



**JOINDRE**®

**JOINDRE CAPITAL SERVICES LTD.**



To,  
**BSE Limited,**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai 400 001  
**Scip Code-531861**

**Date: July 20, 2024**

**Sub: Advertisement of 29<sup>th</sup> Annual General Meeting Notice Published in Newspaper.**

Dear Sir/ Ma'am,

With reference to the Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith copies of Newspaper Advertisement regarding Notice of the 29<sup>th</sup> Annual General Meeting to be held on Saturday, 17<sup>th</sup> August, 2024 at 10:00 a.m., published in English "Business Standard" and in Marathi (local) Navshakti both newspapers dated 20<sup>th</sup> July, 2024.

Kindly take the document on your records and oblige.

Thanking you,

**Yours faithfully,**  
**For Joindre Capital Services Limited**

  
**Sweta Jain**  
**Company Secretary**



Encl: as above

**CIN: L67120MH1995PLC086659 E-mail: info@joindre.com WebSite: www.joindre.com**

**Corporate Office :** 9/15, Bansilal Building, Office No. 29-32, 3rd Floor, Homi Modi Street, Fort, Mumbai - 400 023.  
Phone : (91-22) 4033 4567 (300 Lines) • Fax : (91-22) 4033 4721

**SEBI Regn. Nos. :** Member - BSE (Cash), NSE (Cash, Derivatives & Currency Derivatives) INZ000174034  
DP : IN-DP-98-2015 • PMS – INP000006138

**M.P. POWER TRANSMISSION CO. LTD.**  
Block No. 3, Shakti Bhawan, Rampur, Jabalpur - 482 008  
Phone : (0761) 270-2162, 2181, 2193, 2264, 2134, Fax : 0761-2665593, E-mail : mptransco@nic.in

**TENDERS INVITED**

Online Tenders are invited against TR-28/2024 for construction/Modification/Restoration of 220KV & 132KV Transmission Lines & Feeder bays in the state of Madhya Pradesh as turnkey work on rate contract basis (on SOR rate) & TR-30/2024 to award rate contract for supply of all material & complete construction of 33KV feeder bays in the state of Madhya Pradesh on turnkey basis (on SOR rate). For further details please visit our website of GoMP i.e. <https://www.mstcecommerce.com> & [www.mptransco.in](http://www.mptransco.in) & TR-29/2024 for Deployment of outsourced Super Skilled Computer Operators. For further details please visit our website <http://www.mptenders.gov.in> & [www.mptransco.in](http://www.mptransco.in)

M.P. Madhyam/115462/2024 **CHIEF ENGINEER (PROCUREMENT)**

**RECOVERY OFFICER**  
Authorised U/Section 156(MS.C.S. Act 1960 and there under Rule 107 of M.C.S. Rule 1961

Attached To The Shivkrupa Sahakari Patpedhi Ltd., Mumbai-203, Suryadarshan Tower, First Floor, Near Niti Co., Signal, Eastern Express Highway, Thane (w) 400 604

**FORM Z**  
[See Sub-Rule 11(D-1)] of Rule 107]

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Whereas the undersigned being the Special Recovery Officer attached to Shivkrupa Sahakari Patpedhi Limited, Mumbai, under the Maharashtra Co-operative Societies Rules, 1961, issued a demand notice dated 12/04/2022 calling upon the judgment debtors 1. MR. DIPAK RAGHUNATH KATKAR 2. MR. PRASHANT RAGHUNATH KATKAR 3. MR. NANDKUMAR DHANAJI JADHAV 4. MR. SANDIP MADHUKAR PATIL AND 5. MR. MOHAN DHONDIRAM SUTAR to repay an amount mentioned in the notice being Rs. 74,85,258/- (RUPEE SEVANTY FOUR LAKH EIGHTY FIVE THOUSAND TWO HUNDRED FIFTY EIGHT Only) within a period of 15 (fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a notice before attachment dated 06/05/2022 and attached the property described herein below.

The judgment debtors having failed to repay the amount, notice is hereby given to the judgment debtors and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Rule 107 [11(D-1)] of the Maharashtra Co-operative Societies Rules, 1961, on this 15/03/2023

The judgment debtors MR. DIPAK RAGHUNATH KATKAR 2. MR. PRASHANT RAGHUNATH KATKAR in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Shivkrupa Sahakari Patpedhi Limited, Mumbai, for an amount Rs 74,85,258/- (Rupees EIGHTY SIX LAKH TWENTY FIVE THOUSAND FIVE HUNDRED SIXTY NINE Only) and interest thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

Survey no. 210/A, Hissa no 9, Flat No 298 30, B Wing, 2nd floor, Satsang Building-2, Satsang Co. Op. Housing Soc. Ltd., khopat, Thane (w) -400601.

Date - 20/07/2024  
Place - THANE

Sd/-  
**HEMANT NAMDEV MOHITE**  
RECOVERY OFFICER  
Authorised U/s 156 of M.C.S. Act 1960  
And there under Rule 107 of M.C.S. Rule 1961

**TYGER HOME FINANCE**

**Tyger Home Finance Private Limited**  
Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India  
Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India. CIN: U65999GJ2017PTCO098960, Website : www.tyger.in

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6<sup>th</sup> June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFL") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers/s, in the following loan accounts right to sale on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "Whatever Is There is Basis". The sale will be done by the undersigned through website: <https://adanihousing.procure247.com/> Particulars of which are given Under:

Sr. No.	Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Agreement No.	Description of Immovable property	Demand Notice Date	Reserve Price (RP)
			Outstanding Amount (Secured debt)	EMD Bid Increase Amount
1.	Ashok Velaram Choudhary / Pinki Ashok Choudhary / 8010HL001020187 VIRAHL000019856	All that Piece and Parcel of Land Property Bearing Flat No. 102, Admeasuring 28.14 Sq. Meters Carpet Area, in The 1st Floor, B Wing, Building Name Of Rahul Excellent, Constructed On Land Bearing CTS. 9288, Gut No. 11 Hissa No. (P), Situated At Village Morivali, Taluka Ambarnath & District Thane. Which is bounded as under :- East : A Wing West : Vrindavan Heights North : Other Residential Building South : Road	09-Jul-21 Rs.23,90,575/- As on Date 29-Jun-21	Rs.1500000/- Rs.420000/- Rs.1000/-
2.	Nandkumar Ramchandra Gaikwad / Jyoti Nandkumar Gaikwad / 8060HL001102610	All that piece and parcel of Flat No. 203, area admeasuring 407 Sq. ft, carpet area along with 41 Sq. Ft. Terrace area on the 2nd Floor in Wing E of Building No. 2, in Complex known as Gavdevi Garden constructed on N.A. Land bearing Survey No. 57, Hissa No. 2C, admeasuring 8320 Sq. mtrs lying being situated at Village Wavanje, Talathi Saja Wavanje, within the limits of Grampanchayat Wavanje, Taluka and Registration and Sub-District Parvel, District and Registration District Raigad Which is bounded as under :- East : Internal Road West : Open Plot North : D Wing South : Open Plot	12-Feb-24 Rs.21,92,001/- As on Date 09-Feb-24	Rs.1300000/- Rs.1300000/- Rs.1000/-
3.	Mangesh Eknath Dhatakar / Manali Mangesh Dhatakar / BOIAHL000017925	All That Piece And Parcel Of Premises Bearing Flat No. 102, On The First Floor, Admeasuring 250 Sq. Ft Built Up, In The Building Known As "Shree Ganesh Apartment", Constructed On Gaothan Land Bearing House No. 3932/1, Total Land Area Admeasuring 2550 Sq. Ft., Lying Being And Situated At Village Dandipada, Taluka & District Palghar Which is bounded as under :- East : Internal Road / Residential House West : Internal Road / Residential House North : Chawl South : Residential House / Plot	09-Jul-21 Rs.4,09,669/- As on Date 01-Jul-21	Rs.420000/- Rs.1000/- Rs.1000/-
4.	Dharmendra Yadav / Rubi Kumari / 8010HL00119807	All that piece and parcel of Flat 209, on Second Floor, admeasuring 450 Square Feet built up area in the building known as Hindustan Complex Constructed on land bearing Survey No. 16, Hissa No. 2A, Admeasuring 436.00 Sq. meters Square Yards lying being and situated at Village Shelar, Taluka Bhiwandi District Thane. Which is bounded as under :- East : Road & Dream Apartment West : Ashiwad Apartment North : Power Loom Factory South : Magic Apartment	10-Nov-23 Rs.13,65,066/- As on Date 09-Nov-23	Rs.1115000/- Rs.1115000/- Rs.1000/-
5.	Ganesh Raju Randhale / Randhale Ratna Rajesh / 8020HL001074139	All that piece and parcel of Flat No. 303, admeasuring area 52.06 Sq. meters i.e. 560.37 sq. ft on 3rd Floor in C Wing, in the Project known as Thakur Icon Constructed on land bearing Survey No. 65, Hissa No. 2, admeasuring 0-86-7 HR & Hissa No. 3-C, admeasuring 0-28-1 HR lying being and situated at Village Pashthal, Taluka Palghar District Palghar Which is bounded as under :- East : Pawan Indralok Building West : Open plot North : Road South : Open Plot	10-Nov-23 Rs.19,84,739/- As on Date 09-Nov-23	Rs.1952000/- Rs.1952000/- Rs.1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS  
A/c No.: ADANI1100EMDAH001, Bank Name: ICICI BANK  
Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD., IFSC Code: ICIC0000106  
Date/ Time of e-Auction: 23-Aug-24, 11.00 AM TO 4.00 PM

**TERM TERMS & CONDITIONS:**  
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

- Inspection at Site on 02-Aug-24 & 07-Aug-24 at 11:00 am to 4:30 pm
- Online BID (EMD) / Offer start on 22-Jul-24 and end on 22-Aug-24 before 5:30 PM
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the AHFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The interested bidders shall submit their EMD through Web Portal: <https://adanihousing.procure247.com/> (the user ID & Password can be obtained free of cost by registering name with <https://adanihousing.procure247.com/>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-1 & III (can be downloaded from the Web Portal: <https://adanihousing.procure247.com/>) AFTER DULY FILLED UP. A SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India. E-mail ID : [Karan@procure247.com](mailto:Karan@procure247.com), [Rajesh@procure247.com](mailto:Rajesh@procure247.com), [Tapan@procure247.com](mailto:Tapan@procure247.com), Support Helpline Numbers : Rajesh Chauhan - 6354910183 Karan Modi - 7016716557. Enquiries : [Helpdesk@procure247.com](mailto:Helpdesk@procure247.com), and for any property related query may contact Authorised Officer: [Gauresh Manjrekar - 9870586490](mailto:Gauresh.Manjrekar@tyger.in), e-mail ID: [gauresh.manjrekar@tyger.in](mailto:gauresh.manjrekar@tyger.in) during the working hours from Monday to Saturday.
- The interested bidder has to submit their Bid Documents (EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)) on/ before 22-Aug-24 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
- During the Online Inter-se Bidding, Bidder can improve their Bid/ Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason therefor.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., <https://adanihousing.procure247.com/> before submitting their bids and taking part in the e-Auction.
- The publication is subject to the force major clause.

**Special Instructions**  
Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

**Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**  
The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Sd/-  
Authorized Officer  
Tyger Home Finance Private Limited

Place : Mumbai  
Date : 20.07.2024

NAVI MUMBAI ZONE  
Ground Floor, Bank of India MDI Building, Plot No. 30, Sector 11, CBD Belapur, Navi Mumbai - 400 614  
Email: Navimumbai.Aands@bankofindia.co.in  
Phone: 022-27564128

**CHANGE OF BRANCH TIMINGS**

We hereby Publically Inform that timings of our Urav Branch having address at House No 53B, Kothnaka, Po Uran, Uran Dist-Raigad - 400 702 will be as under W.e.f. 25.07.2024.

	Existing Timings	Proposed Timings W.e.f 25.07.2024
Working Hours	09:00 to 16:00	10:00 to 17:00
Banking Hours	09:00 to 15:00	10:00 to 16:00

ZONAL MANAGER, NAVI MUMBAI ZONE

**PUBLIC NOTICE**

NOTICE is hereby given that: **HOMEMAKERS SUPER INFRA PRIVATE LIMITED** have been appointed as DEVELOPERS by the Society for redeveloping "CHEMBUR 'ARADHANA' CO-OPERATIVE HOUSING SOCIETY LIMITED" (the Society) and we are investigating the title of the society, as the owner in respect of the land together with building standing thereon and more particularly described in the schedule hereunder written.

All persons/entities having any claim, demand or interest in respect of the said Property or any part thereof and/or claim/objection against redevelopment of the said Property and/or any share, right, title, interest, inheritance, bequest, mortgage, etc. in the building known as "CHEMBUR 'ARADHANA' CO-OPERATIVE HOUSING SOCIETY LIMITED", by way of sale, transfer, exchange, let, lease, license, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, trust, possession, family arrangement/ settlement, Decree or Order of any Court of Law, contracts/agreements, development rights, partnership or otherwise of whatsoever nature, are hereby called upon to make the same known in writing to the undersigned at, C/o S&M Associates, Shop No.17, Shaktuntala Building, Pestoam Sagar, Chembur, Mumbai - 400 089 within a period of 14 days from the date of publication hereof, with documentary proof, failing which, the claim(s), if any, of such person(s) will be deemed to have been waived and/or abandoned and the transaction will be proceeded without reference to such claim(s).

**SCHEDULE**

All that piece and parcel of the plot of land Plot No.37, admeasuring 1000 sq. yards equal to 836.13 sq. mtrs, land bearing C.T.S. No.366 (Part) and Survey No.14A (Part), situated lying and being at Sion-Tombay Road, Chembur, in Greater Bombay, in the Registration Sub District of Mumbai City and Bombay Suburban, consisting of Ground and 4 upper floors, comprises of 14 residential flats, occupied by the respective members of the said Society in the aforesaid building, situated at Village Chembur, Taluka Kurla of Mumbai Suburban District lying within the limits of 'M' Ward of Brihanmumbai Municipal Corporation and bounded as follows:-  
North: Plot of land bearing CTS No. 366/24  
South: Plot of land bearing CTS No. 366/28  
East: Plot of land bearing CTS No. 366/31  
West: Plot of land bearing CTS No. 366/23

Sd/- Adv. Maya Gosai  
**S&M Associates,**  
Advocates  
Date: 20/07/2024

**PUBLIC NOTICE**

Notice is hereby given that, Arvind Ashok Maheshwari is holding 5 (five) Shares of face value of Rs. 50/- (Rupees Fifty Only) each, of the aggregate value of Rs. 250/- (Two Hundred Fifty Only) bearing distinctive number 86 to 90 (both inclusive) under Share Certificate No. 18 dated 6th April 1970 issued by the "The Merchant Chamber Premises Co-operative Society Limited" and is claiming ownership rights in respect of Office block comprising of East/Wing on 7th Floor Carpet Area admeasuring 2124 Square Feet in the Building known as "Merchant Chambers" in the said Building constructed on land bearing Cadastral Survey No. 1419 of Fort Division, situated at 41, New Marine Lines, Churchgate Mumbai - 400020 and has claimed that, the other member of the Society viz. Mrs. Suman Ashok Maheshwari has expired intestate and is survived by her husband Ashokkumar Harichand Maheshwari and her two sons (1) Arvind Ashok Maheshwari and (2) Ashutosh Ashok Maheshwari. The said (1) Ashokkumar Harichand Maheshwari and (2) Ashutosh Ashok Maheshwari have released all their rights (in the said Shares and the said Office) as heirs of Mrs. Suman Ashok Maheshwari in favour of their son and brother Mr. Arvind Ashok Maheshwari. In the circumstances, Mr. Arvind Ashok Maheshwari is absolutely and exclusively entitled to the said Shares and the said Office. We hereby invite claim or objection from the heir or heirs or other claimants or objectors to the deletion of the name of Mrs. Suman Ashok Maheshwari and continuing the name of Arvind Ashok Maheshwari as the only exclusive member and owner of the said Shares and the said Office, to be filed with us at 212, 2nd Floor, Veena Chambers, Dalal Street, Fort, Mumbai - 400001, within a period of 30 (Thirty) days from the date hereof, with supporting documents in support of his/her claim or objection (if any) with respect to transfer of shares and interest of the deceased viz. Mrs. Suman Ashok Maheshwari in the capital of the property of the Society, if no claims or objections are received within a period of 30 (Thirty) days, the Society shall deal with the said Shares and the interest of the deceased member in the capital/ property of the Society in such manner as are provided under the bye-laws of the Society. Dated this 20th day of July, 2024.

Sd/- Ms. Ankita Meher  
**M M PARAKH & ASSOCIATES**  
Chartered Accountants  
212, Veena Chambers, 21- Dalal Street, Fort, Mumbai - 400001  
ashok@mmparakh.com

COURT ROOM NO.14  
IN THE BOMBAY CITY CIVIL COURT AT BOMBAY  
COMMERCIAL SUIT NO 101335 OF 2021  
(O.V.R.20 (1-A) OF CPC FOR PAUPER PUBLICATION)

Plaint lodged on :- 15.03.2021  
Plaint admitted on: 14.12.2021

Under Order V, Rule 2 of the Code of Civil Procedure, 1908 r/w Sec. 16 of the Commercial Courts Act, 2015.  
RULE 51, SUMMONS to answer plaint Under section 27, O. V. r. 1, 5, 7 And 8 and O.VII, r. 9, of the Code of Civil Procedure.

**Bank of Maharashtra,** ]  
A Banking corporation constituted under the Banking Companies (Acquisition and Transfer of Undertaking ) Act V of 1970 having its Head Office at Lokmangal, 1501, Shivajinagar, Pune-411 005 and a Branch office, amongst others, at Shreeel Complex, Ground Floor, M.G.Road, Ghatkopar (West) Mumbai- 400086 ]  
.....Plaintiffs

**Versus**

**Jai Sadguru Travels** ]  
Proprietor Mr. Deepak Kurlidhar Chavan Indian Inhabitant ]  
Occu. Business, Age: Adult/ R/ah Home No.299/8, ]  
Mahatma Phule Nagar, J Near Manisha Nagar Gate No.1, ]  
Kalwa, Thane- 400 605. ]  
.....Defendant

**To, Defendant Name: M/s. Jai Sadguru Travels Defendants.** (As per Order dated 10.06.2024 in presiding in Court Room No.14 H.H.J.Sr. V.D.Kedar)

WHEREAS the above named **Bank Of Maharashtra**, have instituted a suit relating to a commercial dispute against you and you are hereby summoned to file a Written Statement within 30 days of the service of the present summons and in case you fail to file the Written Statement within the said period of 30, as shall be specified by the Court, for reasons to be recorded in writing and on payment of such costs as the Court deems fit, but which shall not be later than 120 days from the date of service of summons. On expiry of one hundred and twenty days from the date of service of summons, you shall forfeit the right to file the Written Statement and the Court shall not allow the Written Statement to be taken on record.

**The Plaintiff therefore prays:**

- The Defendant be ordered and decreed to pay to the Plaintiff a sum of **Rs. 5,59,319/-** as per Particulars of Claim being Exhibit "H" hereto, together with further interest on **Rs. 4,18,962/-** at the rate of **10.75 %** per annum from the date hereof till payment and/or realization;
- That the Hon'ble Court be pleased to declare the sums payable in terms of prayer (a) above by the Defendant is validly secured in favor of the Plaintiff by the said hypothecated vehicle, more particularly mentioned in Deed of hypothecation Re: Vehicles, as Exhibit "C" hereto, and the Plaintiff is entitled to till the same and value and appropriate the net sale proceed. thereof towards their dues;
- That pending of final hearing and disposal of the suit, the Court Receiver, High Court, Bombay be appointed Receiver of the said hypothecated vehicle, more particularly described in Exhibit "C" hereto, with all powers under order XI, Rule 1 of the Code of Civil Procedure, 1908 including the power to sell the same and realize the same and hand over the net sale proceeds thereof to the Plaintiffs towards their claim;
- That pending the hearing and final disposal of the suit, the Defendant by themselves, their servant and agents be restrained by an order and injunction of this Hon'ble Court from in any manner believe and transferring or assigning or alienating or encumbering or parting with possession or creating third party rights or interest in the said hypothecated Vehicle, more particularly described in Exhibit "C" hereto, or any part thereof;
- That pending the hearing and final disposal of the suit, the Defendant be directed to disclose his entire assets by filing affidavit;
- That pending the hearing and final disposal of the suit, the Defendant may be directed to deposit a sum of **Rs.5,59,319.00 (Rupees Five Lakhs Fifty Nine Thousand Three Hundred Ninety Nine only)**
- being the suit claim as on date of filing of the suit in this Hon'ble Court as security;
- for ad-interim reliefs in terms of prayer (c) to (g) hereinabove;
- For cost of the suit under section 35 including cost under Order XXX of the Code of the Civil Procedure, 1908,
- that this Hon'ble Court may be pleased to grant to the Plaintiff such further and other reliefs as this Hon'ble Court may deem fit and proper.

You are hereby summoned to appear in this Court in person, or by an Advocate to able to answer all material questions relating to suit, or who shall be appointed by some person able to answer all such questions to answer the above named Plaintiff, and as the suit is fixed for the final disposal, you must produce all your witnesses and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence; and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff's case or upon which you intend to rely in support of your case and in particular for the Plaintiff's the following documents: Given under my hand and the seal of this Hon'ble Court.

**For Registrar**  
This 03rd Day of July 2024  
City Civil Court, Gr. Bombay Mazgaon

**SACHIN JOSHI**  
Advocate for the Plaintiff

60-C, Fourth Floor, Bhupen Chambers, 9, Dalalstreet, Opp Bombay Stock Exchange, Fort, Mumbai 400 001 Mobile 9820930567

Advocate For Plaintiff/ signature.

**NOTE: Next date in this Suit is 23.07.2024 Please check the status and next/further date of this Suit on the official web- site of the City Civil & Sessions Court, Gr. Bombay.**

**अपना सहकारी बँक लि. APNA SAHAKARI BANK LTD.**  
Multi State Scheduled Bank

REGD. OFFICE : Apna Bazar, 106-A, Naigaon, Mumbai- 400014.  
Corporate Office : Apna Bank Bhavan, Dr. S. S. Rao Road, Parel, Mumbai-400012. Tel. 022-2416 4860 / 2410 4861-62.  
Ext. 108, 134, 126. Fax: 022-2410 4680.  
E-mail : [corporateoffice@apnabank.co.in](mailto:corporateoffice@apnabank.co.in).  
Web: [www.apnabank.co.in](http://www.apnabank.co.in).

**PUBLIC NOTICE FOR SALE**

Sale of Immovable Secured Assets on "As is where is and whatever there is" basis in Terms of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with the Security Interest (Enforcement) Rules 2002.

Name of the Borrower	Mr. Balkrishna Shantaram Khedekar (Borrower/ Mortgagee), Mrs. Sarita Balkrishna Khedekar (Co-Borrower),
Guarantors	(1) Mr. Umesh Janardan Khedekar, (2) Mr. Jagdish Janardan Khedekar
Description of the Property	Property being 2938/4, in Building Kamlesh Palace, Ground Floor above Stilt, Flat No. 001, Khed Municipal House No. 254000453 at Village- Khed, Tal- Khed, Dist. Ratnagiri.
Outstanding Amount (as on 31.03.2023)	Rs. 13,42,282.00 (Rupees Thirteen Lakh Forty Two Thousand Two Hundred Eighty Two Only) together with further interest thereon with effect from April 01st, 2023 onward until the date of payment.
Reserve Price	Rs. 13,97,250.00
Earnest Money Deposit (EMD)	Rs. 1,39,800.00
Bid Increase Amount	Rs. 50,000.00
Name of the Borrower	Mrs. Sunita Anant Sayvekar (Borrower / Mortgagee), Mr. Anant Ramchandra Sayvekar (Co-Borrower), Mr. Vinod Anant Sayvekar (Co-Borrower),
Guarantors	(1) Mrs. Reshma Raghunath Modingish, (2) Mrs. Chandrabhaga Dilip Kanekar
Description of the Property	Flat No. 550, in building Gala No. 2 & Gat no. 550 u.v. B1B in building Gala No. 6 at Village- Veral, Tal. Khed, Dist. Ratnagiri situated at within Registration District and District Ratnagiri, Registration Sub-District and Tahsil Khed, within limitation of Khed Municipal Council.
Outstanding Amount (as on 31.05.2021)	Rs. 16,85,691.00 (Rupees Sixteen Lakh Eighty Five Thousand Six Hundred Ninety One Only) together with further interest thereon with effect from June 01st, 2021 onward until the date of payment.
Reserve Price	Rs. 26,64,900.00
Earnest Money Deposit (EMD)	Rs. 2,66,490.00
Bid Increase Amount	Rs. 50,000.00

**TERMS & CONDITIONS**

\* Statutory Dues such as Property Taxes, Sales Tax, Excise Dues, Cess Charges, Charges for documents, transfer fee, Conveyance, Stamp Duty, Registration Fee, etc., if any shall be borne by the Successful Tenderer Alone

- Sale is strictly subject to the terms & condition incorporated in this advertisement and the prescribed Tender Document and the SARFAESI Act read with the Security Interest (Enforcement) Rules, 2002. Tender forms can be obtained from **Apna Sahakari Bank Ltd. Apna Bank Bhavan, Dr. S. S. RAO Road, Parel, Mumbai- 400012, upto 16.08.2024 between 10.00 a.m. To 6.00 p.m.** from Monday to Friday.
- Inspection: On One working days i.e 01.08.2024 from 11.00 am to 4.00 p.m.** After due intimation to and confirmation from **Apna Sahakari Bank Ltd.** It is to be noted that not more than one inspection per Tenderer will be permitted.
- The interested bidders shall submit their EMD 10 % of Reserve Price through NEFT/ RTGS before **05.00 PM on 17.08.2024 in the Account no.00299920000032 Sale of property under SARFAESI Act account of Mr. Balkrishna Shantaram Khedekar & Mrs. Sunita Anant Sayvekar. For Account with Apna Sahakari Bank Ltd., Head Office, Parel Mumbai -12 : IFSC Code: ASBL0000002.** Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount.
- Tenders will be opened at **5.00 p.m. On 22.08.2024 at Apna Bank Bhavan, Dr. S. S. Rao Road, Parel, Mumbai - 400 012** when the tenderer may remain present and if necessary raise their offer. Unsuccessful tenderer will not get any interest on EMD.
- The borrower / Guarantor(s) may, if desired, also participate in the tender process for the secured assets subject to compliance of the terms and conditions contained herein and in the tender document.
- The successful bidders/offers should deposit 25% of the bid amount immediately by the next day or such extended time permitted by the Authorised Officer & balance within 15 days from the date of opening the tender.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from the date of opening to offer or such extended time permitted by the Authorised Officer in cash or DD or by RTGS/NEFT, the deposited amount should be forfeited.
- The Authorised officer has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the auction without assigning any reason therefor.
- After opening the tenders, the intended bidders may be given an opportunity at the discretion of the Authorised Officer to have inter-se bidding among themselves to enhance offer price.
- Inspection of the properties will be permitted at site on date & time mentioned above.
- This is also notice to the Borrower / Guarantors of the aforesaid loan in respect of the sale of the above mentioned secured assets.
- To the best of knowledge of the Authorised Officer, encumbrances or other charges over the property put to sale are not known. However, the intending bidders should independently enquire get satisfied about the charges, right and claims, authority, debt etc. affecting the property.

**Note - Authorised Officer of Apna Sahakari Bank has taken physical possession with court order.**  
For details of the property, tender forms and terms and conditions, please call at 24104861, 24104862, 24112065 Ext.108,109,111.

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

The borrowers / guarantors are hereby notified that provision of Sub Section 8 of Sec. 13 of SARFAESI Act they are entitled to redeem the securities by paying the outstanding dues / costs / charges and expenses at any time before the sale is conducted, failing which the property will be auctioned / sold and the balance dues, if any, will be recovered with interest and cost.

Sd/-  
Authorized Officer  
Corporate Office

Date : 20.07.2024  
Place: Ratnagiri

**जोड्रे कॅपिटल सर्व्हिसेस लिमिटेड**  
 नोंदीकृत कार्यालय - १/१५, बॅंकावली बिल्डिंग, ऑफिस क्र. २१-२२, ३ व मजला, होमी मोदी स्ट्रीट, फुर्क, मुंबई - ४०० ०२२.  
 सीआयएन - एल५५१२०एमएच११५५एलसी०६६५९  
 ई-मेल - info@joindre.com, संपर्कस्थळ - www.joindre.com

**२९व्या वार्षिक सर्वसाधारण सभेची नोटीस**  
 कंपनीची २९वी वार्षिक सर्वसाधारण सभा (एजीएम) एजीएमची नोटीसमधे दिल्यानुसार कामकाज करण्यासाठी शनिवार, १७ ऑगस्ट, २०२४ रोजी सकाळी १०.०० वा. (भाप्रवे) व्हीडीओ कॉन्फरन्स (व्हीसी) / इतर दूरदृश्य माध्यमा (ओएलसीएम) द्वारे घेण्यात येणार आहे.  
 कापिरट व्यवहार मंडाल (एजीएम) ने तिच्या एप्रिल ८, २०२०, एप्रिल १३, २०२०, मे ०५, २०२०, जानेवारी १३, २०२१, मे ५, २०२२, डिसेंबर २८, २०२२ आणि सप्टेंबर २५, २०२३ दिनांकीत अनुक्रमे सर्वसाधारण परिषद क्र. १४/२०२०, क्र. १७/२०२०, क्र. २०/२०२०, क्र. ०२/२०२१, क्र. ०२/२०२२, क्र. १०/२०२२ आणि क्र. ०९/२०२३ (यानंतर एकत्रित उद्देश्य "एजीएम सर्व्हिलस") सहाय्यात मे १२, २०२०, जानेवारी १५, २०२१, मे १३, २०२२, जानेवारी ५, २०२३ आणि ऑक्टोबर ७, २०२३ दिनांकीत अनुक्रमे सेबी परिषद क्र. सेबी/एचओ/सीएफडी/सीएमडी२/सीआयआर/पी/२०२१/७९, क्र. सेबी/एचओ/सीएफडी/ सीएमडी२/सीआयआर/पी/२०२१/११, क्र. सेबी/एचओ/सीएफडी/सीएमडी-२/सीआयआर /पी/२०२२/६२, क्र. सेबी/एचओ/सीएफडी/पीओडी-२/पी/सीआयआर/२०२३/४ आणि क्र. सेबी/एचओ/सीएफडी/सीएमडी-पीओडी-२/पी/ सीआयआर/२०२३/१६७ (यानंतर एकत्रित उद्देश्य "सेबी सर्व्हिलस" आणि त्यासह "सर्व्हिलस") एकात्रित उद्देश्य) च्या तरतुदी अनुसार एक ठिकाणी सभासदांच्या प्रत्यक्ष उपस्थिती शिवाय व्हीडीओ कॉन्फरन्स (व्हीसी) किंवा इतर दूरदृश्य माध्यमा (ओएलसीएम) द्वारे वार्षिक सर्वसाधारण सभा घेण्याची परवानगी दिली आहे. कंपनी अधिनियम, २०१३, सेबी (एलओडीआर) रेग्युलेशन्स, २०१५ आणि एमसीसी सर्व्हिलस अन्वयात कंपनीची २९वी वार्षिक सर्वसाधारण सभा ("सभा" किंवा "एजीएम") व्हीसी/ओएलसीएम मार्फत घेण्यात येईल. एमसीसी आणि सेबी द्वारे दिलेली परवानगी नुसार, ज्या सभासदांचे ई-मेल आयडी कंपनी/निबंधक आणि हस्तांतर एजंट/डिपॉझिटरी पार्टिसिपंट्स (डीपीज) यांच्याकडे नोंद झाली आहे केवळ अशाच सभासदांना पडतानाची सूचना घेण्यात येईल. एजीएमची सूचना आणि ३१ मार्च, २०२४ रोजी संपलेल्या वित्तीय वर्षाचा वार्षिक अहवाल कंपनीचे संकेतस्थळ <https://www.joindre.com/annual-accounts> आणि कंपनीचे सूचनाबद्ध आहे अशा बीएसई लिमिटेडचे संकेतस्थळ म्हणजे [www.bseindia.com](http://www.bseindia.com) यावरही उपलब्ध आहे.

सभासद व्हीसी/ओएलसीएम द्वारे एजीएमला उपस्थित राहू शकतील आणि त्यात सहभागी होऊ शकतील. व्हीसी/ओएलसीएम द्वारे एजीएमला उपस्थित राहण्यासंदर्भातील सूचना एजीएमच्या सूचनेमध्ये दिलेल्या आहेत. कंपनी अधिनियम, २०१३ मधील कलम १०३ अंतर्गत गणपूर्तीचा अंदाज यावा या उद्देशाने व्हीसी/ओएलसीएम द्वारे एजीएमला उपस्थित राहणाऱ्या सभासदांची उपस्थिती गणपूर्ती अंतर्गत मोडण्यात येईल. १० ऑगस्ट, २०२४ रोजी या कड-ऑफ तारखेला सभागण धारण करणाऱ्या सर्व सभासदांना एजीएमच्या सूचनेमध्ये उल्लेखलेल्या सर्व त्र्यांवर मतदान करणाऱ्या कंपनी दूरस्थ ई-मतदान सुविधा ("दूरस्थ ई-मतदान") पुरवणार आहे. याशिवाय, एजीएम दरम्यान ई-मतदान ("ई-मतदान") पद्धतीच्या माध्यमातून मतदानाची सुविधा कंपनी पुरवणार आहे. प्रत्यक्ष स्वरुपात, डिजिट पद्धतीला सभागण धारण करणाऱ्या सभासदांकडून तातडीने आणि ज्या सभासदांनी त्यांचा ई-मेल नोंदवला नाही अशा सभासदांसाठी एजीएम दरम्यान दूरस्थ ई-मतदान / ई-मतदान पद्धतीचा तपशील एजीएमच्या सूचनेमध्ये दिलेला आहे. पण आमच्याकडे असे कळण्यात येत आहे की, दूरस्थ ई-मतदानाचा कालावधी बुधवार, १४ ऑगस्ट, २०२४ रोजी (स. ९.०० वा. भाप्रवे) सुरु होईल आणि शुक्रवार, १६ ऑगस्ट, २०२४ रोजी (साय. ५ वाजता भाप्रवे) संपेल. या कालावधीमध्ये, शनिवार, १० ऑगस्ट, २०२४ या कड-ऑफ तारखेला (अभिलेख तारीख) कंपनीचे सभागण प्रत्यक्ष किंवा डिजिट स्वरुपात धारण करणारे सभागणधारक इलेक्ट्रॉनिक पद्धतीने त्यांचे मतदान करून शकतील. ई-मतदानासाठी आवश्यक लॉगिन माहिती सर्व सभासदांना त्यांच्या नोंदीकृत ई-मेलवर पाठवण्यात आली आहे.

जर एखाद्या सभासदाचे ई-मेल पत्ता नोंदवला नाही आणि / किंवा कंपनीकडे / डिपॉझिटरी पार्टिसिपंट्स यांच्याकडे बँक खात्याचा तपशील अद्ययावत केला नसेल तर कृपया खालील सूचनांचे पालन करा.  
 प्रत्यक्ष स्वरुपात शेअर धारण करणारे सभासद कृपया मे. लिंक इन्स्टाईम प्रा. लि., कंपनीचे निबंधक आणि शेअर हस्तांतर एजंट यांच्याशी सी-१०१, २४७ पार्क, एलबीएस मार्ग, विक्रोडी पश्चिम, मुंबई ४०००८३ यावर संपर्क साधावा आणि तुमचा ई-मेल पत्ता नोंदवण्यासाठी आवश्यक ती कागदपत्रे आणि / किंवा बँक खात्याचा तपशील सादर करा.  
 डिजिट स्वरुपात शेअर धारण करणारे सभासद कृपया तुमच्या डिपॉझिटरी पार्टिसिपंट्स द्वारे दिलेल्या प्रक्रियेच्या सल्ल्यानुसार, तुमचा ई-मेल पत्ता नोंदवण्यासाठी आणि/किंवा तुमच्या डिजिट खात्यामध्ये बँक खात्याचा तपशील सादर करण्यासाठी डिपॉझिटरी पार्टिसिपंट्ससोबत संपर्क साधा.

**पुनर्कृत वंद आणि लाभांश**  
 एजीएम आणि शेअर धारकांनी मान्यता दिल्यास, ३१ मार्च, २०२४ रोजी संपलेल्या वर्षाकरिता कंपनीचे शेअरवर अंतिम लाभांश देण्याचे उद्देशाने सभासदांचे नोंदीकृत पुस्तक आणि कंपनीची शेअर हस्तांतर पुस्तिका रविवार, ११ ऑगस्ट, २०२४ ते शनिवार १७ ऑगस्ट, २०२४ (दोन्ही दिवस धरून) बंद राहिली.  
**जोड्रे कॅपिटल सर्व्हिसेस लिमिटेड करिता, सही / (श्वेता जैन) कंपनीचे निबंधक**  
 ठिकाण: मुंबई  
 दिनांक: जुलै १९, २०२४

**पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**  
 ५५-५६, ५ वा मजला, श्री प्रेम हाउस, नर्मन पॉइंट, मुंबई-४०००१२  
 दूरध्वनी क्र. ०२२-६१८४९००  
 ई-मेल: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) आणि [www.pegasus-arc.com](mailto:www.pegasus-arc.com)

**ई लिलावद्वारे विक्री करिता जाहीर सूचना**  
 सिक्विरिटी इंटरेट (एफोसॅमेट) रुस, २००२ च्या नियम ८ ला परंतुकांवेतन वार्षिक सिक्विरिटी इंटरेट अंदाज अंतर्गत रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एफोसॅमेट ऑफ सिक्विरिटी इंटरेट अंदाज, २००२ अंतर्गत स्थावर मिळकतीची विक्री.  
 सर्वसाधारण जनात आणि विशेषतः तक्रार नसताना या सूचना यानुसार घेण्यात येणे, खालील नमुद स्थावर मिळकत ही सरफेसी अंदाज, २००२ च्या तरतुदीनुसार दिनांक ३०.०३.२०१९ रोजीच्या अभिलेखानुसार कारागार डोबिवली गरी सहकारी बँक लि. (डीएएससी लि.) द्वारे त्यातील ताणण हिलसवहाईत खालील नमुद कर्जदाराची थकबाकी अभिलेखानुसार केलेल्या अशा पेगासस ग्रुप धर्ती फायंड्स ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या हप्त्यात कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा ताणण धर्तीकडे हाणण/प्रभातरि आहेत. ये सरफेसी अंदाज च्या तरतुदी आणि त्या निष्पत्त्यात २७.०८.२०१९ रोजी सर्व ज्ञात आणि अज्ञात संपत्ति सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वात विकण्यात येईल.  
 पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अंदाज आणि त्या अंतर्गत विभागांच्या तरतुदीनुसार २८.०३.२०२४ रोजी संपूर्ण मिळकत असलेल्या खालील नमुद ताणण माध्यमा प्रत्यक्ष कळवा येतील.  
 लिलावाची तपशील पुढील प्रमाणे:  
 क्र. १, २, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००, १०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, 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