

Appendix - IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[See Proviso to Rule 8 (6)]

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 PROVISIO 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 properties 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 09.06.2026, for recovery of 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 up to 12-09-2020 with future interest and incidental charges w.e.f. dated 13-09-2020, less amount deposited, if any, due to the secured creditor from M/s K.V. Aromatics Pvt. Ltd. (Borrower) (Resolution plan approved under Section 31 of the Insolvency and Bankruptcy Code, 2016 and personal guarantors Sh. Himanshu Agarwal s/o Sh. Vinod Kumar Agarwal, (Personal guarantor & Secured asset owner), Sh. Sudhanshu Agarwal S/o Sh. Vinod Kumar Agarwal, (Personal guarantor & Secured asset owner) Smt. Kamlesh Agarwal W/o Sh. Vinod Kumar Agarwal, (Personal guarantor & Secured asset owner) , Sh. Vinod Kumar Agarwal S/o Sh. Maharaj Narayan Agarwal (Personal guarantor & Secured asset owner) & Sh. Aman Agarwal S/o Sh. Vinod Kumar Agarwal (Personal Guarantor)

The description of immovable property (Secured Asset), Reserve Price, Earnest Money Deposit (EMD) to be deposited, Bid increment amount, e-Auction Timings are as follows:

Description of property/ies	Date & Time of e-Auction:	Reserve Price, EMD and Increment Value and other Details
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)	Date:- 09.06.2026 From 11:00 A.M. to 05:00 P.M. with unlimited extensions of 10 minutes each.	Reserve Price: Rs. 12,02,00,000/- (below which the properties will not be sold) Earnest Money Deposit (EMD) 10% of the Reserve Price i. e. Rs. 1,20,20,000/- Bid Increment Amount Rs.5,00,000/-



Terms & Conditions:

- i. The e-Auction will be conducted on "***As is Where is***", "***As is What is***" and "***Whatever there is***" basis through e-Auction Service Provider, M/s PSB Alliance (BAANKNET), on its online portal <https://baanknet.com>.
- ii. **EMD Remittance:** The intending bidders have to get themselves registered on the website <https://baanknet.com> well before the e-auction date and deposit the EMD amount in their wallet maintained on portal <https://baanknet.com> through their bank account. The intending bidders are advised to deposit the EMD amount well in advance to avoid any last minute technical issues.
- iii. **Pre-Auction Inspection:** On 04.06.2026 from 12:00 P.M. to 03:00 P.M.
- iv. The successful bidder has to bear all the statutory dues, if any, and also applicable tax liabilities related to the auction purchase.
- v. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Income Tax/GST regulations, wherever applicable.
- vi. In addition to the above, the terms of service of e-Auction Service Provider, M/s PSB Alliance (BAANKNET), will have to be complied with by the Bidders.

For detailed terms and conditions of the sale, please refer to the website <https://baanknet.com>.

Date: 18.05.2026

Place: New Delhi



Sachin
(Sachin)

Chief Manager & Authorized Officer
under SARFAESI Act 2002