

SVC Co-operative Bank Ltd

Legal & Recovery Department:

2nd FLOOR, SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA,
SANTACRUZ (E), MUMBAI: 400 055.

REGIONAL OFFICE:

303, CHINTAMANI PRIDE, NEAR CITY PRIDE THEATRE, KOTHRUD, PUNE 411038
TEL: 8237006071/8237046072/8237006073/8237006074

PUBLIC NOTICE FOR SALE

PROPERTY FOR SALE ON “AS IS WHERE IS BASIS” (PROPERTY TAKEN OVER UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002)

NAME AND ADDRESS OF THE BORROWER/MORTGAGOR/GUARANTORS	LOCATION AND DETAILS OF THE PROPERTY AND OUTSTANDING DUES FOR RECOVERY OF WHICH PROPERTY IS BEING SOLD
<div>1. Mr. Santosh Murlidhar Choudhari (Principal Borrower/Mortgagor)<ul style="list-style-type: none">Add 1:- Saraswat Classes, Ashram Road, A.P. Uruli Kanchan, Pune 412 202Add 2:- Flat No. 202, Second floor, Swayambhu Shruti, Gat No. 62, Uruli Kanchan, Tal. Haveli, Dist. Pune 412 202,</div> <div>2. Mr. Shripal Prakash Boraa (Guarantor)<ul style="list-style-type: none">Add 1:- Bhondavewadi, Alandi Kunjir Wadi Road, Alandi Mahatobachi, Pune 412 201Add 2:- Abzooba India Infotech Park Pvt. Ltd. Prabhavate Tech Park, 2nd floor, Office No. 3, Baner, Pune 411 045,</div> <div>3. Mrs. Chaitrali Sunil Bhondave (Guarantor)<ul style="list-style-type: none">Add 1: - Ashram Road, Uruli Kanchan, Pune 412 202,Add 2:- House No. 10, 3rd Floor, Kadam Vasti, Behind Yashraj Capital Angel High School, Theur, Pune 412 110Add 3:- C/o Ajit Multistate Co-op Credit Society, Loni Kalbhori Branch, Loni -Kalbhori, Pune 412 201 .</div>	<p>All that piece and parcel of property being Flat no. 202, Second floor adm. 30.90 sq. mt. carpet and enclosed balcony adm. 7.32 sq. mt. and open balcony adm. 3.30 sq. mt. and one covered car parking adm. 9.29 sq. mt. in Swayambhu Shruti, Gat no. 62, Village Uruli Kanchan, Tal. Haveli, Dist. Pune, Sub Registrar Haveli and within the limits of Gram Panchayat Uruli Kanchan.</p> <p>Rs. 28,70,950.50 (Rupees Twenty Eight Lakh Seventy Thousand Nine Hundred Fifty and Paise Fifty Only) as on 30.06.2025 plus interest at contractual rates and expenses incurred from 01.07.2025 onwards until the date of payment.</p>
Reserve Price: - Rs.26,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only)	
Last Date and Time for Submission of Tender: - Date 19.08.2025 by 5.00 p.m.	
Date and Time of Auction:- Date 20.08.2025 at 11.00 A.M onwards.	

NOTE: -

- Interested parties to contact Authorised officer of the bank at the Regional office of the bank at above mentioned address for the inspection of property
- Interested buyers should contact on above given contact details and come personally with KYC or depute an authorised person with authority letter and KYC for inspection of the property.

TERMS & CONDITIONS

- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the above mentioned property and Tender Form can be obtained from **the Bank's Regional office, at Legal & Recovery Department at 303, Chintamani Pride, Near City Pride Theatre, Kothrud, Pune -411038.**
- Intending bidders should submit **sealed tender** for abovementioned property in the prescribed Tender Form only. The sealed covers should be accompanied with Demand Draft / Pay Order for **Rs.1,000/-** being Non-refundable Tender fee & the separate Demand Draft / Pay Order for the Earnest Money Deposit of **10%** of the offer amount for the above property drawn on a Scheduled Bank, **favoring “SVC Co-operative Bank Ltd”**., payable at Pune should be deposited at **Legal & Recovery Department at 303, Chintamani Pride, Near City Pride Theatre, Kothrud, Pune 411 038 by 5.00 p.m. on or before 19.08.2025.**
- Tenders will be opened at Regional Office of the Bank Pune at above mentioned address on 20.08.2025 at 11.00 A.M.**
- The borrower/s, respective Tenderers, Guarantors and Owners of the property under sale may, if so desired, give his/their or Sponsor the best possible valid offer (s) for the property offered for sale provided they follow the requirements at 2 above.
- The borrower/s, respective Tenderers / Guarantors / Owner of the property or their authorised representatives may remain present at the time of opening of tenders. The Authorised officer of the Bank would have sole discretion in the manner of conduct of sale including decision with regard to inter-se bidding/ negotiations amongst the bidders to realize highest sale value for the property. They are, therefore, advised to remain present themselves or through their duly authorised representative(s).
- The Bank reserves its right to accept or reject any or all offers without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the property through private negotiations with any of the tenderers/bidders or other party/parties.
- The successful bidder should bear the charge/fee payable for conveyance such as Stamp duty, Registration fees, incidental expenses, TDS as applicable on the property deal amount, as applicable, if any. The successful bidder shall also bear all Government and Statutory dues, if any and also all pending dues like electricity dues, water dues, society maintenance charges, property tax, transfer fees, charges and for other service provided, if any.
- The successful offerer /tenderer/bidder/purchaser will have to pay 25% of the offer amount which is inclusive of EMD on the same day or not later than next working day of the auction and the balance amount on or before the fifteenth day, by D.D/ PO/NEFT/RTGS in favour of the above Bank drawn on a Scheduled Bank and payable at Pune, from the date of the offer acceptance letter by the Bank.

9. Any details with respect to the title/description of the property to be verified by the prospective purchaser as property is being sold on **"AS IS WHERE IS BASIS"**.
10. Disputes, if any, shall be within the jurisdiction of **Pune** Courts only.
11. The Property in question is under the **Physical Possession** of the Bank.
12. **The Borrower's/Guarantor's/Mortgagor's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the Secured Asset.**
13. The sale notice is also displayed on our website- <https://www.svcbank.com/notice-sale>

Place: Pune
Date: 29/07/2025.

Authorised Officer