



# 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

E Mail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com

H.O/Legal Recovery/ Sec. Int / Sale / Karve Rd/Manisha Construction/ 1550-16/278/2025-26

Date 21-11-2025

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 Borrower & Mortgagor M/s. Manisha Construction Co. through Its Partners and Guarantors i.e. a) Mr. Mane Gundappa Laxman b) Mr. Mane Maruti Laxman c) Mr. Mane Shivaji Laxman & Mortgagors & Guarantors Mr. Mane Mithun Gundappa & Mr. Mane Sadashiv Laxman which is Mortgaged For the Credit Facility Sanctioned at our Karve Road Branch Bearing No.1550-16 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. 44,05,78,805/- (In Words Rs. Forty-Four Crore Five Lakh Seventy-Eight Thousand Eight Hundred Five Only) as on 31/03/2024 and further interest thereon from 01/04/2024 as per the Demand Notice : Ho/Legal-Rec/Sec Int13(2)/Karve Rd/Manisha Construction/1550-16 /3/2024-25 Date 12/04/2024 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. Manisha Construction Co.

Whereas, the outstanding balance as on 31/10/2025 in the said loan account is Rs.45,50,95,837.80 ( In Words Rs. Forty Five Crore Fifty Lakh Ninety Five Thousand Eight Hundred Thirty Seven Paise Eighty Only ) plus further interest & charges, expenses thereon from 01/11/2025 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 **Monday,29th December 2025 at 04.15 p.m.**, the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e.

**Property No.1)** All that piece and parcel of the property bearing Flat No. 105 admeasuring about 350 Sq.Fts. i.e. 32.52 Sq.Mtrs. on first floor alongwith covered car parking No. UBP 106 admeasuring 150 Sq.Ft. and undivided 1.7% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Condominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by M/s Manisha Construction Co)

**Property No.2)** All that piece and parcel of the property bearing Flat No. 202 A on third floor and Flat No. 202 B on fourth floor total admeasuring about 8292 Sq.Ft. i.e. 770.63 Sq.Mtrs. alongwith covered car parking No.LBP 203 to 210 and UBP 107 to 111 below the stilt floor each admeasuring 150 Sq.Fts. and undivided 40.5% interest in the common areas and facilities alongwith right to use exclusively top terrace admeasuring about 3500 Sq.Ft. i.e. 325.15 Sq.Mtrs. built up in the scheme known as "Castle Eleganza Apartment Condominium" onstructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by M/s Manisha Construction Co)

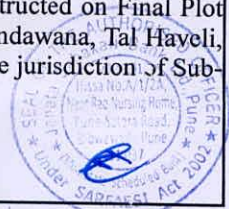
**Property No.3)** All that piece and parcel of the property bearing Flat No. 201 admeasuring about 2037 Sq.Fts. i.e. 189.31 Sq.Mtrs. on second floor alongwith covered car parking No. LBP 201 admeasuring 150 Sq.Ft. and undivided 9.9% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Condominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by Mr. Mane Mithun Gundappa)

**Property No.4)** All that piece and parcel of the property bearing Flat No. 202 admeasuring about 1950 Sq.Ft. i.e. 181.22 Sq.Mtrs. on second floor alongwith covered car parking No. LBP 202 admeasuring 150 Sq.Fts. and undivided 9.5% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Confominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by Mr. Sadashiv Laxman Mane)

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 Partners and Guarantors Mortgagors & Guarantors	Borrower & Mortgagor M/s. Manisha Construction Co. through Its Partners and Guarantors a) Mr. Mane Gundappa Laxman b) Mr. Mane Maruti Laxman c) )Mr. Mane Shivaji Laxman Mortgagors & Guarantors a)Mr. Mane Mithun Gundappa b)Mr. Mane Sadashiv Laxman
2	Details Of the Auction Property	<b>Property No.1)</b> All that piece and parcel of the property bearing Flat No. 105 admeasuring about 350 Sq.Fts. i.e. 32.52 Sq.Mtrs. on first floor alongwith covered car parking No. UBP 106 admeasuring 150 Sq.Ft. and undivided 1.7% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Condominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by M/s Manisha Construction Co)





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Sr.No	Particulars	Details
		<p><b>Property No.2)</b> All that piece and parcel of the property bearing Flat No. 202 A on third floor and Flat No. 202 B on fourth floor total admeasuring about 8292 Sq.Ft. i.e. 770.63 Sq.Mtrs. alongwith covered car parking No.LBP 203 to 210 and UBP 107 to 111 below the stilt floor each admeasuring 150 Sq.Fts. and undivided 40.5% interest in the common areas and facilities alongwith right to use exclusively top terrace admeasuring about 3500 Sq.Ft. i.e. 325.15 Sq.Mtrs. built up in the scheme known as "Castle Eleganza Apartment Condominium" onstructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by M/s Manisha Construction Co)</p> <p><b>Property No.3)</b> All that piece and parcel of the property bearing Flat No. 201 admeasuring about 2037 Sq.Fts. i.e. 189.31 Sq.Mtrs. on second floor alongwith covered car parking No. LBP 201 admeasuring 150 Sq.Ft. and undivided 9.9% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Condominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by Mr. Mane Mithun Gundappa)</p> <p><b>Property No.4)</b> All that piece and parcel of the property bearing Flat No. 202 admeasuring about 1950 Sq.Ft. i.e. 181.22 Sq.Mtrs. on second floor alongwith covered car parking No. LBP 202 admeasuring 150 Sq.Fts. and undivided 9.5% interest in the common areas and facilities in the scheme known as "Castle Eleganza Apartment Confominium" constructed on Final Plot No. 56/16 out of S.No. 81 corresponding CTS No. 40/16 situated at Erandawana, Tal Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Property owned by Mr. Sadashiv Laxman Mane)</p>
3	Outstanding Balance As on 31/10/2025	Rs.45,50,95,837.80 ( In Words Rs. Forty Five Crore Fifty Lakh Ninety Five Thousand Eight Hundred Thirty Seven Paise Eighty Only )plus further interest & charges, expenses thereon from 01/11/2025.
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of the Pune Municipal Corporation. Electricity charges. ( if any )
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in <b>ACTUAL &amp; PHYSICAL POSSESSION</b> of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. <b>Furniture and Other Movables placed in the above Properties are not part of this Auction.</b>
7	Date Time and Place of Proposed Auction	<b>Monday , 29th December 2025 at 04.15 p.m.,</b> 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	Property No .1 : Rs.66,00,000.00 ( Rs. Sixty Six Lakh Only.) Property No .2 : Rs.14,20,00,000.00 ( Rs. Fourteen Crore Twenty Lakh Only.) Property No .3 : Rs.3,57,00,000.00 ( Rs. Three Crore Fifty Seven Lakh Only.) Property No .4 : Rs.3,57,00,000.00 ( Rs. Three Crore Fifty Seven Lakh Only.)

Place - Pune

Date – 21/11/2025



(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 Property No.1 Rs.6,60,000/- Property No.2 Rs.1,42,00,000/-Property No.3 Rs.35,70,000/- And Property No.4 Rs.35,70,000/- 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 **15<sup>th</sup> 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**  
Property No .1 : Rs.66,00,000.00 ( Rs. Sixty Six Lakh Only.)  
Property No .2 : Rs.14,20,00,000.00 ( Rs. Fourteen Crore Twenty Lakh Only.)  
Property No .3 : Rs.3,57,00,000.00 ( Rs. Three Crore Fifty Seven Lakh Only.)  
Property No .4 : Rs.3,57,00,000.00 ( Rs. Three Crore Fifty Seven Lakh Only.)  
**below which the property will not be sold.**
- 10) **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. 1,00,000/- 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**  
**Email :ho.recovery@jsblpune.bank.in Web Site : www.janatabankpune.com**

