



Muthoot Homefin

Muthoot Homefin (India) Ltd.

Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg,
Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

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

Whereas, the undersigned being the Authorized Officer of **Muthoot Homefin (India) Ltd. (MHIL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest Enforcement Rules, 2002. Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. 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 **Muthoot Homefin (India) Ltd.** for an amount as mentioned herein under with interest thereon. 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

Sr.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1.	Ajitkumar Ashokrao Shinde/ Sujit Ashokrao Shinde/ 003-00000634/ Pune	All The Peace and Parce and Construction Thereon:- Flat No 303, 3rd Floor "asa" Homes, Swami Samarth Nagar, Survey No Sr No 279/1/1a, Lohegaon, Pune, Maharashtra. Pincode- 411047. Four Boundaries:- North-Open Space, South- Flat No. 301 And Jina, East- Flant No. 302, West- Open Space.	21-Jul-2025/ Rs. 16,96,277/- (Rupees Sixteen Lakh Ninety Six Thousand Two Hundred Seventy Seven Only.)	24-Jan-2026
2.	Dashharath Mahadev Rane/ Kalpana Dashrat Rane/ 039-03900111 & 039-03900110/ Baramati	All Peace and Parcel of Property and Construction Thereon:- Flat No 102, S.N. 71/1/B, Plot No. 101, Golden City-A, B-Wing, Stillt Floor, Samarth Nagar, Lingali, Road Daund Tac Daund Dist- Pune PinCode- 413801 Four Boundaries:- As Per Records.	21-Jul-2025 & 21-Jul-2025/ Rs. 37,59,528/- & Rs. 5,75,818/- (Rupees Three Lakh Fifty Nine Thousand Five Hundred Twenty Eight Only & Rupees Five Lakh Seventy Five Thousand Eight Hundred Eighteen Only.)	27-Jan-2026

Date: January 29, 2026

Place: Pune

Sd/- Authorized Officer,
Muthoot Homefin (India) Limited

PUBLIC NOTICE

(Document No. 9926/2007/And Document no. 10276/2016)

Notice is hereby given to the public that the document of the below mentioned property have been lost

1. Flat no. 8 area 890 sq.ft located in suwasni apartment condominium on second floor in Plot No.74,of Chikhli District center of Village Chikhli, Taluka Haveli, Pune flat property has been purchased from Sh. Jaynand developers through KESHAV VITTHAL SONAWANE and others by Mr. Suraj Suresh Singh. However, the original agreement to sale deed No. 9926/2007 executed on 28/11/2007 regarding this property, at Haveli no. 5

2. Original Power of attorney of shri Suresh Jagdish Singh given by Mr.Suraj suresh singh bearing document no.10276/2016.registered with sub registrar Haveli no.5.

The original receipt and the original document mentioned above and the original Index-2 of the original document of Shri. Suresh Kumar Ramoji Yadav and the document was missing on 02/01/2026. However, the complaint regarding the loss of the original Document was lodged by existing owner on 27/10/2026. And lost report no. 12559-2026 is given accordingly by pune city police office, Khadiki police station. However, if anyone finds this original Document, it is a request to contact to the address given below.

Adv. Rajbhushan Singh, (mobile 9921953428)

Gat no. 720, OFFICE No. 13, Kudawalvi, Chikhali, Pune-411062

ADV. RAJBHUSHAN A. SINGH

Office Address: Gat no 720, Shop no. 13, M. L Square Building, Near Bhairavnath Mandir, Kudawalvi, Chikhali, Pune-411062. Mob: 9921953426

PUBLIC NOTICE

Notice is hereby given to the general public that Mr. Mahendra Baban Kamble purchased from Mr. Manikrao Jaysingrao Shitole the land bearing Survey No. 864/A/1, measuring 160.67 sq. mtrs. along with the construction standing thereon, situated at Village Mouje Chakan, Taluka Khed, District Pune, by a registered Sale Deed dated 14/03/2014 bearing Document No. 2009/2011 registered in the office of the Sub-Registrar, Khed, District Pune. That the name of Mr. Mahendra Baban Kamble was subsequently assumed as per Government Gazette to Mr. Mahendra Baban Nighojkar, and he expired on 22/03/2024 Upon his death, he is survived by the following legal heirs 1.Mrs. Laxmi Mahendra Nighojkar, 2.Mr. Vinayak Mahendra Nighojkar, 3.Mr. Omkar Mahendra Nighojkar That in respect of the above-mentioned property, the following documents have been reported as missing. The Sale Deed dated 03/08/1992 bearing Document No. 1556/1992 registered in the office of the Sub-Registrar, Khed, District Pune, executed by Mr. Gulab Papamayi Sayyed (Fakir), Ashpak Gulab Sayyad (Fakir) in favour of Mr. Manikrao Jaysingrao Shitole, along with Index-II and receipt, were reported missing from Shivajinagar, Pune, and in that regard a complaint has been lodged at Shivajinagar Police Station, Pune on 28/01/2026 vide Missing Register No. 12596/2026. Further, the Sale Deed dated 19/07/1995 bearing Document No. 1528/1995 registered in the office of the Sub-Registrar, Khed, District Pune, executed by Mr. Abdul Latif Sajujhaji Sikiakar in favour of Mr. Manikrao Jaysingrao Shitole, along with Index-II and receipt, were reported missing from Shivajinagar, Pune, and in that regard a complaint has been lodged at Shivajinagar Police Station, Pune on 28/01/2026 vide Missing Register No. 12947/2026. Therefore, if any person or persons have any objection, claim, right, title, interest, charge, lien, litigation, dispute or demand of any nature whatsoever in respect of the above-mentioned property, the aforesaid documents, and/or the legal heirs of late Mr. Mahendra Baban Nighojkar, such person(s) are hereby requested to notify the same in writing, along with supporting documents, to the undersigned at the address mentioned below within seven (7) days from the date of publication of this notice, failing which it shall be presumed that there is no such claim or objection, and further transactions in respect of the said property shall be carried out at the sole risk and responsibility of the claimant.

Date:-28/01/2026

Adv. Sandesh R. Thigale
Off-Opp Jaydeep Park Apartment, On Sai Park, Atlandi Road, Bhosari,
Pune Pin No-411039 Mob No:-9922812851

केनरा बैंक Canara Bank
INCORPORATED IN INDIA MEMBER OF THE RESERVE BANK OF INDIA

फिनिसिडेट Syndicate

**Regional Office Pune II : S. No. 436, 3rd Floor, Sukhwani
 Business Hub, Near Nashik Phata Metro Station,
 Kasarwadi, Pune 411026 Mob. : 8817216075, 9923188060**

Branch : Baramati

DEMAND NOTICE

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

1. Name of the Borrower with Address

Name & Address of Borrower & Guarantor	Amount of Loan Granted (Rs.)
1. Avinash Anant Lolage , Koshti Galli Vittal Mandir, Tal. Baramati, Dist. Pune, Maharashtra-413102	Rs. 66,00,000/- Dated 29/09/2021
2. Gokul Anant Rao Lolage , Near Old Shala No 1, Koshtigalli, Tal. Baramati, Dist Pune, Maharashtra- 413102.	

2. As the principal debtor [borrower] has defaulted in repayment of his/her/their/s its liabilities, we have classified his/her/their/s its dues as Non Performing Assets on **12/01/2026** in accordance with the directions or guidelines issued by the Reserve Bank of India.

3. This notice is issued in accordance to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on **16/01/2026** since returned undelivered, wherein you were advised to make following payments with interest.

Sl. No.	Account No.	Nature of Loan	Amount Due & Contractual Rate of Interest
1.	160000400621	Housing Loan	Rs. 65,03,893.58 Contractual Rate @ 8.05% + 2.00%

4. The aforesaid facilities granted by bank are secured by the following Assets/Securities. **Description of Property :**

1) All piece & parcel of land & building constructed on plot no.90 admeasuring 148.79 Sq. Mtrs. Out of Gat No. 110A/1 at village Jalochi Taluka Baramati, and within the limits of Grampanchayat Jalochi but now within the limits of registration Dist-Pune, Sub Reg Dist- Baramati, District Pune and **Bounded** as under: **East:** Layout 9 Mtrs internal Road, **South:** Layout Plot No. 88, **West:** Layout Plot No. 91, **North:** Layout Internal Road, **Name of the Title Holder: Avinash Anant Lolage.**

2) All piece & parcel of land & building constructed on of plot no.91 admeasuring 192.25 Sq. Mtrs. Out of Gat No. 110A/1 at village Jalochi Taluka Baramati, and within the limits of Grampanchayat Jalochi but now within the limits of registration Dist-Pune, Sub Reg Dist- Baramati, District Pune and **Bounded** as under: **East:** Layout Plot No. 90, **South:** Layout Plot No. 89 & 88(Part), **West:** Gat No.110(Part), **North:** Layout Internal Road. **Name of the Title Holder: Gokul Anant Rao Lolage**

5. Now, through this public notice, we advise you to pay the bank of **Rs. 65,03,893.58 (Rupees Sixty Five Lakh Three Thousand Eight Hundred Ninety Three and paise Fifty Eight Only) together with further interest, penal interest and incidental expenses and costs** to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESI Act 2002.


The undersigned is empowered to take possession of the properties, to sell there after and is an authorised officer of the bank under section 13 of the SARFAESI Act.

**Authorised Officer,
 Canara Bank**

Date : 16/01/2026, Place : Pune

AAVAS FINANCIERS LIMITED

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



AUCTION NOTICE

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 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 physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Rajani Shashis Talekar, Mr. Shashis Shrirang Talekar (AC NO.) LNSAN02819-200124777	Rs. 47,29,05,00/- Dues As On 28 Jan 2026	Rs. 2,46,69,70/- Dues As On 4 Jun 22	28 Jul 23	Flat No. A-02, First Floor, Sai Vishwa Residency, Gat No. 26/B, Village Sakharale, Walwa, Sangli, Maharashtra Admeasuring 87.67 Sq. Mtrs	Rs. 1930400/-	Rs. 1930400/-	11.00 Am To 01.00 Pm 02 Mar 2026	Stilt Floor, Shivratn Apartment, Shop No. M-1, College Corner, Sangli-416416, Maharashtra-Ra India
Ruta Prashant Ekande, Prashant Arun Ekande (AC NO.) LNKOL00614-150013350	Rs. 57,67,585.00/- Dues As On 28 Jan 2026	2 Mar 19 Rs. 14,61,857.41/- Dues As On 1 Mar 19	27 Feb 20	Gat No-1660/A, Unit No-29, Mouje Rendal Tal-Hatkanangale, Dist- Kolhapur, Maharashtra. Admeasuring- 517 Sq. Feet.	Rs. 513920/-	Rs. 51392/-	11.00 Am To 01.00 Pm 02 Mar 2026	Shop No. 109,1st Floor, Revolution, E- Ward, Station Road, Kolhapur, Maharashtra – 416001

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/ pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of **AAVAS FINANCIERS LIMITED** payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of **AAVAS FINANCIERS LIMITED** The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact **AAVAS FINANCIERS LIMITED** 201,202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ugarni Rima – 9875895867** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)(8)(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts between tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place: Maharashtra

Date: 29-01-2026

Authorised Officer Aavas Financiers Limited

Birlasoft Limited

Registered Office: 35 & 36, Rajiv Gandhi Infotech Park, Phase-I, MIDC, Hinjawadi, Pune (MH) 411057, India
Tel: +91 20 6652 5000 | secretarial@birlasoft.com | www.birlasoft.com | CIN: L72200PN1990PLC059594

CKA Birla Group

birlasoft

Navigating **Change**.
Powering **Progress**.

EXTRACT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025

₹ in million (except per share data)

Sr. No.	Particulars	Quarter Ended	Nine Months Ended	Quarter Ended
		31 December 2025 (Unaudited)	31 December 2025 (Unaudited)	31 December 2024 (Unaudited)
1	Sales / Income from operations	13,475.32	39,613.33	13,627.03
2	Net profit for the period (before tax, exceptional and extraordinary item)	2,324.45	6,086.42	1,559.85
3	Exceptional items - Impact of New Labour Codes (Refer note 4)	406.88	406.88	-
4	Net profit for the period before tax (after exceptional and extraordinary item)	1,917.57	5,679.54	1,559.85
5	Net profit for the period after tax (after exceptional and extraordinary items)	1,198.89	3,424.25	1,169.42
6	Other comprehensive income (net of tax)	386.71	1,363.94	154.09
7	Total comprehensive income for the period	1,585.60	4,788.19	1,323.51
8	Equity share capital	557.38	557.38	553.20
9	Earning per share for the period (after extraordinary items) (on par value of ₹ 2/-) (not annualized for interim periods)			
	Basic	4.28	12.26	4.20
	Diluted	4.26	12.19	4.15

Notes :

- The above unaudited consolidated financial results have been reviewed by the Audit Committee and thereafter approved and taken on record by the Board of Directors at its meeting held on 28 January 2026. These unaudited consolidated financial results are prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.
- The Statutory Auditors of the Company have conducted limited review of the above consolidated financial results of the Company for the quarter and nine months ended 31 December 2025. An unmodified conclusion has been issued by them thereon.
- Standalone information

(₹ in million)

Sr. No.	Particulars	Quarter Ended	Nine Months Ended	Quarter Ended
		31 December 2025 (Unaudited)	31 December 2025 (Unaudited)	31 December 2024 (Unaudited)
a	Revenue	7,495.95	20,661.63	6,603.14
b	Profit before exceptional item and tax	1,286.44	3,111.67	755.49
c	Exceptional item - Impact of New Labour Codes	406.88	406.88	-
d	Profit before tax	879.56	2,704.79	755.49
e	Net profit for the period	656.09	2,029.75	578.87
f	Other comprehensive income/(losses)	84.78	(11.22)	(94.59)
g	Total comprehensive income	740.87	2,018.53	484.28

- On 21 November 2025, the Government of India notified provisions of the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020, ('Labour Codes') which consolidate twenty-nine existing labour laws into a unified framework governing employee benefits during employment and post-employment.

The Group has assessed the financial implications of these changes which has resulted in an increase in gratuity liability arising from past service cost and an increase in leave liability aggregating to ₹ 406.88 million primarily due to changes in wage definition. Considering that the impact arising from the enactment of the new legislation is an event of a non-recurring nature, the Group has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Item" in the Unaudited Consolidated Financial Results for the quarter and nine months ended 31 December, 2025. The Group continues to monitor the finalisation of Central and State rules, as well as Government clarifications on other aspects of the New Labour Codes and will incorporate appropriate accounting treatment based on these developments as required.

- The above is an extract of the detailed format of unaudited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the results for the quarter and nine months ended 31 December 2025, are available on the website of BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com, where the shares of the Company are listed and the Company's website at <https://www.birlasoft.com/company/investors/policies-reports-filings>. The same can be accessed by scanning the QR code provided below.

On behalf of the Board of Directors
For Birlasoft Limited

Angan Guha
CEO & Managing Director
DIN: 09791436

Place : New Delhi
Date : 28 January 2026