

Date: August 14, 2024

To,
BSE Limited
2nd Floor, PJ Towers,
Dalal Street, Mumbai-400001

Dear Sir/Madam,

Sub: Copy of Advertisement published in the Newspaper(s) - Notice of 7th Annual General Meeting (Scrip Code: 543713)

Pursuant to Regulation 30 and 47 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed copies of the advertisement published in Financial Express (English) and Loksatta (Marathi) newspaper(s) dated August 14, 2024 pertaining to Notice of 7th Annual General Meeting of the Company.

Please take the above-mentioned information on record.

Thanking you.

For **DroneAacharya Aerial Innovations Limited**



Harshal Kher
Company Secretary and Compliance Officer
ACS 69147

Encl: As above



Registered Address: 1st & 2nd Floor, Galore Tech IT Park, LMD Square, Bavdhan, Pune - 411021



+91 98 900 03 590



info@droneacharya.com



www.droneacharya.com

AAVAS FINANCIERS LIMITED		
Demand Notice Under Section 13(2) of Securitisation Act of 2002		
As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice sent to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.		
Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
JAYA SHINDE, BALAJI SHINDE GUARANTOR : BABAN SATPUTE (A/c No.) LNPUN00614-150012968	12-AUG-24 Rs. 749301.76/- 11-AUG-24	SR NO 4 HISSA NO18134 LANE NO 1 KAKADE WASTI KONDHWA BK VIIT COLLAGE & GANGADHAR CHOWKHIT COLLAGE & GANGADHAR CHOWK NPUNE ADMEASURING 100 SQ.MTR.
LATE MRS. VAISHALI SHINDE NOW DECEASED THROUGH HER LEGAL HEIRS KISHOR SHINDE, KISHOR SHINDE (A/c No.) LNPUN17523-240313058 & LNPUN17623-240315999	12-AUG-24 Rs. 2173079/- & Rs. 597817/- 11-AUG-24	FLAT NO 801, 8TH FLOOR WING A-2 BUILDING NO. A, SAI DWARKA ON S. NO. 40 HISSA NO 1/3 S. NO. 40 HISSA NO 1/4 1/5 SITUATED AT YEVALEWADI, TAL. HAVELI, DIST-PUNE, MAHARASHTRA PIN-411048 ADMEASURING 57.89 SQ MTR
Place : Jaipur	Date : 14.08.2024	Authorised Officer Aavas Financiers Limited

MBANK THE MUSLIM CO-OPERATIVE BANK LTD., PUNE

Administrative Office : Golden Jubilee Building, 4th Floor, 647, Bhawani Peth, Pune 411042 Ph. No 020-26435007 / 26435009 / 26448993

DEMAND NOTICE

Demand Notice U/s 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

To,

- Mrs. Subhadra Devi Arjunrao Kale** - Borrower / Mortgagor
Address: Vastad Bajirao Kale Nagar, Sonai Niwas, Tal. Baramati, Dist. Pune 413102
- Mr. Satyawrat Arjunrao Kale** - Co-Borrower / Mortgagor
Address: Vastad Bajirao Kale Nagar, Sonai Niwas, Tal. Baramati, Dist. Pune 413102
- Mr. Sachin Ramchandra Salunkhe** - Guarantor
Address: Flat No. D 13, Swanpurjith Phase, 3rd Floor, Old Morgaon Road, Tal. Baramati, Dist. Pune 413102
- Mr. Pandurang Narayan Choudhar** - Guarantor
Address : H. No. 174, Muktai Building Rui, Tal. Baramati, Dist. Pune 413102

The above Borrower & Co-Borrower has availed Hypo Goods-1834 loan facility on 21/03/2023 of Rs. 24,00,000/- from Baramati Branch. For the said loan Borrower & Co-Borrower has mortgaged the following property, All that piece and parcel of property Situated at mouje Tandulwadi, Tal-Baramati, Dist - Pune, MIDC Area, bearing Plot No. PAP-D-33 total admeasuring about 100.00 Sq. Mtrs., along with RCC Construction, within the limits of Baramati Nagar Parishad and within the Jurisdiction of the Sub Registrar Baramati Tal. Baramati, Dist. Pune The Bounded as follows. East : Plot No PAP-D-5, West : 10 Meter MIDC Road, South- Plot No. PAP-D-32, North- Plot No PAP-D-34 (Property owned by Mrs. Subhadra Devi Arjunrao Kale & Mr. Satyawrat Arjunrao Kale). The said loan account is in default and has been classified on 30/04/2024 as Non-Performing Assets as per RBI guidelines. You are hereby called upon to pay Rs. 23,40,082/- (Rs. Twenty Three Lac Forty Thousand Eighty Two only) as on 14/05/2024 plus further Interest, Expenses & Charges from 15/05/2024 within 60 days from the publication of this notice, failing which further procedure would be carried as per the SARFAESI Act, 2002.

The demand Notice U/s. 13 (2), dated 28/05/2024 of the SARFAESI Act 2002, were sent to you by Registered Post (RPAD) on the addresses available with the Bank and returned unserved. Hence this substitute service.

Mr. Mohammed Rafique A. Shaikh
Authorised Officer (CEO)
The Muslim Co-op Bank Ltd., Pune
Baramati Branch

Date :- 14/08/2024
Place :- Baramati

GERA DEVELOPMENTS PRIVATE LIMITED
CIN No - U70102PN1988PTC049303
Registered Office: 200 Gera Plaza, Boat Club Road, Pune - 411001, Maharashtra
website: www.gera.in

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024 (Amount in INR Lakhs)

Sr. No.	Particulars	Quarter ended		Year ended
		June 30, 2024	June 30, 2023	
1	Total Income from Operations	10,592	11,770	70,904
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	1,645	1,827	12,727
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	1,645	1,827	12,727
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	1,216	1,363	9,511
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	1,213	1,361	9,500
6	Paid up Equity Share Capital (Face Value of Rs.100/- each)	184	184	184
7	Reserves (excluding Revaluation Reserves)	72,344	62,993	71,131
8	Securities Premium Account	54	54	54
9	Net Worth	72,528	63,177	71,315
10	Paid up Debt Capital / Outstanding Debt	0.47	0.47	0.52
11	Outstanding Redeemable Preference Shares	-	-	-
12	Gross Debt Equity Ratio	0.66	0.75	0.68
13	Earnings Per Share in Rupees (for continuing and discontinued operations) Basic and Diluted:	661	741	5,169
14	Capital Redemption Reserve	-	-	-
15	Debiture Redemption Reserve	-	-	-
16	Debt Service Coverage Ratio	0.06	0.12	0.52
17	Interest Service Coverage Ratio	110.67	30.47	10.27

Note:

- Gera Developments Private Limited (the 'Company') has prepared the unaudited financial results (the 'Statement') for the quarter ended June 30, 2024 in accordance with the recognition and measurement principles laid down in Indian accounting standards specified under Section 133 of the Act, read with the Companies (Accounting Standards) Rules, 2021, as amended from time to time and other accounting principles generally accepted in India.
- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarterly financial results are available on the website of BSE Limited www.bseindia.com and on the Company's website www.gera.in.
- For the other items referred in sub-clauses (a), (b), (d) and (e) of the Regulation 52(4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the BSE Limited and can be accessed on its website www.bseindia.com.
- The financial results of the Company for the quarter ended June 30, 2024 have been approved and taken on record by the Board of Directors at their meeting held on August 13, 2024.

For and on behalf of the Board of Directors
Gera Developments Private Limited

Rohit Gera
Managing Director
DIN :- 00172679

Date: August 14, 2024
Place: Pune

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266
Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Substituted Service of Notice U/s 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereon. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sr. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date
1	1. SUSHANT SATISH KARDE Flat No. 302, 3rd Floor, Yashraj Villa, Sr. No. 1, Hissa No. 12, Near Kalbhairnath Temple, Dhayari, Pune, Maharashtra-411041. 2. ASHWINI SUSHANT KARDE Flat No. 302, 3rd Floor, Yashraj Villa, Sr. No. 1, Hissa No. 12, Near Kalbhairnath Temple, Dhayari, Pune, Maharashtra-411041. 3. SUSHANT SATISH KARDE At Near Pcmc 6 No. School, Tambal Ali, 256, Kasba Peth, Pune City, Pune, Maharashtra-411011. 4. ASHWINI SUSHANT KARDE At Near Pcmc 6 No. School, Tambal Ali, 256, Kasba Peth, Pune City, Pune, Maharashtra-411011. 5. SUSHANT SATISH KARDE C/O Tala Motors Finance Ltd., 2nd Floor Mayfair Towers, K. Joshi Path, Wakadewadi, Shivaji Nagar, Pune, Maharashtra-411005. 6. ASHWINI SUSHANT KARDE C/O BLOSSOMS BEAUTY SALON AND SPA, 1402, Kasba Peth, Pratibha Heights, Near Shanivhar Wada, Haveli, Pune, Maharashtra-411011. 7. BLOSSOMS BEAUTY SALON AND SPA Flat No. 302, 3rd Floor, Yashraj Villa, Sr. No. 1, Hissa No. 12, Near Kalbhairnath Temple, Dhayari, Pune, Maharashtra-411041. 8. BLOSSOMS BEAUTY SALON AND SPA Near Pcmc 6 No. School, Tambal Ali, 256, Kasba Peth, Pune City, Maharashtra-411011. 9. BLOSSOMS BEAUTY SALON AND SPA, 1402, Kasba Peth, Pratibha Heights, Near Shanivhar Wada, Haveli, Pune, Maharashtra-411011. Loan Account No. LNPUNHL-10200074843 & LNPUNHL-10200074844	03.08.2024	08.08.2024 Old notice dated 11.01.2024 withdrawn. This publication to be treated as Effective notice.	Rs. 30,72,776/- (Rupees Thirty Lakh Seventy Two Thousand Seven Hundred Seventy Six Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 05.08.2024

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 302 On 3rd Floor Area Admeasuring 614 Sq. Fts. I.E. 57.06 Sq. Mtrs. + Terrace Area Admeasuring 80 Sq. Fts. I.E. 7.43 Sq. Mtrs., + Dry Balcony Area Admeasuring 50 Sq. Fts. I.E. 04.84 Sq. Mtrs. In Project Known As Yashraj Villa Constructed On Property Bearing Survey No. 1 Hissa No. 12 Admeasuring 15 Acres Situated At Village Dhayari, Tal-Haveli, Dist-Pune, Maharashtra-411041. And Bounded By: East: Flat West: Road North: Building Space South: Lobby.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at our risk as to the cost and consequences.

Please note that as per section 13(1) of the SARFAESI Act and / or any other provision in this regard, the aforesaid, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 14/07/2024
Place: PUNE

Sd/- Authorised Officer
(Aditya Birla Housing Finance Limited)

Canara Bank S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata, Metro Station, Kasarwadi, Pune 411034
Ph : 9406880047, 8055811876
Branch : Shirur Branch

Sale Notice

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Constructive Possession** of which has been taken by the Authorised Officer Shirur Branch, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 31.08.2024, for recovery of Rs. 23,36,989.86 /- (Rupees Twenty three lakh thirty six thousand nine hundred eighty nine rupees and eighty six paise only) being the amount due as on 16.02.2024 along with further interest thereon w.e.f 16.02.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Shirur Branch, Canara Bank, from Mrs. Mehrunnisa Rafik Patel (Borrower) Address - Nl 4 3 01 Sector 3 , Nerul Navi Mumbai 400 705 and Mr. Rafik Ajmuddin Patel (Co-Borrower) Address - B 19 Varsha Anushakti Nagar S O Mumbai 400094.

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under: (All amounts in actual Rupees)

Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
All that piece and parcel of the flat No 002 Admeasuring 53.90 Sq Mtr Along with two wheeler parking at Ground Floor in the scheme named as "Classic Apartment" constructed on Plot No 5A & 5B of survey No 280/3 situated at Joshiwadi /Shirur Bypass area within the municipal limits of Shirur Municipal Council and Sub Registrar , Shirur Tal Shirur Dist. -Pune and bounded as under, East : Open Land, South : Side Margin, West: Parking & Staircase, North : Flat No 001	Rs. 17.25 Lakhs	Rs. 1.80 Lakhs 30/08/2024 by 5.00 p.m	Not Known to Bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara bank, Shirur Branch (Ph No. 02138 223081 / 9575231993), E-mail Id cb2582@canarabank.com, during office hours on any working day.

Date: 14/08/2024, Place: Pune Authorized Officer, Canara Bank

AVERE FOODS LIMITED
CIN: U15549PN2019PLC183457 Contact no: 9130076856
Regd. Off: Plot No. 55/A/5 6 Hadapsar Industrial Estate, Near Tata Honeywell, Hadapsar, Pune-411013
Email Id: cs@aveerfoods.com, Website: www.aveerfoods.com

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2024 (₹ in lakh)

Sr No.	Particulars	Quarter ended on 30-06-2024 (Unaudited)	Year ended on 31-03-2024 (Audited)	Corresponding quarter ended on 30-06-2023 (Unaudited)
1	Total Income from operations	2,786.31	9,639.80	2,594.66
2	Net Profit / (Loss) for the period (before tax, exceptional and/or extraordinary item)	103.67	125.34	60.62
3	Net Profit / (Loss) for the period before tax (after exceptional and/or Extraordinary Items)	103.67	125.34	60.62
4	Net Profit / (Loss) for the period after tax (after exceptional and/or Extraordinary items)	103.67	125.34	60.62
5	Total comprehensive income for the period ((comprising profit/loss for the period (after tax) and other comprehensive income (after tax))	103.67	122.23	60.62
6	Equity Share Capital	402.83	402.83	402.83
7	Reserves (excluding Revaluation Reserve as shown in the Audited Balance Sheet of previous year)	-	1,344.29	-
8	Earnings Per Share (of Rs. 10/- each) (for continued / discontinued operations) Basic /diluted (Rs.)	2.57	3.11	1.50
9	Earnings Per Share (of Rs. 10/- each) (for continued / discontinued operations) Basic /diluted (Rs.)	2.57	3.11	1.50

Note: 1) The above is an extract of the detailed format of Unaudited Financial results of M/s Avere Foods Limited for Quarter ended 30th June, 2024 filed with BSE Ltd under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The full format of the same are available on the website of BSE Ltd at www.bseindia.com and at Company's website at www.aveerfoods.com.
2) For detailed notes refer full financial results available on website.

For Avere Foods Limited,
sd/-
Bapu Gavhane
Whole Time Director
(DIN:00386217)

Place : Pune
Date : 13th August 2024

Saraswat Bank
Saraswat Co-operative Bank Ltd.
(Scheduled Bank)

Building Trust Across Generations...

Attractive Fixed Deposit rates!

8.00% p.a. For senior citizens
7.50% p.a. For others

For more details, visit your nearest branch or our website www.saraswatbank.com

GANGA PAPERS INDIA LIMITED
CIN: L21012MH1985PTC035575
Regd. Off : 241, Village Bebedohal, Tal. Maval, Pune-410506
Email Id: compliance.gpi@gmail.com, Website: www.gangapapers.com Tel : +91 8112811116

Unaudited Standalone Financial Results for the quarter ended 30th June, 2024 (Rs. in Lakhs)

Particulars	Quarter ending	
	30/06/2024	30/06/2023
Total income from operations (net)	6,573.37	6,215.91
Net Profit/ (Loss) from ordinary activities after tax	30.87	30.57
Net Profit/ (Loss) for the period after tax (after Extraordinary items)	30.87	30.57
Equity Share Capital	1,078.89	1,078.89
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	-	-
Earnings Per Share (before extraordinary items) (of Rs.10/- each)	0.29	0.28
Basic and Diluted	-	-
Earnings Per Share (after extraordinary items) (of Rs.10/- each)	0.29	0.28
Basic and Diluted	-	-

Note: The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange websites.

By Order of the Board
For Ganga Papers India Limited
Sd/-
Ramesh Kumar Chaudhary
(Chairman & Director)
DIN: 00080136

Date: 13.08.2024
Place : Pune

AXIS BANK LIMITED (CIN: L65110G1993PLC020769)
Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025
Tel: +91 220085385
www.axisbank.com

POSSESSION NOTICE
As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas, the undersigned being the Authorised Officer of Axis Bank Ltd., under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(1) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 17.10.2018 calling upon the Borrower viz. Goodday Ventures India Pvt Ltd and its Directors/Guarantors/Mortgagors i.e. Mr. Balram Batra, Mr. Anil Batra, Mr. Deepak Batra, Ms. Sunita Kapoor, Ms. Mayadevi Batra, Ms. Rita Batra, Spicer International Pvt. Ltd. to repay the amount mentioned in the notice being Rs.9,79,75,521.96/- (Rupees Nine crore Seventy Nine Lakh Seventy Five Thousand Five Hundred and Twenty One Rupees and Ninety Six Paise) being the amount due as on 17.10.2018 plus further interest at the contractual rate thereon till the date of payment; within 60 days from the date of receipt of the said Notice.

The Borrower/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrower/Guarantors/Mortgagors of the properties and the public in general that the **Additional District Magistrate, Pune** in exercise of powers conferred on him under Section 14 of the said Act vide order dated 05.09.2022 has appointed / directed the Executive Magistrate & Naib Tehsildar, Haveli, Pune to take the possession of the secured assets at the location mentioned herein below. The Executive Magistrate & Naib Tehsildar, Haveli, Pune has taken possession of the property described herein below & handed over possession of the property to the Authorised Officer of Axis Bank Ltd., on this 10th day of August 2024.

The Borrower/Guarantors/Mortgagors mentioned herein above in particular and the public in general are hereby cautioned not to deal with the subject property and any dealings with the said property will be subject to the charge of Axis Bank Ltd. for an amount as mentioned hereinabove together with further interest thereon at contractual rates together with costs, charges, other monies until payment or realization in full.

The Borrower's / Director's / Guarantor's / Mortgagor's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF PROPERTY	Type of Possession
All that piece and parcel of the property bearing Sub-Plot No 5 admeasuring 420.26 square metres (i.e. 4523 square feet) out of plot No 21, out of survey Nos 199, 204, 205, 206/1, 209/1, corresponding CTS No. 148, situated at Vimanagar, Mouje Lohagan, Tal. Haveli, Dist. Pune within the jurisdiction of Sub-Registrar Haveli, along with the construction thereon within the limits of Pune Municipal Corporation, owned jointly by Mr. Anil Batra and Mr. Balraj Batra	Physical

Date: 10.08.2024
Place: PUNE
Sd/- Authorized Officer,
Axis Bank Ltd.

PUBLIC NOTICE

All the concerned persons are hereby informed that my client **Shri. Gajanan Vasudeo Patwardhan** for self and as Karta of his HUF; and **Shri. Anant Raghunath Patwardhan** (For self and as Karta of HUF of Late Raghunath Vasudeo Patwardhan) after his death on 23/12/1987 have informed me that they have become owners of the property described in schedule hereunder hereinafter referred to as the said property as per will of Late Vasudeo Purushottam Patwardhan dated 11/10/1984 and accordingly entry is made in the property Register Card of the said property by mutation/ferfar (Mutation Entry no. 2231) on 17/05/2023 and they have become absolute owners of the said property and they have appointed me to verify and give Title Report of the said property.

I am further informed that one **Shastri Construction Pvt. Ltd.** a registered Private Limited Company had entered into some agreement with Late Vasudeo Purushottam Patwardhan taking undue advantage of his advanced age and on the basis of said agreement filed **Spl. Civil Suit No. 526/1982** in the court of Hon'ble Civil Judge Senior Division Pune. That suit was partly decreed directing that money given by said company be returned back to it with interest and possession of one flat given by it be returned to it and the said company shall give back symbolic possession of the scheduled property to Patwardhans. This Judgement & Decree was confirmed in **C.A. No. 977/2011** filed by Shastri Construction Pvt. Ltd. before Hon'ble High Court of Judicature at Bombay and **Spl. Leave petition No. 24588/11** was dismissed by Hon Supreme Court of India and Review **Petition No. 212/2012** was also dismissed by the Hon Supreme Court of India. My clients had already filed Execution proceeding in the court of Hon'ble Civil Judge (S.D.) Pune being **Spl. E.P. (Spl. Darghad) No. 976/2012**. M/s. Shastri Construction Pvt. Ltd. had filed one **Spl. Suit No. 977/2012** under Section 53A of transfer of Property Act for protecting its alleged possession of suit property these litigations there are no litigations about the said in view of the request made by aforesaid my clients I am searching for the title of my client to "the said property".

I hereby call upon all the concerned having any claim right in the right & title of the said property by way of lease, lien, mortgage, charge easement or of any other nature within 15 days of publication of this notice and such claimant should come to my office by prior appointment with original document in office hours and show explain the same to me. If no objection or claim is received in this period I will assume that there is no valid claim of anybody or if anybody has any claim such claimant has voluntarily surrendered the alleged claim and then my client will be issued proper title certificate about marketability of the said property on the basis of documents and information made available and thereafter no objection will be entertained from anybody.

WHICH PLEASE NOTE
SCHEDULE OF THE PROPERTY
All that piece and parcel of land together with building thereon known as and situated at **Final Plot No. 93-A, Erandawane, T.P. Scheme 1 Kanchan Galli, Pune 4** within the sub-registration, District Haveli Registration and Revenue District Pune having area of 1043.07 Sq.m. = 11227.60 Sq.ft. as per P.R. Card and bounded as follows:-
On or towards East :- By F.P.No. 92, CTS No. 59B
On or towards North :- By ILS Law College Property.
On or towards West :- F.Plot No. 93B
On or towards South :- By Corporation Road known as "Kanchan Galli"

HENCE THIS PUBLIC NOTICE
PUNE, DATE:- 13/08/2024

MAHINDRA MANMAL KOTHARI
ADVOCATE
(1) B-13, Lawyers Chambers, District Court Campus, Shivaji Nagar, Pune - 411005
(2) 201, Kumar Padma, CTS No. 1187/2, F.P.No. 550, Gurusvarya Kanitkar Road, Shivaji Nagar, Pune 411005.

Pune