SPEED POST WITH AD

Ref No: SAMP-II/BR/CLO-I/OPK/633 **Date: 23.02.2026**

To,

Shri Suresh Kumar Patni S/o Dharam Chand Patni 15, Burdwan Road, Kolkata-700027	Shri Rohit Patni S/o Sursh Kumar Patni 15, Burdwan Road, Kolkata-700027	Shri Ankit Patni S/o Sursh Kumar Patni 15, Burdwan Road, Kolkata-700027
Invesco Finance Private Limited, 35 Chittaranjan Avenue 4th Floor, P.S. Bow Bazar, Kolkata 700 012	Poddar Mech Tech Services Private Limited, 35, Chittaranjan Avenue, Kolkata 700 012.	Shubham Complex Private Limited, 1/26, Vidhyadhar Nagar, Jaipur 302023, Rajasthan.
Shubham Complex Private Limited, 35, Chittaranjan Avenue, Kolkata 700 012.	Suanvi Trading & Investment Co. Private Limited, 35, Chittaranjan Avenue,4th Floor, P.S. Bow Bazar, Kolkata 700 012.	Vasupujya Enterprises Private Limited 35, Chittaranjan Avenue, Kolkata 700 012.

Madam / Dear Sir,

Sub: Withdrawal of earlier e-Auction Sale Notice and issuance of Fresh Sale Notice under Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 in the account of M/s Rohit Ferro Tech Ltd.

This has reference to the e-auction sale notice dated 17.02.2026 issued by the undersigned under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in exercise of powers conferred under Section 13(4) of the SARFAESI Act, 2002 in respect of the mortgaged/charged secured assets of the captioned borrowers/guarantors.

The Competent Authority has, for administrative and procedural reasons and in order to ensure strict statutory compliance and transparency in the sale process, decided to withdraw and cancel the said earlier sale notice dated 17.02.2026. Accordingly, the said sale notice stands withdrawn and treated as **cancelled ab initio**. No rights have accrued or shall accrue in favour of any person pursuant thereto.

In continuation of measures taken under Section 13(4) of the Act, and in exercise of powers under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002, a **fresh Sale Notice dated 23.02.2026** is hereby issued for sale of the secured assets on **"as is where is", "as is what is", "whatever there is" and "without recourse" basis.**

The sale shall be conducted by way of e-auction on **30.03.2026**, ensuring clear 30 days' statutory notice period from the date of publication/service in compliance with Rule 8(6) and Rule 9(1) of the 2002 Rules.

The said Sale Notice is being:

1. Served upon you by Speed Post;
2. Published in two leading newspapers (one in vernacular language) in terms of Rule 8(6); and
3. Uploaded on the Bank's official website and the e-auction portal as per applicable guidelines.

You are hereby informed that in terms of Section 13(8) of the Act, the borrower/guarantor may redeem the secured assets by tendering the entire dues together with all costs, charges and expenses at any time before the date fixed for sale.

This communication is issued without prejudice to all rights, remedies and contentions available to the Secured Creditor under the SARFAESI Act, 2002 and other applicable laws.

Kindly take notice accordingly.

Yours faithfully,

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

प्राधिकृत अधिकारी/Authorised Officer
तनावग्रस्त आस्ति प्रबंधन शाखा-II
Stressed Assets Management Branch - II
कोलकाता - 700 071 / Kolkata - 700 071

Authorized Officer,

State Bank of India,

SAMB II, Kolkata

Encl: Fresh Sale Notice dated 23.02.2026

Appendix-IV-A
[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 possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor on behalf of consortium members, will be sold on " As is Where is", As is What is" and Whatever there is" on 30.03.2026 for recovery of Rs.1778, 03, 98,135.42 (Rupees One thousand seven hundred seventy-eight crores three lacs ninety-eight thousand one hundred thirty-five and paisa forty-two only) as on 30.06.2018 and further interest, incidental charges & other expenses etc. due to the secured creditor State Bank of India and undisclosed amount from other secured creditors like Bank of Baroda, Union Bank of India, Central Bank of India, Indian Bank, UCO Bank, Canara Bank and EXIM Bank from personal guarantors to M/s. Rohit Ferro Tech Ltd named 1. Shri Suresh Kumar Patni S/o Dharam Chand Patni (ii). Shri Rohit Patni S/o Sursh Kumar Patni and (iii) Shri Ankit Patni S/o Sursh Kumar Patni residing at 15, Burdwan Road, Kolkata-700027 and Corporate Guarantors to M/s. Rohit Ferro Tech Ltd named (iv) Invesco Finance Private Limited (v). Poddar Mech Tech Services Private Limited (vi) Suanvi Trading & Investment Co. Private Limited (vii) Vasupujya Enterprises Private Limited, office at 35, Chittaranjan Avenue, Kolkata 700 012 (viii) Shubham Complex Private Limited, office at 1/26, Vidhyadhar Nagar, Jaipur 302023, Rajasthan & at 35, Chittaranjan Avenue, Kolkata 700 012.

Short description of the immovable property with known encumbrances, if any
All that the piece and parcel of Puruna Padia vacant land having 65 nos. of plots, Khatian no 72,63,34,61,46, situated at Mouza-Manoharpur, Tehil-Danagadi, PS- Kalinganagar No 2 (Jakhapatra), District Jajpur, Odisha. The details as under: (i) Deed No. 924 dated 22.09.2010 in the name of Rohit Patni having area 0.48 acres. (ii) Deed No 925 dated 20.09.2010 in the name of Suresh Kumar Patni having area 10.29 acres. (iii) Deed No 926 dated 20.09.2010 in the name of Rohit Patni having area 4.90 acres. (iv) Deed No 927 dated 20.09.2010 in the name of Ankit Patni having area 0.47acres. (v) Deed No 928 dated 20.09.2010 in the name of Rohit Patni having area 2.63 acres. (vi) Deed No 929 dated 20.09.2010 in the name of Rohit Patni having area 0.33 acres. (vii) Deed No 930 dated 20.09.2010 in the name of Ankit Patni having area 5.73 acres.

(viii) Deed No.1045 dated 10.11.2010 in the name of Ankit Patni having area 0.99 acres. **Total area: 25.82 acres**. (More or less)
The reserve price will be **Rs.2,66,00,000.00** (Rupees Two crore and Sixty-Six Lakh only) and the earnest money deposit will be **Rs.26,60,000.00** (Rupees Twenty-Six Lakh Sixty Thousand only)

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

Auction Service Provider M/s PSB Alliance Pvt Ltd email:support.baanknet@psballiance.com
Auction URL: https://baanknet.com/Auction.

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

प्राधिकृत अधिकारी/Authorised Officer
तनावग्रस्त आस्ति प्रबंधन शाखा-II
Stressed Assets Management Branch - II
कोलकाता - 700 071 / Kolkata - 700 071

Date:23.02.2026
Place: Kolkata

Authorised officer
State Bank of India
On behalf of Consortium members