

SVC Co-operative Bank Ltd

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 of 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	RESERVE PRICE (Rs. In Lakhs)
1. Mrs. Samrudhy Vinay Pawale (Principal Borrower and Mortgagor) Flat No.2, Building No.2, Sai Anand, Ambegaon (Bk), Pune 411 046 and A-12, Vijayshree Towers, Dattawadi, Near Global Hospital, Pune 411 030	All that piece and parcel of property being Flat bearing No.02, admeasuring 788 sq.ft. i.e. equivalent to 73.23 sq.mtr.(Built Up) on the first floor in the building No.2 (B Building) of the Project known as “Sai Anand” constructed upon land bearing S.No.8 and Hissa No.5 B at Village Ambegaon (Bk) within the Registration Sub District of Taluka Haveli, District Pune, Registration Sub District Pune and within the limits of Zilla Parishad Pune and within the local limits of Gram Panchayat Ambegaon (Bk) and which is bounded as follows:- On or Towards East: By S.No.8/6. On or Towards West: By Flat No. 01. On or Towards North: By Anand Villa A Building. On or Towards South: By Road. Rs.47,24,411.39 (Rupees Forty Seven Lacs Twenty Four Thousand Four Hundred Eleven and Paise Thirty Nine Only) as on 31.07.2025 plus interest at the contractual rate and expenses, costs and charges incurred/to be incurred from 01.08.2025 onwards until the date of payment.	27.00 Lakhs
2. Mr. Vinay Anant Pawale (Co-borrower and Mortgagor) Flat No.2, Building No.2, Sai Anand, Ambegaon (Bk), Pune 411 046 and A-12, Vijayshree Towers, Dattawadi, Near Global Hospital, Pune 411 030		
3. Mr. Milind Anant Pawale (Guarantor) CTS No.291, Ganesh Gayatri Apartment, 3 rd Floor, Somwar Peth, Pune 411 011		
Date and Time for Inspection of Property :- 21.08.2025 from 11.00 A.M. to 2.00 P.M.		
Last Date and Time for Submission of Tenders :- 28.08.2025 by 5.00 P.M.		
Date and Time of Auction of the Property:- 29.08.2025 at 3.00 P.M.		

Note:- Interested parties to contact the Authorised Officer of the Bank at the abovementioned address of the Regional office 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 for the inspection of property.

TERMS & CONDITIONS

1. 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.
2. 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, **favouring “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 411038 by 5.00 p.m. on or before 28/08/2025.**
3. **Tenders will be opened at Regional Office of the Bank Pune at above mentioned address and time on 29.08.2025.**
4. The borrower/s, 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.
5. 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).
6. 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.
7. 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 also bear all Government and Statutory dues, if any and also all pending dues like electricity dues, water dues, society maintenance dues, property tax, transfer fees, charges and for other service provided, if any.
8. The successful offered /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>