TERMS AND CONDITIONS OF SALE

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

1	Name and address of the Borrower & Guarantors	**M/S. K.V. AROMATICS PVT. LTD.** D-212 TO D-215 EPIP, SITE-V, GREATER NOIDA, (UP)– 201306. (Company Resolution plan approved under section 31 of Insolvency and Bankruptcy Code, 2016) Personal Guarantors: 1. Sh. Himanshu Agarwal s/o Sh. Vinod Kumar Agarwal R/o H.No.306, Sector-15A, Noida-201301. (Personal guarantor & Secured asset owner) 2. Sh. Sudhanshu Agarwal S/o Sh. Vinod Kumar Agarwal R/o Villa No. 2/1, Land-2, Jaypee Green, Block-G, Kasna Road, Greater Noida-201310. (Personal guarantor & Secured asset owner) 3. Sh. Vinod Kumar Agarwal S/o Sh. Maharaj Narayan Agarwal, R/o Mohalla Ther, Near Sheesh Mahal, Sambhal, U.P. (Personal guarantor & Secured asset owner) 4. Smt. Kamlesh Agarwal W/o Sh. Vinod Kumar Agarwal R/o Mohalla Ther, Near Sheesh Mahal, Sambhal, U.P. (Personal guarantor & Secured asset owner) 5. Sh. Aman Agarwal S/o Sh. Vinod Kumar Agarwal R/o Villa No. 2/1, Land-2, Jaypee Green, Block-G, Kasna Road, Greater Noida-201310. (Personal guarantor)
2	Name and address of Branch the secured creditor	**State Bank of India**, Stressed Assets Management Branch-I, 12th Floor, Jawahar Vyapar Bhawan, 1 Tolstoy Marg, Janpath, New Delhi 110001.
3	Description of the immovable secured assets to be sold	Property loacted at 1/8, 1/2, 1/8 share of Khasra No. 295, 344 (Deed No. 4356, 4338, 4336), 10/16, 1/8 share of Khasra No. 299 (Deed No. 4337, 4355), 1/8, 1/8 share of Khasra No. 299, 295, 344 (Deed No. 1482, 3993), Sher Khan Sarai, Sambhal Distt. Moradabad (UP) admeasuring 2.33 Hectares, in the name of Shri Vinod Kumar Agarwal, Smt. Kamlesh Agarwal, Shri Himanshu Agarwal and Shri Sudhanshu Agarwal (Total 7 Title Deeds)
4	Details of the encumbrances known to the secured creditor	**No other** encumbrances known to Bank.

5	The secured debt for recovery of which the property is to be sold	Rs.131,21,18,409.00(Rupees one hundred thirty one crore twenty one lacs eighteen thousand four hundred nine only) and NBF limit by way of bank guarantee having outstanding on rupees 24,11,298.00 (Rupees twenty four lacs eleven thousand two hundred ninety eight only) as on date including interest applied upto 12-09-2020with future interest and incidental charges w.e.f. dated 13-09-2020, less amount deposited, if any.
6	Deposit of earnest money	Through wallet to be maintained by Bidders on https://Baanknet.com
7	Reserve price of the immovable secured asset: Bank account in which Earnest Money Deposit (EMD) is to be remitted: **Last Date and Time** within which EMD to be remitted:	Rs. 12,02,00,000/- (Twelve Crore Two Lakhs Rupees Only) Through wallet to be maintained by Bidders on https://Baanknet.com Latest by 08:00 P.M. on 08.06.2026 (However, the intending bidders are advised to deposit the EMD amount well in advance to avoid any last minute technical issues.)
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 earnest money 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	**Date:- 09.06.2026** From **11:00 A.M. to 05:00 P.M.** with unlimited extensions of **10 minutes each**. e-Auction Portal: https://Baanknet.com
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	M/s PSB Alliance (BAANKNET) at the portal https://Baanknet.com
11	(i) Bid increment amount: (ii) Auto extension:	Rs.5,00,000/- Unlimited extension of 10 minutes each.

	(limited / unlimited) (iii) Bid currency	INR
12	**Date and Time** during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**Inspection** of property for E-Auction 04.06.2026 between 12:00 P.M. TO 03:00 P.M. **Sh. Sachin (Authorised Officer)**, **CHIEF MANAGER, State Bank of India**, Mobile-**8800997526**
13	Other conditions	(a) The intending bidder should abide by the rules of https://Baanknet.com vis-à-vis the auction in respect of KYC, **Balance in their Wallet for covering the EMD Amount** etc. (b) Participation in e-auction will be allowed by https://Baanknet.com Limited to those who comply with the terms of auction and fulfill the eligibility criteria therefor. Interested bidder may deposit Pre-Bid EMD to their Bidder Global EMD Wallet with https://Baanknet.com before the close of e-Auction through Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in https://Baanknet.com account and updation of such information in the e-Auction website. This may take some time as per Banking process and hence bidders are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem. (c) The successful bidder will be communicated suitably by https://Baanknet.com, subject to further confirmation by Bank after validation of each of the eligibility criteria/KYC details/EMD amount deposit etc. (d) 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. (e) **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**. (f) 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.

(g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(h) **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**.

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

(j) 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.

(k) The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by https://Baanknet.com. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(l) **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**.

(m) 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.

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

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

		(p) 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 off 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. (q) **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**.

Date: **18.05.2026**

Place: New Delhi

Sachin

(Sachin)

Chief Manager & Authorized Officer under SARFAESI Act 2002