

September 10, 2026

To,
The Manager
Listing Department
BSE Limited ("BSE"),
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001

Scrip Code: 517077
ISIN: INE115E01010

Subject: Compliance under Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of the Listing Regulations and in compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, we are enclosing herewith copies of the newspaper advertisement published today, i.e., September 10, 2026 in The Free Press Journal (English) and Navshakti (Marathi) for giving information pertaining to the 40th Annual General Meeting of Ind Agiv Commerce Limited ("Company") to be held through Video Conferencing/Other Audio Visual Means on Wednesday, September 30, 2026 at 11:30 AM(IST).

We request you to take the above information on record.

Thanking You,

Yours faithfully,

For **Ind Agiv Commerce Limited**



Lalit Lajpat Chouhan
Managing Director
DIN: 00081816



Encl: As above

Encore Asset Reconstruction Company Private Limited (Encore ARC)
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 (Rules).
Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor(s) that the below described immovable property mortgaged/charged to IDFC First Bank Limited ("IDFC") to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-EOT-001-TRUST ("Secured Creditor"), which is under Physical Possession of the Authorised Officer of the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS"** basis on 28.09.2026 for recovery of Rs. 5,32,19,594/-outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from **M/s.CONSUMER PRODUCTS DISTRIBUTION CENTRE (Borrower) and Mr. AJAYKUMAR BHARGAVA (Co Borrower) and Mr.VIKRANTKUMAR BHARGAVA (Co Borrower)**.
The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Sr. no.	Description of Secured Assets	Reserve Price (Rs)	EMD (Rs)
1.	Property 1 - ALL THAT R.C.C Superstructure comprising Office Block Unit No. 401(A), admeasuring about 44.196 Sq. Mtrs. (i.e. 475.72574 Sq. Ft.) with adjacent Terrace of 13.006 Sq. Mt and Office Block Unit No. 401(B), admeasuring about 59.305 Sq. Mtrs. (i.e. 638.35902 Sq. Ft.) on the FOURTH FLOOR, alongwith undivided 0.453% and 0.608% resp. share and interest in the land in the building to be known and styled "MANGALAM SHRADHA" proposed to be constructed on All that piece and parcel of land bearing City Survey No. 116, Sheet No. 236 of MAUZA: NAGPUR, bearing Municipal House No. 579, Ward No. 6, situated at on junction of Umrer Road, and Sever Road Model Mills, Ganeshpath, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and entire building is bounded as under : On the North : Urban Development Bank, On the East : Mill's Administrative Build, On the West : Umrer Road, On the South : Sever Road, Owned by Ajay V Bhargava	1,29,00,000/-	12,90,000/-
	Property 2 - ALL THAT R.C.C Superstructure comprising Office Block Unit No. 402, having built up area of 63.16 Sq. Mtrs. (i.e. 679.85424 Sq. Ft.) on the FOURTH FLOOR, alongwith 0.647% proportionate undivided share and interest in land in the building to be known and styled "MANGALAM SHRADHA" proposed to be constructed on All that piece and parcel of land, bearing City Survey No. 116, Sheet No. 236 of MAUZA: NAGPUR, bearing Municipal House No. 579, Ward No. 6, situated at on junction of Umrer Road, and Sever Road Model Mills, Ganeshpath, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and entire building is bounded as under : On the North : Urban Development Bank, On the East : Mill's Administrative Build, On the West : Umrer Road, On the South : Sever Road, Owned by Ajay V Bhargava	78,00,000/-	7,80,000/-
Total	Property No. 1 + Property no.2	2,07,00,000/-	20,70,000/-

However, the bid of those single bidders shall be accepted only by the Authorized Officer for participation in auction who have submitted their bid for all the properties i.e., property no.1, property no. 2.
In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.
For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>
For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile No. 7045728788 / 0124 4527200 or email at virendra.ghanwat@encorearc.com and getintouch@encorearc.com or email at MSME.Resolution@encorearc.com
Date: 08.09.2026
Place: Mumbai

Sd/- Authorised Officer
Encore Asset Reconstruction Company Pvt. Ltd.
Acting in its capacity as the trustee of EARC-EOT-001-TRUST

Can Fin Homes Ltd
(Sponsor: CANARA BANK)
Incorporated in India
Door No. 101, First Floor, Junction 406-1B, Takka Road, Near K Mall, Panvel, Raigad - 410206
Tel.: 022-27459354/55 Mo.: 7625079203
CIN No. L85110KA1987PLC008699
Email: panvel@canfinhomes.com

DEMAND NOTICE

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules).
Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise of powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers / guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.
The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice (as per the provisions of Rule 3 (1)). The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act.
As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective parties as detailed below.

No.	Name of Borrowers/ Guarantors with address	Amount claimed as per Demand Notice	Description of the Secured Asset	Date of NPA
1	1) MRS. VARSHA SACHIN KABIR W/O MR. SACHIN MARUTI KABIR (Borrower) 2) MR. SACHIN MARUTI KABIR S/O MR. MARUTI KABIR (Co-Borrower) 0.0, PEDREWADI, KOLHAPUR MAHARASHTRA - 416503	Rs. 22,35,444/- (TWENTY TWO LAKHS THIRTY FIVE THOUSAND FOUR HUNDRED AND FORTY FOUR ONLY) as on 30-07-2026	FLAT NO. 113, VEER ANGAN, HOUSE NO. 231, NEAR ST. THOMAS ENGLISH SCHOOL, VILLAGE AKURLI, NEW PANVEL, TAL. PANVEL, DIST RAIGAD, MAHARASHTRA, 410206 Building Boundaries: NORTH: PASSAGE SOUTH: OPEN TO AIR EAST: FLAT NO. 112 WEST: FLAT NO. 110	29-07-2026
2	1) MR. TEJESH SADANAND AYARE S/O MR. SADANAND AYARE (Borrower) 2) MRS. VANITA AYARE W/O MR. SADANAND AYARE (Co-Borrower) 0.0, DEVALI, BUDHAWADI, MANGAON, JUHA, RAIGAD, MAHARASHTRA - 402103	Rs. 23,28,181/- (TWENTY THREE LAKHS TWENTY EIGHT THOUSAND ONE HUNDRED AND EIGHTY ONE ONLY) as on 30-07-2026	FLAT NO. 207, SAI AMBITION, S NO. 46, H. NO. C, NEAR ASHTA/INAYAK RESIDENCY, VILLAGE USARLI, NEW PANVEL, TAL. PANVEL, DIST RAIGAD, MAHARASHTRA, 410206 Building Boundaries: NORTH: STAIRCASE SOUTH: OPEN TO AIR EAST: FLAT NO. 208 WEST: OPEN TO AIR	29-07-2026

* Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment.
We are hereby called upon to pay the above said amount with contracted rate of interest thereon within 60 days from the date of publication of this notice, failing which the undersigned will be constrained to initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers/ guarantors is invited to provisions of Section 13 (8) of the Act, in respect of time available to them to redeem the secured assets
DATE: 10.09.2026
PLACE: Panvel

Sd/- Authorised Officer
Can Fin Homes Ltd.

COSMOS BANK
Cosmos Co-operative Bank Ltd.
(Multistate Scheduled Bank)

Recovery Department, Region-II
Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022- 69476012/57/58/28

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-Auction Sale Notice for Sale of Immovable Secured Assets 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 Borrower Company through its Directors, Mortgagor & Guarantors that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Cosmos Co-operative Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Name of Borrower Company, Directors, Mortgagor & Guarantors	Details of Secured Assets for Sale/Auction
Borrower Company: M/s. Auticare Innovation Pvt. Ltd. Director/Mortgagor/Guarantor: 1. Mr. Sagar Shridhar Joshi 2. Mrs. Shreya Sagar Joshi Guarantor: Mr. Makarand Yashwant Karve	All that piece and parcel of property known Flat No.402, admeasuring about 740 sq. ft. i.e.68.77 sq. mtrs. Carpet area on the fourth Floor, Plot No.RH-87, RH-88, in the Building known as "LUXURIA" situated at Near Model College MIDC, Dombivai East Taluka Kalyan, District Thane, within the limit of Revenue Village Sagona Taluka Kalyan, District Thane, within registration district Thane and Sub District Kalyan. (Owned by Mr. Sagar Shridhar Joshi & Mrs. Shreya Sagar Joshi)
Demand Notice Date & Amount	Demand Notice Date 25/08/2025 of ₹ 1,48,71,122.32 plus further interest & charges thereon.
Possession Date & Type	29/08/2026 Physical
Reserve Sale Price	₹ 85,00,000/- (Rupees Eighty Five Lakhs Only)
Earnest Money Deposit (E.M.D.)	₹ 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)
Bid Incremental Value	₹ 50,000/- (Rupees Fifty Thousand Only)
Date & Time of Inspection	22/09/2026 from 11.00 am to 2.00 pm
Date & Time of E-Auction	13/10/2026 from 1.00 pm to 2.00 pm

STATUTORY NOTICE: As per rule 8(6) of Security Interest (Enforcement) Rules, 2002.
This notice also be considered as a 30 days' notice to the Borrower Company through its Directors, Mortgagor & Guarantors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.
Note: 1. TDS is applicable as per rules. 2. EMD/BID forms are available with Authorised Officer. 3. Please contact for EMD payment & other details to Authorised Officer Mob.9960974848/9322480888/9819192192, 4. Last Date & Time of EMD and KYC Documents submission 12/10/2026 upto 4.30 p.m.
For detailed terms & conditions of the auction sale is available with the Bank Website i.e <https://www.cosmos.bank.com/auction-notice.aspx> AND Auctioneer Website i.e. <https://cosmos.bank.auctiontger.net>
Sd/-
Asst. General Manager & Authorised Officer under SARFAESI Act, 2002
Cosmos Co-operative Bank Ltd.

Date: 10/09/2026
Place : Mumbai

OSBI State Bank of India
SARB Thane: 11697 -Address : Stressed Assets Recovery Branch : 1st Floor, Plot No A-112, Circle Road No 22, Wagle Industrial Estate, Thane (west) 400604 E-mail: sbi.11697@sbi.co.in

Appendix - IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See Proviso to rule 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 physical possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on 29.09.2026, for recovery of Rs.59,17,185/- (Rupees Fifty Nine Lakhs Seventeen Thousand One Hundred Eighty Five Only) as on 11.12.2023 with further interest incidental expenses and costs there on due to the secured creditor from Mr. Kalickuttu Balakrishnan Santhosh and Mrs. Sheeja Santhosh. The reserve price will be Rs.60,95,000/- (Rupees Sixty Lakhs Ninety-Five Thousand only) and the earnest money deposit will be Rs.6,09,500/-

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
The Bidders should get themselves registered on (<https://baanetknet.com>) by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.
Date & Time of public E-Auction 29.09.2026 from 12.00 pm to 04.00 pm with unlimited extensions clause of 10 minutes each.

Property ID	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN200009794101	2 BHK Flat No-502, 'A' Wing, 5th Floor, Plot No-45, Sector-10, Building known as 'Eden Estate CHSL, Village-Kamothe, Navi Mumbai, Taluka-Panvel, District-Raigad in the name of Mr. Santosh K. B. and Mrs. Sheeja Santhosh (Area adm. 56.70 sq mtr Built-up + 4.64 sq mtr terrace)	Rs. 60,95,000/-	Rs. 6,09,500/-	50,000/-	19.09.2026 12.00 pm to 3.00 pm

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the secured Creditor website: <https://www.sbi.bank.in> and <https://baanetknet.com>/euction or contact to Chandrakumar D. Kamble, CLO Mob. No. 7875551566 & Avadhoot Lale, CO Mob.No.9970894972
Date : 08.09.2026
Place : Thane

Sd/-
Chief Manager & Authorised Officer
State Bank of India, SARB Thane

easy EASY HOME FINANCE LIMITED
Reg. Office: 302, 3rd Floor, Savvy Chambers, Dattatray Road & V. P. Road (EXTN.), Santacruz West, Mumbai - 400054. CIN: U74999MH2017PLC297819 | Website: www.easymhomefinance.in
Email: contact@easymhomefinance.in | Toll Free: 1800 22 3279 | Tel: +91 22 3550 3442 | Tel: +91 22 3521 0487

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

In respect of loans availed by below mentioned borrowers/guarantors through EASY HOME FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on dates mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Asset Enforcement of Security Interest Act 2002 by Registered Post with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act and while publishing the possession notice auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank/Secured Creditor may also publish your photograph. Details are hereunder:-

Sr. / Loan A/c No.	Name of Borrower / Co-Borrower / Guarantors & Date of NPA	Demand Notice Date Outstanding	Detail of Secured Assets:
1	1) Pandurang Harishchandra Wajekar (Main Applicant) 2) Priyanka Pandurang Wajekar (Co Applicant 1) 3) Harishchandra Maruti Wajekar (Co Applicant 2) 4) Taramati H Wajekar (Co Applicant 3) NPA: 11-08-2026	Demand Notice Date 14-08-2026 O/s. Rs. 699420/-	Property Address: House No. 47B Ground Floor Harishchandra Wajekar House Near Ghran Panchayat Nandgaon Office JNPT Highway Village Nandgaon Taluka Panvel District Raigad 410221. Description Of Boundaries: As per Sale Deed: East: NA, West: NA, North: NA, South: NA, As per Site : East: House, West: House, North: House, South Internal Road

The above mentioned Borrowers/Guarantors are advised (1) To collect the original notice to the undersigned for more and complete details and (2) To pay the balance outstanding amount interest and costs etc. within 60 days from the date of notice referred to above to avoid further action under the SARFAESI Act.
Date : 10.09.2026 | Place : Panvel Sd/-, AUTHORISED OFFICER, EASY HOME FINANCE LIMITED.

Union Bank
Kharghar Sector- 4 Branch
At Sector 4 Shop No. 1,2 & 3 Shri Ramgopal CHS Plot No 45 Kharghar Navi Mumbai 410210 phone no-9137569220
Email Id-ubn0569224@unionbankofindia.bank.in

(DEMAND NOTICE ISSUED UNDER SECTION13 (2) OF SARFASIA 2002

REF: KHG4/2025-2026/ADV/04 DATE: 28.08.2026

To,
Mr. Krishnakant Shantaram Bolye(Borrower):- R/o 184, Jay Hanuman Committee, Indira Nagar Rahival Sangh, Behind Maharashtra Board, Meghwardi, Jogeshwari East, Mumbai 40060 Maharashtra
Mr. Krishnakant Shantaram Bolye(Borrower):- Office Address: M/s DGS Netmagic Pvt. Ltd.Shop No. 02, MG Residency, Building No. 06, Gharivali, Dombivali East, Thane 421206 Maharashtra
Sir/Madam,
Notice under Sec.13(2) read with Sec.13(3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
You, the addressees herein, have availed the following credit facilities from our Kharghar Sector 4 Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account has been classified as Non-Performing Asset as on 27.08.2026 (NPA Date). As on 28.08.2026 a sum of Rs.50,55,531.54 (Rupees Fifty Lakhs Fifty-Five Thousand Five Hundred Thirty-Nine and Paise Fifty-Four Only) is outstanding in your account.

Sl No	Type of Facility	Account No.	Limit	O/s (R/L)	Dummy Ledger (incl. Unrecovered Interest)	Penal Interest	Total dues as on 15.06.2026
1	Housing loan	6922066 50000229	54,00,000.00	49,56,915.00	96,616.54	0.0	50,55,531.54
			TOTAL	54,00,000.00	49,56,915.00	96,616.54	50,55,531.54

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Mahesh Singh has executed documents on 24.03.2025 and created security interest by way of:
Mortgage of immovable property described herein below:
A residential flat No. 601, area admeasuring 600 Sq. Fts., (Built Up Area) i.e. equivalent to 55.09 sq. mtrs., on the 6th floor, in the building known as SAMARTH PLAZA APARTMENT and constructed on all that piece and parcel of land bearing Survey No. 7 Hissa No. 8 lying being situated at Village Nandivalli and in the Taluka limits of Kalyan and in the Registration District of Thane and in the local limits of Kalyan Dombivli Municipal Corporation.
Hypothecation of movable property described herein below: NA
Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs.50,55,531.54 (Rupees Fifty Lakhs Fifty-Five Thousand Five Hundred Thirty-Nine and Paise Fifty-Four Only) together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.
As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.
Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
Vivek Bhanudas Sawant
AUTHORISED OFFICER

DATE: 28.08.2026
PLACE: Kharghar

punjab national bank
Together for the better

GROUND FLOOR, RIDDI SIDDHI APARTMENT
TILAK ROAD GHATKOPAR EAST 400077

DEMAND NOTICE UNDER SECTION 13(2) OF THE ACT

Registered Post with A/D
Date: 01/09/2026

Swati Shammath Parkar Flat 001, Grd Flr Daffodils, C Wing, opp Seven Hillsbhwani Nagar, Marol Andheri - 400 059	Swati Shammath Parkar Flat 002, Grd Flr Daffodils, C Wing, opp Seven Hillsbhwani Nagar, Marol Andheri-400059
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Sub: Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called 'Act')
Account No: 493300NC0043622 of Mrs Swati Shammath Parkar.
Dear Sir (s),
By your request, you have been granted by the Bank, through its Ghatkopar East (409300) Branch credit facility by way of financial assistance against assets creating security interest in favour of the Bank. The relevant particulars of the said credit facility and the security agreement(s)/document(s) executed by you are stated in Schedule 'A' and 'B' respectively including pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/document(s).
2. You have also created mortgage by way of deposit of title deeds/Registered mortgages creating security interest in favor of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.
3. The relevant particulars of the secured assets are specifically stated in Schedule 'C'.
4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 29/08/2026 in accordance with the directives/instructions relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.
Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.
5. Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Banks is the sum of Rs.70,21,308.70 (Rs. Seventy Lakh Twenty-one Thousand Three Hundred Eight and Seventy paise) only as on 31/08/2026. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.
6. If you fail to repay to the Bank the aforesaid sum Rs.70,21,308.70 (Rs. Seventy Lakh Twenty-one Thousand Three Hundred Eight and Seventy paise only) as on 31/08/2026, with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under sub-section (4) of Section 13 and under other applicable provisions of the said Act.
7. You are also put on notice that in terms of sub-Section 13 of Section 13 of this notice you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.
8. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.
9. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.
10. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.
Yours faithfully,
For Punjab National Bank (AUTHORISED OFFICER)
Jitendra Kumar
Chief Manager

SCHEDULE 'A'					
S. No.	Nature of Facility	Outstanding inclusive of interest as on 31.08.2026	Un applied interest w.e.f.	Penal Interest (Simple)	Cost/ Charges incurred by Bank
1	Cash Credit	Rs.0			
2	Overdraft	Rs.0			
3	Term Loan(s)	Rs.70,21,308.70	0	0	0
4	Export Packing Credit	Rs.0			
5	Bills/discounted	Rs.0			
6	Bank/Guarantee	Rs.0			
7	Letter of Credit	Rs.0			
8	Investment exposure	Rs.0			
	Total Amt in Rs.	Rs. 70,21,308.70	0	0	0

SCHEDULE 'B'			
List of Documents (Details of Security Documents including all supplementary documents & Documents evidencing creation of mortgage)			
S. No.	Name of the Document	Nature of Security	Amount Secured (Rs.)
1	Supplementary Agreement.	Flat no C-001 admeasuring 46.80 Sq.ft. built up & Flat no C-002 admeasuring 38.40 Sq.ft. built up C-Building, Daffodils, CTS 109/12, Marol, Andheri East	81 Lakhs
2	Equitable Mortgage.		81 Lakhs
3	Agreement of Housing Loan.		81 Lakhs
4	Mortgage Deed.		81 Lakhs
5	Declaration.		81 Lakhs
6	Irrevocable Power of Attorney.		81 Lakhs
7	Notice of Intimation of Mortgage by Way of Deposit of Title Deed no: BDR-205-2015 for Flat no 001 & 002		81 Lakhs
8	Permission to Mortgage		81 Lakhs
9	Society letter handing over of key.		81 Lakhs
10	Annexure 9 Letter of Awareness.		81 Lakhs
11	Annexure 10 Letter of Possession.		81 Lakhs
12	Property Declaration form Annexure II.		81 Lakhs
13	Signed Original Sanction Letter with Terms and Condition for Flat no 001 & 002.		81 Lakhs
14	Original Title Deed number 9-9629-2014 of Flat no 002.		81 Lakhs
15	Original Title Deed number 9-9630-2014 of Flat no 001.		81 Lakhs

SCHEDULE 'C'			
(Hypothecation of Movable Properties)			
Part - II (Equitable Mortgage of Immovable properties)			
Flat no C-001 admeasuring 46.80 Sq.mts. built up & Flat no C-002 admeasuring 38.40 Sq.mts. built up C-Building, Daffodils, CTS 109/12, Marol, Andheri East Mumbai -400059, within limits of Municipal Corporation of Greater Mumbai, Registration District Mumbai Suburban.			
Date: 01/09/2026 Place: Mumbai			
Sd/- (Authorised Officer) Shrinishna Gholve Chief Manager			

Bank of Maharashtra
Asset Recovery Branch, Navi Mumbai
Shop No. G-9 & 10, Lokmanya Tilak, Shopping Centre, Plot No.8, Sector-1 Vashi, Navi Mumbai-400703.
E-mail : brmg2259@mahabank.co.in
: brm2259@mahabank.co.in
Phone : 022-20875503

POSSESSION NOTICE [Appendix IV under the Act-Rule 8(1)]

AJ91/SARFAESI/Possession Notice/2026-27/SGA Date:31/08/2026

Whereas, The undersigned being the Authorized Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice dated 07.04.2025 calling upon the Borrowers, **M/s Sungreen Agro Industries Pvt Ltd (Borrower), 2. Mrs. Meenakshi Rohit Joshi (Director of No.1), 3. Mr. Sunil Dhurup Shah (Director of No.1)** to repay the amount mentioned in the said notice being Rs.3,00,48,029/- (Rupees Three Crores Forty Eight Thousand and Twenty Nine Only) plus unapplied interest at the rate of 10.10% from 07.04.2025 thereon apart from penal interest, cost and expenses, towards Cash Credit facility within 60 days from the date of receipt of the said Notice
The Borrowers having failed to repay the outstanding amount, notice is hereby given to the Borrowers and the Public in general that the Advocate Smt. Darshana Santosh Pawar, Court Commissioner Vide Securitization Cri. M. A. 5104/2025 order dated 08/06/2026 issued by Additional Chief Judicial Magistrate-Thane has taken possession of the property described herein below in exercise of powers conferred on her under Section 13 (4) of the said Act read with rule 8 of the said Rules and handed it over to Authorized Officer of Bank of Maharashtra, on this **31st Day of August 2026**
The Borrowers in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra for an amount mentioned above.
The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:
*Flat No A302, Third Floor, Trimback Tower of Trimback Tower Co-op Housing Society Limited, Sector 15, Plot No86, CBD Belapur, Thane Maharashtra, India Pin-400614 Owned by Mrs. Meenakshi Rohit Joshi (Ad., Carpet Area 514.41 sq.ft & built up area 618 sq.ft).
Sd/-
Authorised Officer & Chief Manager
Asset Recovery Branch, Navi Mumbai

IND-AGIV COMMERCE LIMITED
Multiple Advanced Audio Visual Solutions
CIN: L32100MH1986PLC039004
Regd. Office: 514, B- Wing, Karara Business Centre, Off Ghatkopar-Andheri Link Road, Ghatkopar (E), Mumbai-400075
Tel: 91-22-2500 349293 | E-mail: investor@agivavil.com | Web: www.agivavil.com

NOTICE OF THE FOURTIETH ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the Fortieth Annual General Meeting ("AGM") of the Members of Ind Agiv Commerce Limited ("Company") will be held on Wednesday, September 30, 2026 at 11:30 a.m. (IST), through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM"), to transact the business as set out in the Notice convening the AGM, in compliance with the Ministry of Corporate Affairs and Securities and Exchange Board of India ("SEBI") and the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and pursuant to the Ministry of Corporate Affairs (MCA) General Circular No. 03/2025 dated September 22, 2025, read with General Circular Nos. 20/2020 dated May 5, 2020, 02/2022 dated May 5, 2022, 10/2022 dated December 28, 2022, 09/2023 dated September 25, 2023 and 09/2024 dated September 19, 2024, and other applicable circulars issued in this regard ("MCA Circulars"), and the relevant circulars issued by the

[नियम ३४(३) पहा]

कर्ज वसुली न्यायाधिकरण क्र. 1, मुंबई
(भारत सरकार, वित्त मंत्रालय)
२रा मजला, टेलिफोन भवन, कुलाबा मार्केट, कुलाबा, मुंबई ४०० ००५.

वसुली कार्यवाही क्र. ६४ सन २०२४
कर्ज वसुली आणि दिवाळखोरी कायदा, १९९३ सहवाचता आयकर अधिनियम १९६१ च्या दुसऱ्या परिशिष्टाच्या नियम ४८ अंतर्गत स्थावर मिळकतीच्या जप्तीचे वॉरंट

न. क्र. : ८
पुढील दिनांक: २४.०९.२०२६
....प्रमाणपत्र धारक

श्रीमती हिना संजय गोहिल आणि इतर.

सौदी १. श्रीमती हिना संजय गोहिल,
ए-३०१ नीलकंठ-३०१ नीलकंठ, गार्डन बबू जवळ, मिरा भाईंदर रोड लगत, मिरा रोड (पूर्व),
ठाणे ४०९ १०७७.

सौदी २. श्री. संजय रमणिकलाल गोहिल,
ए-३०१ नीलकंठ-३०१ नीलकंठ, गार्डन बबू जवळ, मिरा भाईंदर रोड लगत, मिरा रोड (पूर्व),
ठाणे ४०९ १०७७.

ज्याअर्थी, तुम्ही, यातील प्रमाणपत्र कर्जदार यांनी, रु. ३३,८४,१६७.६६/- (रुपये एकतीस लाख चौऱ्याऐशी हजार एकशे सदसष्ट आणि पैसे सहासष्ट मात्र) ही रक्कम तसेच मा. पीठासीन अधिकारी यांनी ओ.ए. क्र. ३०० सन २०१२ मध्ये तयार केलेल्या वसुली प्रमाणपत्राच्या अर्तनुसार तुमच्याकडून वसूल करण्यायोग्य पुढील व्याज, खर्च आणि इतर शुल्क भरण्यात कसूर केली आहे.

याद्वारे आदेश देण्यात येतो की, वर्तमान आप. पी. क्रिळा त्यांचे नोकर किंवा अर्ज किंवा हितसंबंधामधील प्रतिनिधी किंवा कोणत्याही इतर व्यक्ती किंवा प्रमाणपत्र कर्जदार अन्वये मालक असल्याचे दावा करणारे व्यक्ती यांना कोणत्याही बाबतीत खालील नमूद मिळकतीसह व्यवहार किंवा कच्चा, प्रमाणासह हस्तांतर, अन्वयक्रमण, वित्त्या पक्षाचा हितसंबंध निर्माण करणे, वाटप करण्यापासून पुढील आदेशापर्यंत प्रतिबंध आणि मनाई करण्यात येत आहे आणि की सर्व व्यक्तींना असे हस्तांतर, अन्वयक्रमण, कच्चा किंवा प्रमाणाव्ये कोणताही लाभ घेण्यापासून मनाई करण्यात येत आहे.

तुम्हाला याद्वारे विक्तीच्या उद्दीष्टांच्या अटी निश्चित करण्यासाठी उरविण्यात येणाऱ्या तराखेची सूचना घेण्यासाठी तुम्ही २४.०९.२०२६ रोजी कृ. ०२.३० वा. उपस्थित राहणे आवश्यक आहे.

मिळकतीचा परिचाल
फर्लेंट धारक क्र. १३, ए-विंग, गैमंधन पाखर्ली, चित्तरंजनदास पथ, रामनगर, डोंबिवली (पूर्व)
माझ्या हस्त, सहने आणि सार न्यायाधिकरणाच्या शिक्क्याने ७ ऑगस्ट, २०२६ रोजी दिले.

सही/-
(यतींद्र कुमार सिन्हा)
वसुली अधिकारी,
कर्ज वसुली न्यायाधिकरण

तसेच प्रत,
संबंधित सोसायटी.
बीएससी प्राधिकरण / स्थानिक नागरी संस्था / संबंधित तलाठी.
संबंधित दुय्यम निबंधक - सीएच बँकेचा वरील नमूद मालमतेवरील भार निमानुसार संबंधित दुय्यम निबंधकाच्या अभिलेखात नोंदविण्यात यावा.

जाहीर सूचना

जनतेस याद्वारे सूचना देण्यात येते की, आम्ही याखाली लिहिलेल्या अनुसूचीमध्ये अधिक तपशिलावारपणे वर्णन केलेल्या समभाग आणि जागेच्या (“जागा”) संदर्भात हेतलभाई नरेशवंद शाह उर्फ हेतल नरेशभाई शाह यांच्या हक्क, शीर्षक आणि हितसंबंधांची तपासणी करीत आहोत.

जागा किंवा तिच्या कोणत्याही भागाच्या विरुद्ध किंवा संदर्भात विक्री, हस्तांतरण, देवाणघेवाण, छिदाईस, धारणाधिकार, प्रभार, गहाणवट (न्याय्य किंवा अन्यथा), भेट, न्यास, मृत्युपत्र, वारसा, ताबा, भाडेकारार, भाडेपट्टी, उप-भाडेपट्टी, अभिहस्तांतरण, भाडेकरू, पोट-भाडेकरू, परवाना, कळजीवाडू/आधारे, भागिदारी करारनामा, वहिवाट, विभागणी, कर्ज, प्राप्य वस्तुचे हायपोथिकेशन, हमी, मालकी हक्क दस्तऐवज, देखाभल, भोगवटा, हक्कसोड, त्याण किंवा अन्य कोणतेही कारारपत्र, करारनामा, दस्तऐवज, मृत्युपत्राअंतर्गत, उत्तराधिकार, कौटुंबिक व्यवस्था/तडजोड, खटला, *प्रलंबित कायदेशीर कारवाई*, कायद्याच्या कोणत्याही न्यायालयाचा हुकूम किंवा न्यायालयीन आदेश किंवा कोणत्याही प्राधिकरणाद्वारे पारित निवाडा किंवा कोणत्याही हुकूमाअंतर्गत किंवा कायद्याच्या प्रचलनाद्वारे, कंत्राट, करार किंवा कोणत्याही न्यासाअंतर्गत लाभार्थी हक्क/हितसंबंध, वहिवाटीचा किंवा पूर्वं खरेदीचा अधिकार या मार्गे किंवा अन्य कशाही प्रकारे वरील उल्लेखित आणि/ किंवा जागा किंवा तिच्या कोणत्याही भागांमध्ये, करिता, पैकी किंवा वर कोणताही हक्क, शीर्षक, हिस्सा, दावा, लाभ, आक्षेप, इस्टेट, मागणी आणि/किंवा हितसंबंध (“दावे”) असणाऱ्या कोणत्याही किंवा सर्व व्यक्तींना (कोणत्याही बँका किंवा वित्तीय संस्था किंवा एम्बीएफसी किंवा कोणतेही इतर धनको सम्राविष्ट) याद्वारे विनंती आहे की, त्यांनी येथील दिनांकापासून 9० (दहा) दिवसांच्या आत त्याबाबत आम्हाला त्याच्या सहाय्यक कागदोपजी पुराव्यांसह लेखी स्वरूपात **objections/veritaslegal.in** येथे आणि खाली नमूद केलेल्या पत्त्यावर हार्ड कॉपीद्वारे सूचित करावे, असे न केल्यास अशा व्यक्ती किंवा व्यक्तींचे दावा(वे)/कथित दावा(वे)/आक्षेप, जर असल्यास, दुर्लक्षित/ सोडून देण्यात येतील आणि सर्व हेतु आणि कारणांकरिता माफ केले आणि/किंवा त्याण केले असे समजण्यात येईल आणि कोणत्याही पद्धतीने बंधनकारक नसतील.

वरील उल्लेखित अनुसूची

‘निवान को-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड’च्या भाग प्रमाणपत्र क्र. २9 अंतर्गत समाविष्ट विरिस्टॅक्टिव्ह क्र. २२9 ते २३० (दोन्ही समाविष्ट) धारण केलेले ₹ ५०/- (रुपये पन्नास मात्र) प्रत्येकीचे 9० (दहा) पूर्णतः भरणा केलेले समभाग व त्यासह गाव खार, तासुका अंधेरी, एच/ पश्चिम प्रभागाचा सी.टी.एस. क्र. ६/७५9 धारण केलेल्या आणि मुंबईच्या नोंदणकरण उप-जिल्हा आणि जिल्ह्यामधील जमिनीच्या सर्व खंड आणि तुळझावर घसलेल्या असलेल्या आणि रिखत, एस. व्ही. रोड, पोदर इंटरनॅशनल स्कूलसमोर, खार (पश्चिम), मुंबई ४०० ०५२ येथे स्थित “निवान” या इमारतीच्या “बी” विंगमधील ७ व्या मजल्यावरील सदनिवा क्र. ७७9, मोजमाप अदमासे ८०४.०७ चौ.फू. (कार्पेट क्षेत्रफळ) (द्वय क्षेत्र आणि उपयोगिता क्षेत्र समाविष्ट) समतुल्य ७४.७० चौ.मी. या निवासी जागेमधील सर्व सुसंगत हक्क, शीर्षक आणि हितसंबंध व त्यासह सदर इमारतीच्या खालच्या उल्लेखानुषंगे येथ्यापि पड्डल पाईकिंग प्रणाली क्र. 9 मध्ये स्थित 9 (एक) यांत्रिक कार पाईकिंग जागा.

हेरिटराज लीगलकरिता
अॅडव्होकेट्स आणि सॉलिसिटर्स
सही/-
जेनाझ इरानी,
अभिवार
फोर्बस बिल्डिंग, 9 ला मजला,
चरणजित राय मार्ग, फोर्ट, मुंबई ४००००9.

टाटा कॅपिटल हाऊसिंग फायनान्स लिमिटेड
संपर्क पत्ता: टाटा आर्थ-थिंक टेक्नो कोरप, बिल्डिंग ४, पारलान रोड क्र. १ नगर, टीसीएस बॅंका पार्कच्या मागे, दादर (पश्चिम) ४०००७७, अ‍ॅड्रेस क्र. ११ (०२१) ६६०९३८३
संपर्क कर्जावस १३४४ चकवत, २०१४, २०१५, २०१६, २०१७, २०१८, २०१९, २०२०, २०२१, २०२२, २०२३, २०२४, २०२५, २०२६, २०२७, २०२८, २०२९, २०३०, २०३१, २०३२, २०३३, २०३४, २०३५, २०३६, २०३७, २०३८, २०३९, २०४०, २०४१, २०४२, २०४३, २०४४, २०४५, २०४६, २०४७, २०४८, २०४९, २०५०, २०५१, २०५२, २०५३, २०५४, २०५५, २०५६, २०५७, २०५८, २०५९, २०६०, २०६१, २०६२, २०६३, २०६४, २०६५, २०६६, २०६७, २०६८, २०६९, २०७०, २०७१, २०७२, २०७३, २०७४, २०७५, २०७६, २०७७, २०७८, २०७९, २०८०, २०८१, २०८२, २०८३, २०८४, २०८५, २०८६, २०८७, २०८८, २०८९, २०९०, २०९१, २०९२, २०९३, २०९४, २०९५, २०९६, २०९७, २०९८, २०९९, २१००, २१०१, २१०२, २१०३, २१०४, २१०५, २१०६, २१०७, २१०८, २१०९, २११०, २१११, २११२, २११३, २११४, २११५, २११६, २११७, २११८, २११९, २१२०, २१२१, २१२२, २१२३, २१२४, २१२५, २१२६, २१२७, २१२८, २१२९, २१३०, २१३१, २१३२, २१३३, २१३४, २१३५, २१३६, २१३७, २१३८, २१३९, २१४०, २१४१, २१४२, २१४३, २१४४, २१४५, २१४६, २१४७, २१४८, २१४९, २१५०, २१५१, २१५२, २१५३, २१५४, २१५५, २१५६, २१५७, २१५८, २१५९, २१६०, २१६१, २१६२, २१६३, २१६४, २१६५, २१६६, २१६७, २१६८, २१६९, २१७०, २१७१, २१७२, २१७३, २१७४, २१७५, 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