

[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 23.04.2026 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 Finco Pvt. 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 Ispat Pvt. 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.31,00,000.00 (Rupees Thirty One lakh only) and the earnest money deposit will be Rs.3,10,000.00 (Rupees Three Lakh Ten Thousand only) to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by ebkay/ PSB Alliance Pvt. Ltd. on its e-auction site.

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তনাব্যস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মঁনিল)
1, মিডলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071

- ii. Equitable Mortgage of Commercial Unit No. 9A on the 9th Floor together with 1 available cover car parking at Building "Crescent Tower" situated at Premises No. 229, AJC Bose Road, PS: Bhawanipore. Ward No. 70, Kolkata – 700020 in the name of Robust Packaging Company Pvt. Ltd., vide Deed No. 4027/10 dated 17.05.2010, Butted and bounded in the following manner:

On the North : By Acharya Jagadish Chandra Bose Road
(Formerly Lower Circular Road)

On the South : By 1, Sarat Bose Road (Formerly Lansdowne Road)

On the East : By 238B and 238/1, Acharya Jagadish Chandra Bose Road (formerly Lower Circular Road)

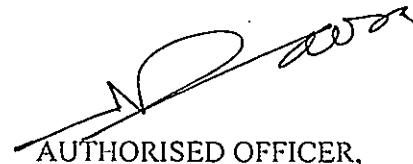
On the West : By 230 Acharya Jagadish Chandra Bose Road (formerly Lower Circular Road) 3095 sqft SBUA and 2475.2 sqft BUA

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

The reserve price will be Rs.3,63,00,000.00 (Rupees Three Crore Sixty Three lakh only) and the earnest money deposit will be Rs.36,30,000.00 (Rupees Thirty Six Lakh Thirty Thousand only) to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by ebkay/ PSB Alliance Pvt. Ltd. on its e-auction site 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://ebkay.in>

10.04.2026



AUTHORISED OFFICER,

(Shri N. K. Lakra)

9674721004

clo3.samb2kol@sbi.co.ino



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON
THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS
AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower / Guarantor	M/s. Dev Roadlines Pvt. Ltd. (Borrower) 229 AJC Bose Road Crescent Tower Unit 9-C, 9th Floor Kolkata Kolkata West Bengal India 700020 M/s. Bhavya Global Ltd. (Earlier Dev Ispat Pvt. Ltd.) (Guarantor) Unit No 4N, 4th Floor Block 2, Sub Block Aparna Ridhi Sidhi Gardens, Joka, Kolkata, West Bengal- 700104, India M/s. PNS Enclave and Finco Pvt. Ltd. (Guarantor) 229 AJC Bose Road Kolkata - 700020 M/s. Modi Infra Development Pvt. Ltd. (Formerly Loknath Construction Pvt. Ltd.) (Guarantor) 229, A.J.C. Bose Road, Room No. 9c (Crescent Tower) 9th floor Kolkata WB 700020 M/s. Robust Packaging Co. Pvt. Ltd (Guarantor) 229, A.J.C. Bose Road, Room No. 9c 9th Floor Kolkata WB 700020 M/s. Bhavya Resorts and Hotels Pvt Ltd (Guarantor) 229, A.J.C. Bose Road, Room No. 9c 9th Floor Kolkata WB 700020 Smt Anjana Modi Flat no. 5B, 9 A Alipur Park Place Kolkata - 700027 Shri Ravi Modi Flat no. 5B, 9 A Alipur Park Place Kolkata - 700027
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, 'Jeevandeep' Building (10 th floor), 1, Middleton Street, Kolkata- 700071.

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তনাব্যস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মলিল)
1, মিডলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071

3	Description of the immovable secured assets to be sold.	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. (Land Area - 69 Katha Flat Area - 968 sq ft SBUA) ii. Equitable Mortgage of Commercial Unit No. 9A on the 9th Floor together with 1 cover car parking and 3 open car parking at Building "Crescent Tower" situated at Premises No. 229, AJC Bose Road, PS: Bhawanipore, Ward No. 70, Kolkata – 700020 in the name of Robust Packaging Company Pvt. Ltd., vide Deed No. 4027/10 dated 17.05.2010 (3095 sq ft SBUA)
4.	Details of the encumbrances known to the secured creditor.	The Property is in physical possession of the Authorised Officer. The borrower has not provided any authentic information about any further encumbrance. However, purchaser is required to ascertain from his own sources as to any further encumbrance.
5.	The secured debt for recovery of which the property is to be sold	Rs. 40,77,12,931.46 ((Rupees Forty crore seventy seven lakh twelve thousand nine hundred thirty one and forty six paise only)
6	Deposit of earnest money	i. Rs.3,10,000.00 (Rupees Three Lakh Ten Thousand only) being the 10% of respective Reserve prices to be transferred/ deposited by Interested bidder with ebkay(PSB Alliance) before the close of e- auction. (https://ebkay.in) by means of RTGS/NEFT ii. Rs.36,30,000.00 (Rupees Thirty Six lakh Thirty Thousand only) being the 10% of respective Reserve prices to be transferred/ deposited by Interested bidder with ebkay (PSB Alliance) before the close of e- auction. (https://ebkay.in) by means of RTGS/NEFT (In reference to Serial No. 3 above)

7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs	i. Rs. 0.31 cr. ii. Rs. 3.63 cr. (In reference to Serial No. 3 above) The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://ebkgray.in) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e auction.
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.

9	Time and place of public auction or time after which sale by any other mode shall be completed.	23.04.2026 between 11:00 AM to 4:00 PM
---	---	--



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक

STATE BANK OF INDIA

10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai-400020 (Helpdesk Numbers:+918291220220) at the web portal https://cbkgray.in For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions.
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.50,000.00 for property (i) and Rs. 1,00,000.00 for Property (ii). (ii) unlimited. (iii) Indian Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	i. Date: 18.04.2026, Time: 11 A.M to 5.00 P.M. for property (i) ii. Date: 17.04.2026, Time: 11 A.M to 5.00 P.M. for property no. (ii) Name: 1. Shri N. K. Lakra (9674721004) 2. Smt Amrita Roy (7700916721)

Handwritten signature

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডিলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তনাবগ্রস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মংলিল)
1, মিডিলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071

13	Other Conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s PSB Alliance Private Limited may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch – II, Kolkata, Jeevandeep Building (10th Floor), 1 no. Middleton Street, Kolkata – 700071 by 22.04.2026, 7:00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch – II, Kolkata, Jeevandeep Building (10th Floor), 1 no. Middleton Street, Kolkata – 700071 to participate in online e-auction on the portal https://www.ebkroy.in M/s. PSB Alliance Pvt. Ltd. will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (e) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e auction process/ proceed with conventional mode of tendering. (f) The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (h) Decision of the Authorised Officer regarding
----	------------------	---

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তদাবগ্ৰস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মংজিল)
1, মিডলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071

declaration of successful bidder shall be final and binding on all the bidders.

(i) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.

(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.

(p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.

(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তনাব্যস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মঁজিল)
1, মিডলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.

(r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.

A

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পদ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডিলটন স্ট্রীট
কলকাতা-৭০০ ০৭১

তনাব্যস্ত আস্তি প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মংজিল)
1, মিডিলটন স্ট্রীট,
কলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

14	Details of pending litigation, if any, in respect of property proposed to be sold	RC/29/2016 pending
----	---	--------------------

For further details regarding inspection of the property, e-auction, the intending bidder may contact the following persons.

1. Sri N. K. Lakra, AGM , SBI, SAMB-II Branch, Kolkata. Mobile No.9674721004.

Date: 10.04.2026.

AUTHORISED OFFICER
(N. K. Lakra)
SBI, SAMB-II, Kolkata.

Place: Kolkata.

9674721004.
clo3.samb2kol@sbi.co.in

bank.sbi

☎ : +91 33 2288 0199
☎ : +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসংখ্যান ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডলটন স্ট্রীট
কোলকাতা-৭০০ ০৭১

তনাব্যস্ত আর্সিট প্রবন্ধন শাখা-II
জীবনদীপ বিল্ডিং, (10 মংজিল)
1, মিডলটন স্ট্রীট,
কোলকাতা - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071