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Business Standard

Insight Out

VAARAD VENTURES LIMITED				
CIN : L65990MH1993PLC074306				
Regd. Office: 301/A , Wadala Udyog Bhavan , G.D. Ambekar Road , Wadala, Mumbai-400031. Tel No: 022-35566211				
Email-cs.dept@vaaradventures.com Website : www.vaaradventures.com				
EXTRACT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2025				
(Rs in Lakhs)				
PARTICULARS	Quarter ended			
	31/03/2025	31/12/2024	31/03/2024	31/03/2025
Revenue from Operations	0.00	0.00	0.00	0.00
Net Profit / (Loss) for the period (before tax				
Exceptional and/or Extraordinary items)	3.33	(6.01)	(7.78)	(23.35)
Net Profit / (Loss) for the period	3.33	(6.01)	(7.78)	(23.35)
Total Comprehensive Income for the period	—	—	—	—
Paid up Equity Share Capital (Face Value of Re. 1 each)	2499.03	2499.03	2499.03	2499.03
Other Equity excluding Revaluation Reserves				
Earnings per share (of Re. 1 each) (Not Annualised)				
- Basic & Diluted	(0.00)	(0.00)	(0.00)	(0.010)
EXTRACT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2025				
(Rs in Lakhs)				
PARTICULARS	Quarter ended			Year ended
	31/03/2025	31/12/2024	31/03/2024	31/03/2025
Revenue from Operations	0.00	0.00	0.00	0.00
Net Profit / (Loss) for the period (before tax				
Exceptional and/or Extraordinary items)	3.33	(3.94)	(5.66)	(11.35)
Net Profit / (Loss) for the period	3.33	(3.94)	(5.66)	(11.35)
Total Comprehensive Income for the period	—	—	—	—
Paid up Equity Share Capital (Face Value of Re. 1 each)	2499.03	2499.03	2499.03	2499.03
Other Equity excluding Revaluation Reserves				
Earnings per share (of Re. 1 each) (Not Annualised)				
- Basic & Diluted	(0.00)	(0.00)	(0.00)	(0.01)
Notes: 1. The Audit Committee has reviewed the above results and the Board of Directors approved the above results at their respective Meetings held on May 29, 2025. The Statutory Auditors of the Company have audited of the aforesaid results. 2. The above is an extract of the detailed format of the standalone and consolidated financial results for the year ended March 31, 2025. The detailed consolidated financial results, as well as the detailed standalone financial results for the said period, filed with the Stock Exchange pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are available on the Stock Exchange's website (www.bseindia.com) and the Company's website (www.vaaradventures.com).				
For Vaarad Ventures Limited				
Place : Mumbai				Sd/-
Date : 29/05/2025				Leena Doshi
Chairperson & Managing Director				



NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)

Regd Office: Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (W), Mumbai-400070

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property **will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
KISHOR DILIP ZENDE (BORROWER)	Rs. 21, 45,086.08/- (Rupees Twenty One Lakhs Forty Five Thousand Eighty Six and Eight Paise Only) as on 29.05.2025 + Further Interest there-on+ Legal Expenses FOR LAN NO.	Rs. 16, 46,168/- (Rupees Sixteen Lakhs Forty Six Thousand One Hundred Sixty Eight Only). Earnest Money Deposit Rs.1,64,616/- (Rupees One Lakh Sixty Four Thousand Six Hundred Sixteen Only)	18-06-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
MANOJ DILIP ZENDE (CO-BORROWER)	LKYNSTH0000086229 & LKYNSTT0000086571		

Date & Time of the Inspection:- 05-06-2025 between 11.00 am to 3.00 pm

Physical Possession date : 08-02-2025

Description of the secured Asset: All that piece and parcel of Flat No-407, Adm.31.05 Sq.Mtrs Carpet area, on 4th Floor, D-Wing, in the Building Known as "Signature Aqua" constructed on property bearing survey No-43,Hissa No-3A lying ,being and situate at Village Ladivali, Tal-Karjat, Dist –Raigad within the Registration District Raigad, Sub Registration District Karjat.

Note:- 1) The auction sale will be conducted online through the [website https://sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net) and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to:

Beneficiary Name: NIDO HOME FINANCE LIMITED,

Bank: STATE BANK OF INDIA Account No. 65226845199 - SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 17-06-2025.

4) For detailed terms and condition of the sale, please visit the [website https://sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net) or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 9004359835/ 9768746624

Date: 30.05.2025

Sd/- Authorized Officer

Nido Home Finance Limited,

(Formerly known as Edelweiss Housing Finance Limited)

YUNIK MANAGING ADVISORS LIMITED					
[Formerly known as Essar Securities Limited]					
Registered Office: 56, New No.77, C. P. Ramaswamy Road, Abhiramapuram, Chennai 600 018.					
Email Id: yunikmanaging123@gmail.com • CIN: L65990TN2005PLC071791					
EXTRACT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025					
₹ In Lakhs					
Particulars	Quarter Ended			Year Ended	
	31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
	Audited	Un-Audited	Audited	Audited	Audited
Total Income from operations	-	-	5.00	7.50	5.00
Other Income	3.85	-	0.02	-	0.02
Total Income	3.85	-	5.02	7.50	5.02
Net Profit / (Loss) for the year (before Tax, Exceptional items)	0.92	(2.56)	(5.96)	(8.62)	(32.64)
Net Profit / (Loss) for the year before tax (after Exceptional items)	0.92	(2.56)	(5.96)	(8.62)	(32.64)
Net Profit / (Loss) for the year after tax (after Exceptional items)	0.92	(2.56)	(5.89)	(8.62)	(32.64)
Total Comprehensive income for the period [comprising profit / (loss) for the year and other comprehensive income]	0.92	(2.56)	(5.89)	(8.62)	(32.64)
Paid up Equity Share Capital (Face Value: ₹ 10 per share)	1,428.78	1,428.78	1,428.78	1,428.78	1,428.78
Other Equity (excluding revaluation reserves)				(1,393.10)	(1,384.48)
Earnings Per Share (Basic) (₹)*	0.01	(0.02)	(0.04)	(0.06)	(0.23)
Earnings Per Share (Diluted) (₹)*	0.01	(0.02)	(0.04)	(0.06)	(0.23)
(*Not Annualised)					
Note:					
(1) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on May 29, 2025.					
(2) The above is an extract of the detailed format of Annual Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015.					
For and on behalf of the Board of Directors					
Yunik Managing Advisors Limited					
[Formerly Known As Essar Securities Limited]					
Sd/-					
Srikar Gopalrao					
Director					
Date: 29-05-2025					
Place: Mumbai					
DIN: 02116323					

MUMBAI DISTRICT CENTRAL CO-OP. BANK LTD.



Registered Office - Mumbai Bank Bhavan, 207 Dr. D. N. Road, Fort, Mumbai – 400 001.
Tel. No. 022 - 2261 7154 – 59, Email – clr@mumbaidistrictbank.com

AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property mortgaged to Mumbai District Central Co-Operative bank Limited, the possession of which had been taken by the Authorized Officer of the Bank under S. 13(4) of the Act will be sold by Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc as detailed below.

The property described below is being sold on "As is where is", "As is what is", and "Whatever there is" under the Rule No.8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Details of Borrowers / Guarantors	1. Sai Estate Consultant Chembur Pvt. Ltd. 2. Mr. Bhagwan Bherumal Wadhvani, 3. Ms. Sonia Bhagwan Wadhvani, 4. Mr. Amit Bhagwan Wadhvani, 5. Mr. Vicky Bhagwan Wadhvani
Total Amount Due as on 31-02-2023	Rs.8374.95/- Lakhs Rupees Eighty Three Crores Seventy Four Lakhs and Ninety Five Thousand Only)
Nature of Possession	Physical Possession
Details of encumbrances over the property, as known to the Bank	NIL

Lot No.	Description of secured assets	Reserve Price	EMD
1.	Matoshree Indubai Complex, Wing – C, Flat No.214, 2 nd Floor, Admeasuring 438 sq.ft. (40.69 sq.mtrs.) Built up Area with Terrace area 33 sq.ft. (3.06 sq.mtrs.), On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	15,59,347/-	1,55,934/-
2.	Matoshree Indubai Complex, Wing – C, Flat No.213, 2 nd Floor, Admeasuring 283 sq.ft. (26.29 sq.mtrs.) Built up Area, On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	9,78,048/-	97,804/-
3.	Matoshree Indubai Complex, Wing – C, Flat No.413, 4 th Floor, Admeasuring 283 sq.ft. (26.29 sq.mtrs.) Built up Area, On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	9,78,048/-	97,804/-
4.	Matoshree Indubai Complex, Wing – C, Flat No.212, 2 nd Floor, Admeasuring 293 sq.ft. (27.22 sq.mtrs.) Built up Area, On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	10,12,608/-	1,01,260/-
5.	Matoshree Indubai Complex, Wing – B, Flat No.406, 4 th Floor, Admeasuring 275 sq.ft. (25.54 sq.mtrs.) Built up Area, On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	9,50,400/-	95,040/-
6.	Matoshree Indubai Complex, Wing – B, Flat No.207, 2 nd Floor, Admeasuring 461 sq.ft. (42.82 sq.mtrs.) Built up Area with Terrace Area 33 sq.ft. (3.06 sq.mtrs.), On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	16,38,750/-	1,63,875/-
7.	Matoshree Indubai Complex, Wing – A, Flat No.202, 2 nd Floor, Admeasuring 387 sq.Ft. Carpet Area with 25 sq.Ft Terrace area, On land bearing CTS.No.73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, situated at Bandhan MIDC Road, Alibaug- 402108.	13,72,032/-	1,37,203/-
8.	Matoshree Indubai Complex, Wing – D, Flat No.218, 2 nd Floor, Admeasuring 425 sq.ft. (39.48 sq.mtrs.) Built up Area with 36 sq.ft. (3.34 sq.mtrs.) Terrace area, On land bearing CTS.No. 73/1/3 of Village Ambepur, Taluka-Alibaug, District- Raigad, Situated at Bandhan MIDC Road, Alibaug- 402108	15,18,566/-	1,51,856/-

The details regarding Auction are mentioned below:

Date and time of Auction	12.06.2025 (12:00 PM-01:00 PM)
Online Auction Website	https://www.bankauctions.com
Last date for submission of online bids/EMD	10.06.2025 up to 5:00 pm
Minimum Bid Increment Amount	Rupee Fifty Thousand Only
Date and time of inspection of property for intending purchasers	06.06.2025 (11:00 AM till 01:00 PM) Kindly contact the authorized officer one day prior to the property inspection
Contact details Authorised Officer	sbmhapuskar@mumbaidistrictbank.com; Mobile No.+91 - 9819858608 Website – https://www.mdccbcbank.com
Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer	A/c Name- Authorized Officer A/c NO.-00111100000281 IFSC Code-MDCB0680001

The details regarding E Auction are mentioned below:

Name of Auction Agency	M/s C 1 India Private Limited
Contact Persons	Mr. Balaji Mannur - Mob. : 7977701080
Help Line nos	07291981124/ 25/ 26
Email address	support@bankeauctions.com ; maharashtra@c1india.com
Website	https://www.bankauctions.com

TERMS & CONDITIONS:

- The Auction sale is being conducted by Authorized Officer under the provisions of SARFAESI Act with the aid through e-auction. Action/Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankauctions.com> M/s. C 1 India Private Limited is the service provider to arrange platform for e-auction.

- The auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of the service provider, <https://www.bankauctions.com> for bid documents and details of the secured assets put up for auction/obtaining the bid form.
- Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s C 1 India Private Limited on <https://www.bankauctions.com> ; Contact Person Mr. Balaji Mannur - Mob. : 7977701080 / 07291981124/ 25/ 26. Email Id: support@bankeauctions.com; maharashtra@c1india.com.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of A/c No. 00111100000281 , Mumbai District Central Co-Operative Bank Limited, Fort Branch, IFSC Code: MDCB0680001 before submitting bids.
- The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Shri. S.B.Mhapuskar Authorized Officer, Mumbai District Central Co-Operative Bank Ltd. , 207, Dr.D.N.Road, Fort, Mumbai 400 001' so as to reach the same on or before 10/06/2025 at 5:00PM. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale in the A/c of "M/s Sai Estate Consultants Chembur Pvt. Ltd.".
- On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the website of <https://www.bankauctions.com> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
- No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.
- The intending participants of the E-Auction may download copies of sale notice, terms and conditions of E-auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. <https://www.bankauctions.com> For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
- It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction Service Provider.
- Bidders are required to comply with KYC norms and provide self-attested KYC documents online as well as offline. The genuinity of the KYC documents is the sole responsibility of the bidder.
- Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected.
- After expiry of the last date of submission of bids with EMD, Authorized officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider <https://www.bankauctions.com> to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.
- Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
- In no eventuality the property would be sold below the Reserve Price.
- The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
- The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-auction sale proceedings through the mode of payment mentioned in Clause (4). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
- The balance amount of the purchase money shall be paid to the Authorized Officer of Mumbai District Central Co-Operative Bank Limited on or before 15th day from the date of E-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorized Officer.
- The EMD of the unsuccessful bidders will be returned on the closure of the E-auction sale proceedings without interest.
- The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
- The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
- The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- The property is sold in "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the properties, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
- No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.
- The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property under sale.
- Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/ cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc. and without assigning any reason.
- The E-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/ Authorized Officer.
- Mumbai District Central Co-Operative Bank Ltd has appointed M/s C1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.
- Prospective bidders may avail online training on e-Auction from M/s C1 India Private Limited on <https://www.bankauctions.com> ; Contact Person Mr. Balaji Mannur - Mob. : 7977701080/ 07291981124/ 25/ 26 Email Id: support@bankeauctions.com.
- The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties please contact the Authorized Officer Mr. Samir B. Mhapuskar.
- The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any error, misstatement or omission.
- For further details contact the Authorized Officer sbmhapuskar@mumbaidistrictbank.com
- The submission of the bids shall deem that the Intending Bidders have taken all precautions and satisfied themselves with respect to the conditions of the secured assets and the terms and conditions of the auction. It shall not be open for the Intending Bidders to raise any issue after having submitted the bids and/or participated in the sale proceedings.

Date: 29-05-2025
Place: Mumbai

Sd/-
Authorized Officer