



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 Ltd, 124, Shagun Tower, 1st Floor, Above Apana Sweets, Vijay Nagar, Indore, Madhya Pradesh-452010.

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 (R.P.)	Earnest Money Deposit (EMD) (10% of R.P.)	Total Loan Outstanding as on 22nd April 2025
1) Barkiya Electrical, 24, New MTH Compound, Indore, Madhya Pradesh-452006. 2) Aniket Barkiya, 3) Neha Barkiya, 4) Nirmala Bai Barkiya, Address: Flat No. 304, 3rd Floor, Rohit Plaza Apartment, House No. 25/26, Malhar Ashram School, Narayan Bag, Indore (M.P.)-452001. 5) Murarilal Barkiya, 14, Raghuvanshi Colony, Marimata Chouraya Industrial Estate, Indore, Madhya Pradesh-452001. Collateral Address: 1A. Barkiya Electrical, 304, Rohit Plaza, Narayan Bagh, Near Rambagh, Municipal No.24, Old No.23, Block No.29 paiki North Part, Indore, Madhya Pradesh-452001.	Rs. 24,05,154/- (Rupees Twenty-Four Lakh(s) Five Thousand One Hundred Fifty-Four Only) as on 15th January 2024 Demand Notice Date: 16th January 2024	All that piece and parcel of the Property bearing Flat No.304 paiki, "Rohit Plaza", 3rd floor, Northern Part of Municipal House No.24(Old No.23) paiki, Block No.29, Narayan Bagh, (Gali), Tehsil and District Indore, Madhya Pradesh, measuring 800 sq.ft.(74.34 mtrs.) and property bounded as under, East: Road, West: Passage Building, North: Flat No.303, South: Flat No.305.	Rs. 17,70,000/- (Rupees Seventeen Lac Seventy Thousand Only)	Rs. 1,77,000/- (Rupees One Lac Seventy-Seven Thousand Only)	Rs. 22,50,489/- (Rupees Twenty-Two Lac Fifty Thousand Four Hundred and Eighty-Nine Only)

1. Last Date of Submission of Sealed Bid/Offer in the prescribed tender/Bid forms along with EMD and KYC (Self-attested) is **30/05/2025 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 Indore (Madhya Pradesh) in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders. 3. Date of Inspection of the Property is on **23/05/2025 between 11.00 AM to 4.30 PM**. 4. Date of Opening of the Bid/Offer (Auction Date) for Property is **30/05/2025** 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. 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. 6. 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. 7. 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. 8. 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. 9. 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. 10. Encumbrances known to the secured creditor: NIL 11. 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. 12. 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. 13. The bid is not transferable. 14. The Banker's Cheque or Demand Draft should be made in favor of 'M/s. SBFC FINANCE LIMITED' payable at Indore (Madhya Pradesh) Only. 15. 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. 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: Indore (Madhya Pradesh), Date: 25th April 2025

Sd/- Authorised Officer, M/s. SBFC FINANCE LIMITED