

SVC Co-operative Bank Ltd

Recovery Department:

2<sup>nd</sup> 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 OF THE BORROWER/MORTGAGOR/GUARNTORS AND OUTSTANDING DUES FOR RECOVERY OF WHICH PROPERTY IS BEING SOLD.	LOCATION AND DETAILS OF THE PROPERTY
<p>1. <b>M/s. Om Ice Factory Prop:-Mr. Ramrao Pandurang Giramkar (Principal Borrower and Mortgagor and Guarantor)</b> E-27, MIDC, Kurkumbh, Tal –Daund, Dist-Pune - 413 802 and A-11, Devgiri Apartment, Daund- Patas Road, Tal. Daund, Dist-Pune 413 801 <b>2. Mrs. Rekha Ramrao Giramkar (Mortgagor and Guarantor)</b> A-11, Devgiri Apartment, Daund- Patas Road, Tal.Daund, Dist-Pune 413 801 <b>3. Mr. Nitin Gorakh Giramkar (Guarantor),</b> Flat No-204, Payal Residency, Sanskarnagari, Daund, Tal.Daund, Dist. Pune 413 801.</p> <p><b>Rs.2,57,51,761.25 (Rupees Two Crore Fifty Seven Lakhs Fifty One Thousand Seven Hundred Sixty One and Paise Twenty Five Only) as on 31.07.2025 together with future interest and incidental legal expenses, costs and charges etc. incurred and to be incurred thereon w.e.f. 01.08.2025 until the date of payment.</b></p> <p>2. <b>Mr. Ramrao Pandurang Giramkar (Principal Borrower and Mortgagor)</b> E-27, MIDC, Kurkumbh, Tal –Daund, Dist-Pune - 413 802 and A-11, Devgiri Apartment, Daund- Patas Road, Tal.Daund, Dist-Pune 413 801 <b>2. Mrs. Rekha Ramrao Giramkar (Co-Borrower)</b> A-11, Devgiri Apartment, Daund- Patas Road, Tal.Daund, Dist-Pune 413 801</p> <p><b>Rs.33,38,064.25 (Rupees Thirty Three Lakhs Thirty Eight Thousand Sixty Four and Paise Twenty Five Only) as on 31.07.2025 together with future interest and incidental legal expenses, costs and charges etc. incurred and to be incurred thereon w.e.f. 01.08.2025 until the date of payment.</b></p>	<p>All that piece and parcel of property being flat No. 15 adm. about 37.11 sq. mt. carpet along with balcony area adm. about 5.76 sq. mt. at plot No. 1 out of Gat No. 51 situated on third floor in the building known as Green Park – 2 building C Village Rui, Taluka Panchayat Samiti Baramati, Dist. Pune within the jurisdiction of Sub Registrar Baramati</p>
<b>Reserve Price – Rs.16,60,000/- ( Rupees Sixteen Lakhs Sixty Thousand Only)</b>	
<b>Last date and Time or Submission of Tenders:- 29.08.2025 before 5.00 p.m. at above address</b>	
<b>Date and Time of Auction of the property :- Date 30.08.2025 at 12.00 Noon at above address</b>	

Interested parties to contact the Authorised Officer of the Bank at the abovementioned address of the Regional office Pune of the bank for the inspection of property. **NOTE:-** Interested buyers should come personally with KYC or depute an authorised person with authority letter and KYC.

TERMS & CONDITIONS

- Sale is strictly subject to the terms and conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned property and Tender Forms can be obtained from the SVC Co-Operative Bank Ltd, Legal and Recovery Department,303, 3<sup>rd</sup> Floor, Chintamani Pride,Near City Pride Theatre, Kothrud, Pune -411 038.
- Intending bidders should submit separate **sealed tenders** 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 and the separate Demand Draft/Pay Order for the Earnest Money Deposit of 10% of the offer amount drawn on a Scheduled Bank, favouring SVC Co-operative Bank Ltd., payable at Pune should be deposited at Legal and Recovery Department, 303, 3<sup>rd</sup> Floor, Chintamani Pride, Near City Pride Theatre, Kothrud, Pune -411 038 by 5.00 p.m. on or before **29.08.2025**.
- Tenders will be opened at the Regional Office of the Bank at above mentioned address at **12.00 noon on 30.08.2025**.
- The borrowers, respective tenderers, guarantors and owners of the property under sale may, if so desire, 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 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.
- 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”**.
- 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 if any. The successful bidder shall bear all Government and Statutory dues, if any. The successful bidder shall also bear all pending dues like electricity dues, water dues, maintenance charges, 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.
- Disputes, if any, shall be within the jurisdiction of Pune Courts only.
- The Property in question is under the **Physical Possession** of the Bank.
- The Borrowers attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the Secured Asset.
- The sale notice is also displayed on our website - <https://www.svcbank.com/Home/Notice Of Sale>