

[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on “As is Where is”, As is What is” and Whatever there is” on **23.09.2026** for recovery of **Rs. 40,77,12,931.46 (Rupees Forty crore seventy seven lakh twelve thousand nine hundred thirty one and forty six paise only)** and interest from **25.03.2013** due to the secured creditor from **Dev Roadlines Pvt. Ltd.** Having its Registered Office at 9-210 City Pearl, Opposite Gangaur Hotel, M 1 Road, Jaipur 302001 and Guarantors (i) **Shri Ravi Modi**, residing at Flat no. 5B, 9 AAlipur Park Place Kolkata – 700027, (ii) **Smt. Anjana Modi**, residing at Flat no. 5B, 9 AAlipur Park Place Kolkata – 700027, (iii) **M/s. PNS Enclave and FincoPvt. Ltd.**, having its registered office at 229 AJC Bose Road Kolkata – 700020 (iv) **M/s. Modi Infra Development Pvt. Ltd.** (Formerly Loknath Construction Pvt. Ltd.) having registered office at 229, A.J.C. Bose Road, Room No. 9c (Crescent Tower) 9th floor Kolkata WB 700020 (v) **M/s. Robust Packaging Co. Pvt. Ltd.**, having registered office at 229, A.J.C. Bose Road, Room No. 9c 9th Floor Kolkata WB 700020, (vi) **M/s. Bhavya Global Ltd. (Earlier Dev IspatPvt. Ltd)**, having registered office at Unit No 4N, 4th Floor Block 2, Sub Block Aparna RidhiSidhi Gardens, Joka, Kolkata, West Bengal-700104 (vii) **M/s. Bhavya Resorts and Hotels Pvt Ltd.**, having its registered office at 229, A.J.C. Bose Road, Room No. 9c 9th Floor Kolkata WB 700020.

(Short description of the immovable property with known encumbrances, if any) and Reserve Price will be as under:

- i. Equitable Mortgage of Residential Flat No. 4N, 4th floor in Building “APARNA” part of “RIDDHI SIDDHI GARDENS” Premises No. (27, Diamond Harbour Road, PS – Thakurpukur, Ward No. 144, Kolkata – 700104 owned by Dev Ispat Pvt Ltd., now known as Bhavya Global Ltd., vide Deed No. I 3428/2008 dated 03.12.2008, Bounded by On the North :By R.S. Dag No. 732

On the East: By R.S. Dag No. 721 and 722

On the South: By part of R.S. Dag No. 731, 728 and 726

On the West: By Diamond Harbour Road and R.S. Dag No. 728

Land Area - 69 Katha Flat Area - 968 sq ft SBUA

(On “As is Where is”, “As is What is “ and “Whatever there is” basis)

The reserve price will be **Rs.28,00,000.00 (Rupees Twenty Eight Lakh only)** and the

earnest money deposit will be **Rs.2,80,000.00 (Rupees Two Lakh and Eighty Thousand only)** to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by ebkraz/ PSB Alliance Pvt. Ltd. on its e-auction site.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in and <https://baanknet.in>

08-09-2026

AUTHORISED OFFICER,
(Shri N. K. Lakra)
9674721004
clo3.samb2kol@sbi.co.ino