

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL
MUMBAI BENCH
C.P. (CA) / 62 (MB)/2026
CONNECTED WITH
C.A. (CA) / 28(MB)/2025

In the matter of:
Rajdeep Industrial Products Private Limited
(CIN: U51503PN1993PT017927), a company
incorporated under the Companies Act, 1956
having its registered office at 143, Vadgaon Dnyanesh,
Pune Sindhgad Road, Pune-411041.

...Petitioner Company 1 / Emergent Company
Rajdeep Solutions Private Limited
(CIN: U28140PN2025PT24240), a company
incorporated under the Companies Act, 1956
having its registered office at Rajdeep Building,
S.No. 143, Sindhgad Road, Dnyanesh, Pune, Haveli,
Maharashtra, India, 411041.

...Petitioner Company 2 / Resultant Company

NOTICE OF PETITION
A petition under section 232 of the Companies Act, 2013, for sanctioning Scheme of Arrangement between **Rajdeep Industrial Products Private Limited** (hereinafter referred to as the 'Petitioner Company 1 / Emergent Company') and **Rajdeep Solutions Private Limited** (hereinafter referred to as the 'Petitioner Company 2 / Resultant Company') and their respective shareholders, was presented by Adv. Avinash R. Khanolkar, the Representative of the Petitioner Company 1 and Petitioner Company 2. The Mumbai Bench of National Company Law Tribunal passed an order dated 18th June 2026 wherein it has directed that the said petition is fixed for hearing before the said Hon'ble Bench on '03rd September 2026 for its final hearing and disposal.

ANY PERSON desirous of opposing or opposing the said Petition should send to the Petitioner's Authorised Representative at their address mentioned hereunder, a notice of his intention, signed by him or his Advocate, with his full name and address, so as to reach the Petitioner's Authorised Representative not later than two days before the date fixed for the hearing of the Petition, where such person seeks to oppose the Petition, the grounds of opposition or a copy of the affidavit intended to be used in opposing the Petition, should be filed in Hon'ble National Company Law Tribunal, Mumbai Bench at 4th Floor, MTNL Building, G-2, Sonam Nagar, Cuffe Parade, Mumbai-400 005 and a copy thereof to be served on the Petitioner's Authorised Representative, not less than two days before the date fixed for hearing. A copy of the Petition will be furnished by the Petitioner's Authorised Representative to any person requiring the same on payment of the prescribed charges for the same.

Dated: This 17th day of July, 2026

Sd/-
Adv. Avinash R. Khanolkar
MAH / 2160 / 2014
52, I House, 19, R D Street, Fort, Mumbai, Maharashtra - 400 001.
Mb: 09970229636
E-mail: avk2646@gmail.com

Form-PAS-1
(Pursuant to section 27(1) and rule 7(2) of Companies (Prospectus and Allotment of Securities) Rules, 2014)

Advertisement giving details of the proposed special resolution for varying the terms of any contract referred to in the prospectus or altering the objects for which the prospectus was issued

ICODAX PUBLISHING SOLUTIONS LIMITED
(CIN: L72902MH2019PLT01678)
Registered Office: Vatsicore BLDG, 3rd Floor, Plot No. 28, Kalayan Nagar,
Yerwada TS, Pune 411006 Maharashtra India
Phone: +91 924 6812986, +91 989 1091111 Email: icodax@icodaxsolutions.com

PUBLIC NOTICE
Notice is hereby given that by a resolution dated July 10, 2026, the board of directors ("Board") of Icodax Publishing Solutions Limited ("Company") has proposed to vary the objects / terms of utilization of the Interim Public Offerings ("IPO proceeds") and modification of the terms of the IPO proceeds, as stated in the prospectus dated August 13, 2025 ("Prospectus"), in connection with the IPO of the Company, which consisted of fresh issue of 33,80,000 equity shares at an issue price of INR 102 aggregating to INR 34.436 Crores and Offer for Sale of 72,80,000 equity shares at an issue price of INR 102 aggregating to INR 7.93 Crores (hereinafter the "net proceeds received by Company after deduction of issue related expenses" were INR 24.1 Crores).

In pursuance of the aforesaid Board resolution dated July 10, 2026, a Special Notice is hereby given that the Company proposes to seek approval of its shareholders by way of a Special Resolution through Postal Ballot for approving the proposed variation in the objects/terms of utilization of the IPO proceeds, modification of the timeline for utilization of the IPO proceeds, and resolution of the issue in the utilization of IPO proceeds towards the objects of the offer.

The detailed information pertaining to the aforesaid resolution, including the terms and conditions thereof, the explanatory statement pursuant to the aforesaid resolution of the Company Act, 2013, and the instructions for remote voting, is provided in the Postal Ballot Notice dated July 10, 2026, which is available on the website of the Company at www.icodaxsolutions.com.

1. Particulars of the terms of the offer to be varied (or objects to be altered):
The Company has decided the following items as the objects towards which the IPO proceeds (excluding issue related expenses) would be utilized in the objects "Object 1" of the Offer in the prospectus dated August 13, 2025, in connection with the IPO of the Company.

Sr. Object of the IPO as stated in the Prospectus	Total amount raised from IPO	Estimated utilization in Y. 2025-26
1. Purchase of new office premises	16.69	16.69
2. Purchase of hardware for new office	1.12	1.12
3. Working capital requirement	5.20	5.20
4. General Corporate Purposes	6.40	6.40
Total (excluding issue related expenses)	29.41	29.41

As on July 10, 2026, an amount of INR 9,07 Crores remains utilized. The Company proposes to vary the terms of the aforesaid objects by reallocating the unutilized funds, comprising (i) INR 7.95 Crores from Object 1 and (ii) INR 1.12 Crores from Object 2, aggregating to INR 9.07 Crores, towards Object 3, i.e., Working Capital Requirement.

The Board of Directors of the Company at their meeting held on July 10, 2026, had approved the proposed variation to vary the terms of the objects/terms for utilization and reallocation of the funds in the utilization of IPO proceeds towards the objects of the offer, subject to approval of the shareholders by way of a special resolution.

The details regarding such variation are as follows:

Sr. Object of the IPO as stated in the Prospectus	Total amount raised from IPO	Amount utilized as on March 31, 2026	Amount of Variation	Amount utilized as on July 10, 2026	Details of variation	Revised amount after post variation	Proposed amount after post variation
1. Object-1 Purchase of new office premises	16.69	7.40	1.34*	7.95	7.95 allocated to Object-3	NIL	NIL
2. Object-2 Purchase of hardware for new office	1.12	NIL	1.12	1.12	1.12 allocated to Object-3	NIL	NIL
3. Object-3 Working capital requirement	5.20	5.20	-	NIL	8.07 allocated out of Object-1 (i) 7.95 allocated out of Object-2 (ii) 1.12 allocated out of Object-2	9.07	9.07
4. Object-4 General Corporate Purposes	6.40	6.40	-	NIL	NA	NA	NA
Total	29.41	18.00	1.34	9.07	-	9.07	9.07

*Further as per the Monitoring Agency Report, it has been observed that an amount of INR 1.34 Crore, out of the funds earmarked for the object of "purchase of new office premises", has been utilized towards minor works and R&D relating to such premises. While the said expenditure is intrinsically linked to making the premises operational and useful for business purposes, it does not strictly fall within the scope of the stated object of "purchase of new office premises" as disclosed in the Prospectus and is therefore classified as a deviation.

Accordingly, in line with the observations of the Monitoring Agency, the same is being placed before the members for their ratification.

2. Particulars of the proposed variation/alteration: Please refer to table given in Point 1 above for the details of the original objects as per the Prospectus and the proposed reallocation of IPO proceeds.

3. Reasons/Justification for the variation: Subsequent to the listing, the Company has undertaken a comprehensive review of its business strategy and capital allocation priorities in light of evolving market conditions and operational requirements. Pursuant to such reassessment, the immediate requirement for capital expenditure towards acquisition of office premises and related hardware infrastructure has reduced and, accordingly such expenditures have been deferred without any adverse impact on the Company's ongoing operations.

At the same time, the Company has witnessed a significant increase in the volume of its operations, which has led to a higher requirement for working capital to support its day-to-day business activities. In this context, the reallocation of funds towards working capital is considered both necessary and prudent, as it will enable smoother execution of operations, timely fulfillment of orders, and the ability to undertake higher business volumes.

The proposed deployment is expected to enhance overall operational efficiency, support sustained revenue growth, improve liquidity management, and strengthen the Company's financial position. Further, such allocation would ensure optimal use of funds by directing funds towards areas that yield more immediate and tangible business benefits. Accordingly, the aforesaid variation is in line with the Company's current business requirements and is in the best interest of its stakeholders.

4. Effect of the proposed variation/alteration on the financial position of the Company: The proposed variation is not expected to have any adverse impact on the earnings, cash flows or financial position of the Company. The proposed variation is expected to be used for the purpose of working capital and does not require raising any additional borrowings. The proposed deployment is expected to facilitate efficient utilization of capital and support future business growth.

5. Risk Factors Pertaining to the Variation: The business operations and financial performance of the Company are subject to various risks arising from prevailing market conditions, economic performance at both domestic and global levels, political instability, changes in regulatory frameworks, and policy controls. In addition, any unforeseen circumstances beyond the control of the Company may materially affect its ability to execute projects, manage costs, or achieve projected growth, despite the Company's best efforts to mitigate such risks.

6. Names of Directors who voted against the proposed variation/alteration: None of the Directors have voted against the proposed variation.

Any interested person may obtain the copy of the special resolution along with the explanatory statement free of charge at the Registered Office of the Company at Vatsicore BLDG, 3rd Floor, Plot No. 28, Kalayan Nagar, Yerwada TS, Pune 411006 Maharashtra India or visit the website of the Company at www.icodaxsolutions.com for the same.

For Icodax Publishing Solutions Limited
Kamalakantham Govindaraj
Managing Director
DIN: 0814289

Place: Pune
Date: July 17, 2026

Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Home Finance Pvt. Ltd., Plot No. 17, Opp. Pratiksha, Mumbai - 400 025
CS: 829186888 Website: www.motilaloswal.com Email: Home@motilaloswal.com

POSSESSION NOTICE (FOR IMMovable PROPERTY/IES)
(UNDER RULE 8(1) OF THE SECURITIES INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd.), under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (84 of 2002), and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest Enforcement Rules, 2002 issued under the said Act, has issued the following Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, the date mentioned hereunder.

Sr. No.	Borrower / Co-Borrower/Guarantor	Date of Demand Notice	Date of Possession	Description of the Immovable Property / All That Part And Parcel Of Property Consisting Of
1	LKMOIPMR15524-259740340 BORROWER: PRAVAT KUBERA SITHIA CO BORROWER: SASMITA PRAVAT SITHIA	22-01-2026 For 1628 For	11-07-2026	Flat No. 08, 4th Floor, Lital Nimes, Admeasuring 30.11 Sq. Ft. 44.33sq.mtr. Survey No. 40/4B, Admeasuring 1000 Sq. Ft. Mouje: Therapur, Pimpri- Chinchwad, Pune-411035. East- Property Of Shri Udhane West- Flat No. 9, 4th Floor, Lital Nimes, Admeasuring 1000 Sq. Ft. Mouje: Therapur, Pimpri- Chinchwad, Pune-411035. East- Flat No. 8, West- Property Of Shri Shrinathu, North- Colony Road South- Property Of Shri Prabhurao
2	LKMOIPMR15524-259739358 BORROWER: PRAVAT KUBERA SITHIA CO BORROWER: SASMITA PRAVAT SITHIA	22-01-2026 For 1637/902	11-07-2026	Flat No. 08, 4th Floor, Lital Nimes, Admeasuring 30.11 Sq. Ft. 44.33sq.mtr. Survey No. 40/4B, Admeasuring 1000 Sq. Ft. Mouje: Therapur, Pimpri- Chinchwad, Pune-411035. East- Flat No. 8, West- Property Of Shri Shrinathu, North- Colony Road South- Property Of Shri Prabhurao

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of the amount available, to redeem the secured assets.

Dated: 17.07.2026 / Place: Maharashtra (Motilal Oswal Home Finance Limited)

बैंक ऑफ़ महाराष्ट्र Bank of Maharashtra
नवी मुंबई ब्रांच

Zonal Office: Pune City Zone
"Yashomangal" 1183A, F.C. Road, Shivajinagar, Pune 5
Tele: 020-2557 3409 Email: sale_pcc@bankofmaharashtra.bank.in

Sale Notice for Legal/Immovable Properties

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Symbolic and Physical possession of which has been taken by the Secured Creditor for recovery of the loan by the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known therein, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Branch & Borrowers / Guarantors	Amount Due (Rs.)	Short description of the Immovable property and Type of Possession
1	Branch: Parvati, Pune Borrowers: 1. Mr. Mayur Sainath Dhamale, 2. Mrs. Priyanka Mayur Dhamale	Rs. 30,52,418.90 (Rupees Thirty Lakh Fifty Two Thousand Four Hundred Eighteen and Ninety Paise only) plus unapplied interest thereon from 15.07.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 1: Residential Flat No. 202, Second Floor, Building Dnyaneshwari Residency, S. No. 419/3/1, at Kondhawe Dhawade, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 201, On or Towards East: Open Space/ Side Margin, On or Towards West: Flat No. 203, On or Towards South: Open Space/ Side Margin, Owner of the Property - Mr. Mayur Sainath Dhamale & Mrs. Priyanka Mayur Dhamale. • Encumbrances: Not Known • Type of possession: Symbolic
2	Branch: Vadgaon Budruk, Pune Borrowers: 1. Mr. Shyam Uttamrao Devdhe, 2. Mrs. Ranjana Shyam Devdhe	Rs. 11,123,125.80 (Rupees Eleven Lakh Twenty Three Thousand One Hundred Twenty Five and Paise Eighty only) plus interest, other charges, costs and expenses thereon from 22.11.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 2: Flat No. 104, 1st Floor, F-Building, Cluster-Chandrama, DSK Vishwa CHSL, Gat No.-90, S. No. 126/2/3, 126/1/2, 126/1/3, 126/1/6, Kirtiwardi, Towards-Haveli, Dist.-Pune. Mortgaged property is Bounded as follows: On or Towards North: By Marginal Open Space, On or Towards East: Flat No. 105, On or Towards West: Passage & Marginal Open Space, On or Towards South: Flat No. 107, Owner of the Property - Mr. Shyam Uttamrao Devdhe & Mrs. Ranjana Shyam Devdhe. • Encumbrances: Not Known • Type of possession: Symbolic
3	Branch: Vadgaon Budruk, Pune Borrowers: 1. Mr. Yogesh Ramesh Otari, 2. Mr. Narendra Ramesh Otari	Rs. 6,26,595.00 (Rupees Six Lakhs Twenty Six Thousand Five Hundred And Five Only) plus interest, other charges, costs and expenses thereon from 15.07.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 3: Flat No. 02, 1st Floor, Building No. S-4, shri Kantkeshwari, S. No. 16, Hissa No. 1, situated at Village Narhe, Ambegon Budruk, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: Flat No. 1, On or Towards East: By Side Margin, On or Towards West: Flat No. 3 & 4, Entrance, On or Towards South: By Side Margin, Owner of the Property - Mr. Yogesh Ramesh Otari & Mr. Narendra Ramesh Otari • Encumbrances: Not Known • Type of possession: Symbolic
4	Branch: Vadgaon Budruk, Pune Borrowers: 1. Dayanand Shivappa Jawalkote, 2. Mrs. Rakhi Dayanand Jawalkote	Rs. 19,78,463/- (Rupees Nineteen Lakhs Seventy Eight Thousand Four Hundred And Sixty Three Only) plus interest, other charges, costs and expenses thereon from 18.10.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 4: Flat No. 15, 1st Floor, 4th Floor, K-2 Wing, "Sushrut Residency" situated on S. No. 41, Hissa No. 1/2, at Narhe, Tal. Haveli, Dist. Pune, Mortgaged property is Bounded as follows: On or Towards North: By Side Margin, On or Towards South: By Side Margin, On or Towards East: By Side Margin, On or Towards West: By Side Margin, Owner of the Property - Mr. Dayanand Shivappa Jawalkote & Mrs. Rakhi Dayanand Jawalkote • Encumbrances: Not Known • Type of possession: Symbolic
5	Branch: Vadgaon Budruk, Pune Borrowers: 1. Mrs. Sharada Ashok Chaudhkar, 2. Mr. Ashok Chandrakant Chaudhkar	Rs. 26,69,251/- (Rupees Twenty Six Lakhs Nineteen Thousand Two Hundred Fifty One and Paise Only) plus unapplied interest w.e.f. 13.06.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 5: Flat No. 105, 1st Floor, Building B-6, Sushrut Residency, S. No. 16, Hissa No. 1, situated at Village Narhe, Ambegon Budruk, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: Flat No. 101, On or Towards East: By Side Margin, On or Towards West: Flat No. 104, Owner of the Property - Mrs. Sharada Ashok Chaudhkar & Mr. Ashok Chandrakant Chaudhkar. • Encumbrances: Not Known • Type of possession: Symbolic
6	Branch: Vadgaon Budruk, Pune Borrowers: 1. Padma Chander Rathod, 2. Chandar Dipal Rathod	Rs. 18,80,476.00 (Rupees Eighteen Lakhs Eighty Thousand Four Hundred And Seventy Six Only) plus interest, other charges, costs and expenses thereon from 06.01.2024 (date of issue of Demand Notice 13(2) of SARFAESI Act), less recovery if any	PROPERTY LOT NO. 6: Flat No. 601, 6th Floor, Building/Wing 'Nandimal D', in 'Vrindavan Shrushti', S. No. 34/1/8, Near Zeal College, Narhe, Pune. Mortgaged property is Bounded as follows: On or Towards North: By Flat No. 608, On or Towards South: By Flat No. 609, On or Towards East: By Flat No. 604, On or Towards South: By Flat No. 602, Owner of the Property - Padma Chander Rathod & Mr. Chandar Dipal Rathod • Encumbrances: Not Known • Type of possession: Symbolic
7	Branch: SSI Branch, Pune Borrower: 1. Mr. Rahul Motiram Kadam, 2. Mrs. Vrushali Rahul Kadam	Rs. 66,34,113.51 (Rupees Sixty Six Lakh Thirty Four Thousand One Hundred Thirteen And Fifty One Paise Only) plus unapplied interest @ 0.95% p.a. with monthly rest w.e.f. 24/02/2026 plus interest as mentioned in Demand Notice 13(2) of SARFAESI Act dated 25.02.2026, less recovery if any	PROPERTY LOT NO. 7: Flat No. 1204, 12th Floor, building B-A - Wing, "Snehal Homes", Survey No. 119/1, Near Panchawati Apartments, Ulis Nagar, Warghe, Pune-411058, along with 2 parking (200 sq. Ft. & 1st terrace (850 sq. Ft.) Mortgaged property is Bounded as follows: On or Towards North: By Open Space, On or Towards East: By Open Space, On or Towards South: By Open Space, On or Towards West: By Open Space, On or Towards North: By Flat No. 1205, On or Towards West: By Open Space, On or Towards South: By Flat No. 1205, On or Towards East: Society Road, On or Towards South: By Passage & Lift, Staircase, On or Towards South: By Flat No. 205, Owner of the Property - Mrs. Pranika Chandrakant Biradar & Mr. Chandrakant Shivraj Biradar. • Encumbrances: Not Known • Type of possession: Symbolic
8	Branch: Dapodi, Pune Borrower: M/s MVEER Plastotech Pvt. Ltd. through Director(s): 1. Mr. Arjun Basappa Tapasi, 2. Mr. Ravikumar Basavanappa Garampalli, 3. Mr. Chandrakant Shivraj Biradar Guarantor(s): 1. Mr. Arjun Basappa Tapasi, 2. Mrs. Sewanathi Arjun Tapasi, 3. Mr. Chandrakant Shivraj Biradar, 4. Mrs. Pranika Chandrakant Biradar, 5. Mr. Ravikumar Basavanappa Garampalli	Rs. 1,97,70,144.77 (Rupees One Crore Ninety Seven Lakhs Seventy Thousand One Hundred Forty Four And Seventy Paise Only) plus unapplied interest as mentioned in Demand Notice 13(2) of SARFAESI Act dated 13.03.2026 with monthly rests @ 11.20% p.a. w.e.f. 13.03.2026 plus interest as mentioned in Demand Notice 13(2) of SARFAESI Act, less recovery if any	PROPERTY LOT NO. 8: Residential Flat No.B-205, 2nd Floor, B-Wing, Kalp Residency, Gat No 94 (Old Gat No. 1266), 194(Old Gat No. 1269), Medankarwadi, Near HP Petrol Pump & Mahalaxmi Mandir, Chakan-Shikrapur Road, Chakan Pune-410501, Mortgaged property is Bounded as follows: On or Towards North: By Flat No. 204, On or Towards East: Society Road, On or Towards West: By Passage & Lift, Staircase, On or Towards South: By Flat No. 205, Owner of the Property - Mrs. Pranika Chandrakant Biradar & Mr. Chandrakant Shivraj Biradar. • Encumbrances: Not Known • Type of possession: Symbolic
9	Branch: Baijao Road, Pune Borrower: Mr. Vishal Tanajirao Parande	Rs. 89,92,486/- (Rupees Eighty Lakhs Ninety Two Thousand Four Hundred And Eighty Six Only) plus interest as mentioned in Demand Notice 13(2) of SARFAESI Act dated 09.09.2025 with monthly rests @ 10.60% p.a. w.e.f. 10.09.2025 plus interest as mentioned in Demand Notice 13(2) of SARFAESI Act, less recovery if any	PROPERTY LOT NO. 9: Residential Flat No.B-302, 3rd Floor, B-Wing, Kalp Residency, Gat No 94 (Old Gat No. 1266), 194(Old Gat No. 1269), Medankarwadi, Near HP Petrol Pump & Mahalaxmi Mandir, Chakan-Shikrapur Road, Chakan Pune-410501, Mortgaged property is Bounded as follows: On or Towards North: By Flat No. 404, On or Towards East: Society Road, On or Towards West: By Passage, Lift & Staircase, On or Towards South: By Flat No. 406, Owner of the Property - Mr. Arjun Basappa Tapasi & Mrs. Sewanathi Arjun Tapasi. • Encumbrances: Not Known • Type of possession: Symbolic
10	Branch: Deccan Gymkhana Branch Borrower: M/s Shree Lalaji Balaji Stone Crusher (Partnership firm) through Partners: 1. Mr. Pradeep Mohanrao Kodre, 2. Mrs. Archana Pradeep Kodre Guarantor(s): 1. Mr. Pradeep Mohanrao Kodre, 2. Mrs. Archana Pradeep Kodre	Rs. 3,07,72,743/- (Rs. Three Crores Seven Lakhs Seventy Two Thousand Seven Hundred Forty Three Only) plus interest thereon w.e.f. 03.09.2025, less recovery if any	PROPERTY LOT NO. 10: Residential Flat No.B-405, 4th Floor, B-Wing, Kalp Residency, Gat No 94 (Old Gat No. 1266), 194(Old Gat No. 1269), Medankarwadi, Near HP Petrol Pump & Mahalaxmi Mandir, Chakan-Shikrapur Road, Chakan Pune-410501, Mortgaged property is Bounded as follows: On or Towards North: By Flat No. 404, On or Towards East: Society Road, On or Towards West: By Passage, Lift & Staircase, On or Towards South: By Flat No. 406, Owner of the Property - Mr. Arjun Basappa Tapasi & Mrs. Sewanathi Arjun Tapasi. • Encumbrances: Not Known • Type of possession: Symbolic

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PS&A-Bidkary. Bidders have to log in on the website <http://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <http://bankofmaharashtra.in/PS&A-Bidkary-Portal>

3. For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar (Chief Manager Recovery Incharge PC2) M. No. 758843809

Dated: 15.07.2026, Place: Pune

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

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 Account of the borrower as given below. As the demand Notice has been issued to the borrower/Guarantor for the purpose of the Notice has been given to the borrower/Guarantor as given below. Therefore 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
Sunil Akhsh Devkar, Sunita Sunil Devkar Borrower - Shanti Nirmal House (A/C No.) 121703004088093	13 Jul 26 Rs. 773172/- 13 Jul 26	Gat No-522 Palki Plot No- 7 To 10, "Anushkar Colony" Unit No-6, Mouje Vadgaon, Tal. Karve Di-Kolkhar, Maharashtra (India)-416229 Admeasuring 43.55 Sq. Mtr With Builtup Area 38.41 Sq. Mtr
Sagar Vasant Kadam, Siddhant Vasant Kadam, Vasantpur Raj Kadam (A/C No.) 211215801993134	13 Jul 26 Rs. 579204/- 13 Jul 26	C. S. No. 610, 611, 612 & 613, Near Jain Basti, Jain Gali, Hattur Chowk, A-4 Stage, Sector-2, Jalgaon, Dist.-Sangli, Maharashtra Admeasuring 63.3 Sq.Mtr / 17.25 Sq.Mtr, 20.35 Sq.Mtr / 10.4 Sq.Mtr Total Builtup Area 43 Sq.Mtr. Open Land 104 Sq.Mtr.
Manda Bhagwan Wadkar, Dhanraj Bhagwan Wadkar, Dhanraj Bhagwan Wadkar (A/C No.) 211203602761684	13 Jul 26 Rs. 609308/- 13 Jul 26	Milhat No-356 (In Old G.P. No-328/B) Situated -Kalambe Tarf Kala, Tal.-Karve Di-Kolkhar, Maharashtra (India)-416205 Admeasuring 125.60 Sq.Mtr.
Dasharath Ranaji Khot, Hemlata Dasharath Khot Guarantor - Suresh Shivaji Kamble (A/C No.) 21121702452419	13 Jul 26 Rs. 4151707/- 13 Jul 26	Flat No.101 On 1st Floor in "Arhant Park" At Cts No-20A/8 At Jaypragada, Tal. Shriwadi, Dist. Kolhapur, Maharashtra 416101 Admeasuring 117.47 Sq. Mtrs.

Place : Maharashtra Date : 17/07/2026 Authorised Officer Aavas Financiers Limited

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 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Symbolic and Physical possession of which has been taken by the Secured Creditor for recovery of the loan by the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known therein, possession type, reserve price and earnest money deposit & increment are also given as under:

Short description of the Immovable property and Type of Possession		Reserve Price	
		EMD Amt.	
		Bid Increment Amt.	
NO. 1: Residential Flat No. 202, Second Floor, Building Division, S. No. 419/3/1, at Kondhawe Dhawade, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 201, On or Towards East: Open Space/Side Margin, On or Towards West: Flat No. 203, On or Towards South: Open Space/Side Margin. Owner of the Property - Mr. Mayur Sainath Dhamale & Mrs. Priyanka Mayur Dhamale. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 30,52,418.90/-(Rupees Thirty Lakh Fifty Two Thousand Four Hundred Eighteen and Ninety Paise Only)	
NO. 2: Flat No. 104, 1st Floor, F-Building, Cluster-Chandrama, DSK Vishwa CHSL, Gat No.-90, S. No. 126/1/2, 126/1/3 & 126/1/6, Kirtiwardi, Towards-Haveli, Dist.-Pune. Mortgaged property is Bounded as follows: On or Towards North: By Marginal Open Space, On or Towards East: Flat No. 105, On or Towards West: Passage & Marginal Open Space, On or Towards South: Flat No. 107, Owner of the Property – Mr. Shyam Uttamrao Devdhe & Mrs. Ranjana Shyam Devdhe. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 28,16,000/- (Rupees Twenty Eight Lakh Six Thousand Only) EMD – Rs. 2,81,600/- (Rupees Two Lakhs Eighty One Thousand Six Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 3: Flat No. 102, 1st Floor, Building No. S-4, shri Kanthwale, S.No. 126/1, at Village Narhe, Ambegaon Budruk, Tal. Haveli, Dist.-Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 101, On or Towards East: Open Space/Side Margin, On or Towards West: Flat No. 103, On or Towards South: Open Space/Side Margin. Owner of the Property – Mr. Yogesh Ramesh Otari Meshi Otari. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) EMD – Rs. 3,40,000/- (Rupees Three Thousand Four Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 4: Flat No. 15, 1st Floor, Flat 4/K-2 Wing, 'Sushrut' on No. 341/9, Hissia No. 1/2 at Narhe, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 15, On or Towards East: Open Space/Side Margin, On or Towards West: Flat No. 16, On or Towards South: Flat No. 17, Owner of the Property – Mr. Dayanand Shivappa Lakshappa. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 28,10,000/- (Rupees Twenty Eight Lakhs Ten Thousand Only) EMD – Rs. 2,81,000/- (Rupees Two Lakhs Eighty One Thousand Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 5: Flat No. 105, 1st Floor, Building B, Sushrut Residency, S. No. 126/1, at Village Narhe, Ambegaon Budruk, Tal. Haveli, Dist.-Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 104, On or Towards East: Open Space/Side Margin, On or Towards West: Flat No. 106, On or Towards South: Flat No. 108, Owner of the Property – Mr. Pratik Shivaji Chaudhkar. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 32,28,000/- (Rupees Thirty Two Lakhs Twenty Eight Thousand Only) EMD – Rs.3,22,800/- (Rupees Three Lakhs Twenty Two Thousand Eight Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 6: Flat No. 601, 6th Floor, Building/Wing 'Nandanel D', in Narhe, S. No. 341/9, Narhe, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 608, On or Towards East: Open Space/Side Margin, On or Towards West: Flat No. 604, On or Towards South: By Entrance/Flat No. 602, Owner of the Property – Padma Chander Rathod. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 37,46,000/- (Rupees Thirty Seven Lakhs Forty Six Thousand Only) EMD – Rs.3,74,600/- (Rupees Three Lakhs Seventy Four Thousand Six Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 7: Flat No. 1204, 12th Floor, building B: A - Wing, 'Snehal' on No. 341/9, Narhe Panchavati Apartments, Urli Narhe, Warghe, Pune 2 (parking 290 sq. Ft. & lot area 950 sq. Ft.). Mortgaged property is Bounded as follows: On or Towards North: By Open Space, On or Towards East: Open Space, On or Towards West: By Entrance/Flat No. 1205, On or Towards South: By Entrance/Flat No. 1203, Owner of the Property – Mr. Rahul Motiram Shahi Rahu Kadam. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 1,86,10,000/- (Rupees One Crore Eighty Six Lakhs Ten Thousand Only) EMD – Rs.18,61,000/- (Rupees Eighteen Lakh Sixty One Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)	
NO. 8: Residential Flat No.B-205, 2nd Floor, B-Wing, Kalp No. 94 (Old Gat No. 1266), 194/ Old Gat No. 1269), near HP Petrol Pump & Mahatma Mandir, Chakan-Shikhar Road, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 204, On or Towards East: Society Road, On or Towards West: By Passage & Flat No. 311, On or Towards South: By Entrance/Flat No. 206, Owner of the Property – Mr. Pranita Chandrakant Biradar & Mr. Vijai Biradar. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 29,23,400/- (Rupees Twenty Nine Lakhs Twenty Three Thousand Four Hundred Only) EMD – Rs. 2,92,340/- (Rupees Two Lakhs Ninety Two Thousand Three Hundred And Eighty Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 9: Residential Flat No.B- 302, 3rd Floor, B-Wing, Kalp No. 94 (Old Gat No. 1266), 194 (Old Gat No. 1269), near HP Petrol Pump & Mahatma Mandir, Chakan-Shikhar Road, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 301, On or Towards East: Society Road, On or Towards West: By Passage & Flat No. 311, On or Towards South: By Entrance/Flat No. 303, Owner of the Property – Mr. Ravikumar Basavanappa. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 29,23,400/- (Rupees Twenty Nine Lakhs Twenty Three Thousand Four Hundred Only) EMD – Rs. 2,92,340/- (Rupees Two Lakhs Ninety Two Thousand Three Hundred And Forty Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 10: Residential Flat No.B-405, 4th Floor, B-Wing, Kalp No. 94 (Old Gat No. 1266), 194/ Old Gat No. 1269), near HP Petrol Pump & Mahatma Mandir, Chakan-Shikhar Road, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 406, Owner of the Property – Mr. Pratik Shivaji Chaudhkar. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 29,27,200/- (Rupees Twenty Nine Lakhs Twenty Seven Thousand Two Hundred Only) EMD – Rs. 2,92,720/- (Rupees Two Lakhs Ninety Two Thousand Two Hundred And Twenty Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 11: Flat No. 11, 2nd Floor, Sharda Suman Society, Plot 11/1/1, Nagar, Near Mahadev Mandir Jadhavwadi, Chikhale & MTD, Narhe, Tal. Haveli, Dist. Pune. Mortgaged property is Bounded as follows: On or Towards North: By Entrance/Flat No. 11, On or Towards East: Society Road, On or Towards West: By Passage & Staircase, On or Towards South: By Entrance/Flat No. 12, Owner of the Property – Mr. Chandrakant Shivaji Rao. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 36,99,000/- (Rupees Thirty Six Lakhs Nine Nine Thousand Only) EMD – Rs. 3,69,900/- (Rupees Three Lakhs Sixty Nine Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)	
NO. 12: Flat No. 804, 8th Floor consisting of 5 rooms admeasuring 102.23 sq. mtr. (buthup area) along with terrace area. M/s. Andhra Admeasuring 10.23 sq. mtr. of Building C2 in Housing Society Ltd/ bearing S. No. 129, Hissa No. 1/2 CTS No. 14, Tal-Haveli, Dist-Pune. Mortgaged property is Bounded as follows: On or Towards North: By Staircase/Flat No. 801, On or Towards East: By Entrance/Flat No. 803, On or Towards West: By Entrance/Flat No. 805, On or Towards South: By Entrance/Flat No. 807, Owner of the Property – Mr. Vishal Tanaji Rao Parande. • Encumbrances: Not Known • Type of possession: Symbolic		Reserve Price – Rs. 1,26,50,000/- (Rupees One Crore Twenty six Lakhs Fifty Thousand Only) EMD – Rs. 12,65,000/- (Rupees Twelve Lakhs Sixty Five Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)	
NO. 13: All that piece and parcel of property namely commercial No. 11, 13, 14, 15, 16, 18, 19, 20 on the ground floor of Building A/Wing only known as Green Fantasy Phase I lying and situated at land admeasuring about 921.84 sq. mtr. carved out of sanctioned layout to 513 & 522 to 528 accumulatively admeasuring about 2800 sq. mtr. Chakan, Taluka Haveli District Pune 412202. Mortgaged shops Nos. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 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