



JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

Head Office : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002,
Phone : 24453258, 2445325, 24452894 , 24453430

Recovery Dept :- S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara
Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400

Email :ho.recovery@jsblpune.bank.in Web Site : www.jsblpune.bank.in

H.O/Legal Recovery/ Sec. Int / Sale / Karve Rd/Iris Management / 1541-1416/ 338 /2025-26

Date 03/02/2026

Proclamation of Sale of Attached Immovable Property U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) "and Under Rule 8 (5) (c) 6 & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas the **Property** Belongs to & Owned By **M/S IRIS MANAGEMENT SERVICES PVT LTD. Through its Directors, 1.Mr. Bharat Avinash Limaye 2.Mrs. Ruta Bharat Limaye Borrower / Mortgagor** which is Mortgaged For the Term Loan Sanctioned at our **Karve Road Branch** Bearing No.1541-1416 herein under specified, has been in **Actual Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on account of the claim of about **Rs.20,85,284/- (Twenty Lacs Eighty five Thousand Two Hundred Eighty Four Only)**, as on **30/06/2025** and further interest thereon from **01/07/2025** as per the Demand Notice : **Ho/Legal-Rec/Sec Int 13(2) KARVEROAD /M/S Iris Management Services Pvt Ltd /1541-1416/ /2025-26 Date 15/07/2025** due to the Janata Sahakari Bank Ltd, Pune Karve Road Branch and the below mentioned **Property is mortgaged for the loan availed by M/S IRIS MANAGEMENT SERVICES PVT LTD.**

Whereas, the outstanding balance as on **31/01/2026** in the said loan account is **Rs.19,87,577.00 (In Words Rs. Nineteen Lakh Eighty Seven Thousand Five Hundred Seventy seven Only)** plus further interest & charges, expenses thereon from **01/02/2026** Therefore, it is necessary to recover the said outstanding amount in the said Loan account by sale of the said property together with all lawful charges and expenses arising due to recovery of Possession and proposed Sale of the said Property, Notice is hereby given that on **Wednesday 11th March 2026 at 02.30 p.m.,** the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e.

All that piece and parcel of Godown No.1 corresponding Apartment No.G-1, admeasuring23.69 Sq.mtrs i.e. 255 Sq.ft. situated at Ground Floor, in building known as "GOP LAXMI APARTMENT" situated at City Survey plot No 1206, Sadashiv Peth, within the registration Dist. Pune Sub -Registration Dist. Haveli,Pune City and within the limits of Pune Municipal Corporation Pune together with 1.56% undivided share in the Schedule property, along with all appurtenances, membership rights in the said Associates.

Along with all the rights, facilities and amenities attached thereto and hereinbefore referred to as "The Said Property" and will sale this property to the highest bidder in the above mentioned Public Auction, on **"As is where is Basis and Without Recourse Basis "** & upon such conditions , as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the property, herein under specified

DESCRIPTION OF THE PROPERTY

Sr.No	Particulars	Details
1	Borrower & Mortgagor through Its Directors and Guarantors	M/S IRIS MANAGEMENT SERVICES PVT LTD. Through its Directors, Mr. Bharat Avinash Limaye &Mrs. Ruta Bharat Limaye Mr. Bharat Avinash Limaye, & Mrs. Ruta Bharat Limaye
2	Details Of the Auction Property	All that piece and parcel of Godown No.1 corresponding Apartment No.G-1, admeasuring23.69 Sq.mtrs i.e. 255 Sq.ft. situated at Ground Floor, in building known as "GOP LAXMI APARTMENT" situated at City Survey plot No 1206, Sadashiv Peth, within the registration Dist. Pune Sub -Registration Dist. Haveli,Pune City and within the limits of Pune Municipal Corporation Pune together with 1.56% undivided share in the Schedule property, along with all appurtenances, membership rights in the said Associates.
3	Outstanding Balance As on 31/01/2026	Rs. 19,87,577.00 (In Words Rs.Nineteen Lakh Eighty Seven Thousand Five Hundred Seventy seven Only)) plus further interest & charges, expenses thereon from 01/02/2026 .
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of the Pune Municipal Corporation. Electricity charges. (if any) Not known to Bank
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in ACTUAL & PHYSICAL POSSESSION of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. Furniture and Other Movables placed in the above Properties are not part of this Auction.
7	Date Time and Place of Proposed Auction	Wednesday 11th March 2026 at 02.30 p.m., Place :- Janata Sahakari Bank Ltd, Pune., Recovery Department S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Road, Bibwewadi, Pune – 411037.
8	Reserve Price for Immovable Property	42,00,000.00(Rs. Forty Two Lakh only)

Place - Pune

Date – 03/02/2026

(Navneet K Choudhari)
Chief Officer /Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002))
Janata Sahakari Bank Ltd,Pune
(Multi-State Scheduled bank)



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Terms and Conditions of Sale Proclamation

The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002"and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- 1) The Property will be sold on "As is where is as it is Basis" and "Without Recourse basis".
- 2) This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets.
- 3) All Pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and excluding the Auction Sale Price and **all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property** should be paid and borne by the **Auction Purchaser**.
- 4) **As a condition precedent to participate in the auction every Participant has to be deposit an amount of For Rs.4,20,000/- as Earnest Money Deposit with the Authorised Officer before the auction takes place.** The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto. All Auction participant has to submit latest photograph, Xerox copy of all KYC document i.e. Pan Card, Adhar Card, etc. along with originals (for verification) before the auction take place.
- 5) The sale shall be confirmed in favour of the purchaser/ participant who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
- 6) On sale of the said immovable property, the purchaser / Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
- 7) The balance amount payable of purchase price i.e. 75% of Total Highest Bid amount shall be paid by the purchaser to the Authorised Officer, on or before the **15th day** from the date of auction of the immovable property.
- 8) In default of the payment of 75% amount of total highest bid amount, within a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (Including earnest money deposit) deposited, till then deposited with, shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 9) **The Reserve Price fixed for the sale of the property is 42,00,000.00 (Rs. Forty Two Lakh only) below which the property will not be sold.**
Applicable TDS to be borne by Auction Purchaser
- 10) Other Terms & Conditions will be read at the time of Auction sale.
- 11) The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and also to cancel or Postpone the Auction without assigning any reason.
- 12) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property .
- 13) In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured Assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive Jurisdiction to decide the same.
- 14) Bid increment Rs. 25,000/- and in multiples.
- 15) **For any further details and information Please Contact:-**
 - 1) **Authorized Officer , Recovery Dept :-** S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Raod, Bibwewadi Pune – 411037.
Phone No. 24404444 & 24404400.
 - 2) **For inspection of property or more information, the prospective bidders may contact –**
Branch Manager - Janata Sahakari Bank Ltd., Karve Road Branch, Appasaheb Garware College Campus Karve Road Pune 411004, M. No. 9970300362
EMail : karveroad@jsblpune.bank.in
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Acknowledgement

Sr.No	Borrower/Mortgagor/Guarantor	Signature	Date
1	Borrowers /Mortgagors M/S IRIS MANAGEMENT SERVICES PVT LTD. Through its Directors, Mr. Bharat Avinash Limaye Mrs. Ruta Bharat Limaye		
2	Mr. Bharat Avinash Limaye		
3	Mrs. Ruta Bharat Limaye		

महत्वाच्या सूचना :

- १) सदर नोटीस शाखेस प्राप्त झाल्यावर शाखा स्तरावर तपासून त्यातील सर्व तपशिलाबाबत खात्री करावी.
- २) सदरच्या नोटीसा वरील नुसार संबंधितांना समक्ष बजावून योग्य ठिकाणी स्वाक्षरी घ्यावी.
- ३) सदरच्या नोटीसा बाजाविते वेळी कर्जदार / मोगेजोर /जामीनदार हजर नसल्यास त्यांचे वतीने अन्य कोणी सदर नोटीस स्वीकारित असल्यासयांचे वतीने असे नाव टाकून सही घ्यावी व नोटीस स्वीकारणाऱ्या व्यक्तीचे नाव सहीचे खाली टाकून घ्यावे.
- ४) सदरच्या नोटीस च्या पोहोच ची मूळ प्रत आमच्या विभागाकडे पाठवावी आणि झेरॉक्स प्रत शाखा दफ्तरी ठेवावी.
- ५) शाखेने कोणत्याही परिस्थितीत सदर नोटीसा रजि.ए.डी. करू नयेत.



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M/S IRIS MANAGEMENT SERVICES PVT LTD.

Through its Directors,

Mr. Bharat Avinash Limaye

Mrs. Ruta Bharat Limaye

**Both R/A- Flat No.5, Mon Amour, Thorat Colony,
Near Income Tax Office, Erandwane, Pune 411004.**

Mr. Bharat Avinash Limaye

**Both R/A- Flat No.5, Mon Amour, Thorat Colony,
Near Income Tax Office, Erandwane, Pune 411004.**

Mrs. Ruta Bharat Limaye

**Flat No.5, Mon Amour, Thorat Colony,
Near Income Tax Office, Erandwane, Pune 411004.**

The Chairman / Secretary,

**Gop Laxmi Apartment,
Plot No.1206, Sadashiv Peth,
Pune 411030.**

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