

# SBFC Finance Limited

**SBFC**

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, 1st Floor, Above-Libaas Oxemberg, Libaas Buidling, Plot No.216, Socialist Chowk, Near Gulshan Hotel, Wardha Maharashtra- 442001.

## 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', 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 28th October 2025
1. NILAM VIKAS REDDY, 2. VIKAS VIJAYKUMAR REDDY, HAVING ADDRESS AT: Plot No. 49b, Field Sr. No. 191, Mauza No. 39, Ward No. 5, Friends Colony, Gp & Mauza Gunjkhedha, Taluka Deoli, District Vardha, Maharashtra - 442302.	Rs. 14,31,572/- (Rupees Fourteen Lakh(s) Thirty-One Thousand Five Hundred Seventy-Two Only) as on 13th October 2023 plus unapplied interest from the date of 14th October 2023, Demand Notice Date - 16th October 2023	All that piece and parcel of the property of House bearing Mouza Gunjkhedha, Mouza No. 39, G.P. House No. 1456 in Friends colony, Ward No. 5, Survey no. 191 plot No. 49B admeasuring total area 121. 80 sq. mtrs. with built up area House built up area 644 sq. ft. (59.84 sq. mtrs.) ground and First Floor situated at Pulgaon, District Vardha, Registration Sub- District Pulgaon and property bounded as under- East- Plot No. 50A, West- Plot No. 49A, North- 9 meters Layout Road, South- Plot No. 42B.	Rs. 19,41,100/- (Rupees Nineteen Lac Forty-One Thousand and One Hundred Only)	Rs. 1,94,110/- (Rupees One Lac Ninety-Four Thousand and Ten Only)	Rs. 18,09,367/- (Rupees Eighteen Lac Nine Thousand Three Hundred and Sixty 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 08/12/2025 on or before 11:00 AM 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 Wardha Maharashtra- 442001. in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders.
3. Date of Inspection of the Property is on 01/12/2025 between 11.00 AM to 4.30 PM.
4. Date of Opening of the Bid/Offer (Auction Date) for Property is 08/12/2025 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. Name of Authorized officer and contact number: Alok Kumar Sharma - +91 9826597104 and Aatish Jadhao - +91 9657030112.
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. 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.
11. Encumbrances known to the secured creditor: NIL
12. 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.
13. 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.
14. The bid is not transferable.
15. The Banker's Cheque or Demand Draft should be made in favor of 'M/s. SBFC FINANCE LIMITED' payable at Wardha Maharashtra- 442001. Only.
16. 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.
17. 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.

Place: WARDHA MAHARASHTRA- 442001

Date: 31st October 2025

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