SBFC Finance Limited

Registered Office: - Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059. Branch Address: SBFC Finance Limited, 2nd Floor, Rahangdale Building, Above Canara Bank, Near Bus Stand Road, Bhandara, Dist. Bhandara, Maharashtra-441904.

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") for the recovery of amount due from below borrower/s, offers/Bids are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession of the secured creditor, on **'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'AS IS WHATEVER THERE IS BASIS',** The Reserve Price for the Auction will be against the each property as mentioned below in respective column and the Earnest Money Deposit (EMD) will be 10% of the reserve price accordingly which shall be required to be submitted by way of DD/PO in favor of "SBFC Finance Limited" along with the Bid by the intended bidder(s)/purchaser(s) at SBFC Branch Office **"SBFC Finance Limited, 2nd Floor, Rahangdale Building, Above Canara Bank, Near Bus Stand Road, Bhandara, Dist.Bhandara, Maharashtra-441904." on or before 5:00 PM of 01/12/2026 (last date for bid submission)** . The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amt. paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be required to be deposited within 15 days from Sale confirmation date. Particulars of which are given below: -

Address of Borrower(s) / Co-Borrower(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding as on 21st October, 2026
1. DHYANESHWAR JANARDHAN TELMASARE, 2. MRS JAYASHRI DHYANESHWAR TELMASARE, 3. SHUBHAM DHYANESHWAR TELMASARE **Add:** Ward No 1. Kdurli Mata Mandir Parisar Koutou Pawani Mata Mandir Pavani Maharastra 441910. **And Also, At: 1A. DHYANESHWAR JANARDHAN TELMASARE Add;** Milkat No. 88, Ghat No. 538/1/2/5, Cts No. 30, Mouje Pavani, Tal. Pavani, Dist Bhandara – 441910	**Demand Notice Date: 25th November 2025 Rs. 2040908/-** (Rupees Twenty Lakhs Forty Thousand Nine Hundred And Eight Only) as on 19th NOVEMBER 2025 plus unapplied interest from the date of 20th NOVEMBER 2025,	All That Property Situated At Within The Local Limits Of Municipal Council Pauni, And Within The Juridiction Of Sub Registrer Pauni, New Milkat No. 88, Ghat No. 539/1/2/5, Cts No. 30, Plot No .07 Mouje Pavani, Tal. Pavani, Dist Bhandara – 441910. **Bounded By:** East: House Of Narayan Bawankar,West: House Of Premanand Telmasare, North: Road, South: Plot No 8 & 9.	**Rs. 25,38,550/-** (Rupees Twenty-Five Lac Thirty-Eight Thousand Five Hundred and Fifty Only)	**Rs. 2,53,855/-** (Rupees Two Lac Fifty-Three Thousand Eight Only)	**Rs. 23,01,907/-** (Rupees Twenty Three Lac One Thousand Nine Hundred and Seven Only)

1. Last Date of Submission of Sealed Bid/Offer in the prescribed tender/Bid forms along with EMD and KYC (Self-attested) is **01/12/2026 on or before 05:00 PM** at the Head/Branch Office address mentioned herein above. Tenders/Bids that are not filled up or tenders received beyond last date will be considered as invalid and shall accordingly be rejected. **2.** EMD amount should be paid by way of Demand Draft/Pay order payable at, Bhandara/Maharashtra-441904. in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders. **3.** Date of Inspection of the Property is on **30/11/2026 between 11.00 AM to 4.30 PM. 4.** Date of Opening of the Bid/Offer (Auction Date) for Property is **02/12/2026** at the above-mentioned branch office address at **12:30 PM.** The tender/Bid will be opened in presence of the Authorized Officer along with all bidders. **5.** The bid starts from the incremental value of Rs. 50,000/- (Rupees Fifty Thousand Only). Further all the bids shall be increased in multiple of incremental value. **6.** Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof. The property will not be sold below Reserve Price. **7.** Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. **8.** The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above-mentioned Head/Branch office. **9.** Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only. **10.** The Auction Purchaser/Highest Bidder shall deposit the applicable TDS as per Income Tax rules (as of now 1%) against the Sale in PAN of SBFC Finance Limited (SBFC), and submitted the requisite Form/Documents (as of now called form 26QB) with RFL prior issuance of Sale Certificate. The said TDS amount will be deducted by Auction purchaser form the Sale Consideration. **11.** All dues/arrears/unpaid taxes including but not limited including sales tax, property tax, etc. or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately. **12.** Encumbrances known to the secured creditor: NIL **13.** The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately and balance 75% amount must be payable within 15 days. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer. **14.** The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. **15.** The bid is not transferable, the purchaser(s)/successful bidder(s) and/or any person claiming through or under them shall have no right to initiate any proceedings against the authorized officer/secured creditor in relation to the sale of the secured asset. **16.** The Banker's Cheque or Demand Draft should be made in favor of 'M/s. SBFC FINANCE LIMITED' payable at, Bhandara/Maharashtra-441904. Only. **17.** The Borrower/ Co-Borrower are hereby given 30 DAYS STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.) in full before the date of sale, auction is liable to be stopped. **18.** The notice is hereby given to the Borrower, Co-Borrower to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. **19.** The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application/Bid. **Authorised Officer: Miss. VAISHNAVI TAYADE, Mobile No. +91 8484042083. E-mail Id: vaishnavi.tayade@sbfc.com, Authorised Officer: Mr. VIKAS VYAS Mobile no. +91 9920202799, E-mail Id: vikas.vyas@sbfc.com 20.** In case of discrepancy in the Vernacular language publication, the English newspaper will prevail over vernacular newspaper.

Place: Bhandara/Maharashtra-441904.
Date: 24th October, 2026

Sd/- (Authorized Officer)
M/s. SBFC FINANCE LIMITED