174 Borrowers Vaibhav Vasantbhai Tavare Vasantiben Vasantbhai Tavare	Rs. 6,49,876.95/- (Rupees Six Lakhs Forty Nine Thousand Eight Hundred Seventy Six and Paise Ninety Five Only) as on 24/03/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 24/03/2021	PROPERTY OWNED BY VAIBHAV VASANTBHAI TAVARE AND VASANTIBEN VASANTBHAI TAVARE: ALL THE PART AND PARCEL OF THE PROPERTY BEARING FLAT NO B 402, PLOTNO 4, SY NO 28 29 30, SWAMINARAYANPARK 8, BEFORE LAMBHA TURNING, OPP TO OM SHANTINAGAR, NAROL VATVA, GUJARAT, AHMEDABAD, 382445, INDIA Hereinafter referred to as "Immovable Property"	Physical Possession 28th FEBRUARY 2025

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers/guarantors/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

Place: Gujarat Date: 04.03.2025 SD/- Authorised Officer - Asset Reconstruction Company (India) Limited Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST



ASSET RECONSTRUCTION COMPANY(INDIA) LTD.

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg Dadar (West) Mumbai-400 028.
Website:www.arcil.co.in; CIN-U65999MH2002PLC134884

Bank of Baroda Odhav Branch: Creta Ice-Cream Building, Plot No. 296, Sori ki Chawl GIDC, Odhav, Ahmedabad-382415, Ph:079-22892353 E-mail:odhav@bankofbaroda.co.in, Web: www.bankofbaroda.in

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES APPENDIX-IV-A [See proviso to Rule 6(2) & 8 (6)]

Notice is hereby given to the public in general and in particular to the Borrowers/Mortgagor/Guarantors that the below described Immovable property mortgaged / charged to the Secured Creditor, Physical possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on for recovery of below mentioned account's. The details of Borrowers/Mortgagor/Guarantors/Secured Asset's Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Branch Name & Name & Address of Borrowers / Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any	Total dues (As per Demand notice)	Reserve Price EMD & Bid Increase Amount
Branch: Odhav 1. Mis Yamunaji Education System Pvt Ltd (Borrower), Address: Shet no. 4513, Phase 4, GIDC Vatva, Ahmedabad-382445. 2. Mr. Anandkumar Jyantilal Panchal (Director & Guarantor) Address:- C- 782, Amath Society Vibhag 2, Arbudanagar Opp. Bus stand, Behind Rabari Colony, Odhav, Ahmedabad-382415. 3. Mrs. Parulben Jagdishchandra Panchal (Director & Guarantor) Address:- C- 782, Amath Society Vibhag 2, Arbudanagar Opp. Bus stand, Behind Rabari Colony, Odhav, Ahmedabad-382415	All that piece and parcel of Immovable Residential property bearing Tenament no. C/782, consisting of plot/admn. 128 sq. mtrs. along with construction admn. 60 sq. mtrs. thereon along with undivided share of land in the society known as "Amath Society" situated lying and being at revenue survey no 442/1 palki 442/2, 445/446/1 vide final Plot no 25.35 of TP scheme no 2 of Mowje Odhav, Taluka Vatva in the registration district sub district Ahmedabad belonging to Mr. Anandkumar J Panchal s/o Jayantilal Natharal Panchal, bounded as under: East: Tenament no. C/783, West: Public Road, North: Tenament no C/781, South: Tenament no C/789.	Rs. 69,36,537.06/- (Rupees Sixty Nine Lakh Thirty Six Thousand Five Hundred Thirty Seven and Six Paise Only) as on 31.07.2024 . (With reference to Demand Notice u/s 13(2) Dated: 22.05.2024) (Pending Litigation: NIL)	Reserve Price: Rs.45,35,000/- EMD: Rs.4,53,500/- Increase amount for all Properties upto Rs.100.00 lakhs is Rs.25000/- & above Rs.100.00 lakhs is Rs.50000/-

E-Auction Date : 20.03.2025 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)
Inspection Date & Time: 19/03/2025 from 11:00 AM to 02:00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://banknet.com> Also, prospective bidders may contact for the Odhav Branch Mr. Azad N Prasad 997844540(GST/ITDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower/s is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors/mortgagor.

Date : 03.03.2025 | Place : Ahmedabad Authorized Officer, BANK OF BARODA

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammnalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Small Finance Bank Ltd. ("Jana Bank") vide Assignment Agreement dated 28.03.2023 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basis along with all known and unknown liabilities on 08.04.2025.

The Authorized Officer of Jana Bank has taken physical possession of the below described secured assets being immovable property on 27.07.2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	a) Saleembhai Nanubhai Dhobi b) Rasidaben Salimbhai Dhobi c) Saiyajhusen Saleembhai Dhobi
Outstanding Dues for which the secured assets are being sold:	Rs.6,02,651.65 (Rupees Six Lakh Two Thousand Six Hundred Fifty One and Sixty Five Paise Only) as on 02-03-2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 03-03-2025 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Rashidaben Salimbhai Dhobi All that price and parcel of N.A. immovable Residential Property Constructed on Flat No.405, area admeasuring 32.05 Sq.mtr. of Fourth Floor of Aman Manzil on the Constructed situated on the land of City Survey No.11318 of Palanpur Sim, Ta. Palanpur & Dist. Banaskantha. CERSAI SI ID:400037040441; Asset ID:200036975015; LAN No.3196943000094
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,18,000/- (Rupees Five Lakh Eighteen Thousand Only)
Earnest Money Deposit (EMD):	Rs.51,800/- (Rupees Fifty-one Thousand Eight Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	On 20.03.2025
Contact Person and Phone No:	Ms. Shilpa Dalvi - Sr. Manager - Mob. No.9920563583 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468 Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	07.04.2025 till 04:00 PM
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com) (https://bankauctions.in) on 08.04.2025 from 03.00 PM to 04.00 PM

This publication is also a **Thirty (30) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagors under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (www.foreclosureindia.com) (<https://bankauctions.in>) or contact service provider **M/s. 4 Closure, Mr. Uttkarsh Adesh - Contact Number: 9515160064. Email id: info@bankauctions.in/ adesh@bankauctions.in** before submitting any bid.

Place: Palanpur Sd/- (Pramod Jadhav) Authorised Officer, Pegasus Assets Reconstruction Private Limited, Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10
Date: 04.03.2025

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