



- Letter no. SARB/LKO/JY/2025-26/ 1224  
Dear Sir/ Madam

"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 Securitization 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 Authorized Officer of SBI, SARB. Lucknow Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2026** for recovery of **Rs.8,80,72,464.00 (Rupees Eight Crore Eighty Lacs Seventy Two Thousand Four Hundred Sixty Four Only)** as on **15.12.2022** less deposit/recovery made if any plus further Interest, expenses and other charges due to the SBI, SARB, Lucknow, Secured Creditor from **1). M/s S.S.CHEMICALS, C-5, Industrial Estate, Roshan Bagh Civil Lines, Rampur, Uttar Pradesh-244901, 2) Shri Arvind Kumar Agarwal S/o Shri Sita Ram Agarwal (Partner & Guarantor) C-5, Industrial Estate, Roshan Bagh Civil Lines, Rampur, Uttar Pradesh- 244901, 3) Smt Neelam Agarwal W/o Shri Anil Kumar Agarwal (Partner & Guarantor) C-5, Industrial Estate, Roshan Bagh Civil Lines Rampur, Uttar Pradesh-244901, 4) Shri Anil Kumar Agarwal S/o- Shri Sita Ram Agarwal (Guarantor), C-5, Industrial Estate, Roshan Bagh Civil Lines Rampur, Uttar Pradesh-244901, 5) Smt Uma Agarwal W/O Mr. Arvind kumar Agarwal (Guarantor), C-5, Industrial Estate, Roshan Bagh Civil Lines Rampur, Uttar Pradesh-244901.** The amount deposited towards Bank dues, if any, to be reduced from total dues. if applicable.

The Reserve Price for Property Lot No.1 will be Rs.2,70,00,000.00 (Rs. Two crores and seventy lacs only) and the earnest money deposit will be Rs.27,00,000.00(Rs.Twenty Seven lakhs only) and the Reserve Price for Property Lot No.2 will be Rs.1,17,00,000.00 (Rs.One Crore Seventeen lacs Only) and the earnest money deposit will be Rs.11,70,000.00 (Rs.Eleven lakhs Seventy Thousands Only ).

**Lot-1.** All the part and parcel of factory land & building situated at C-5, Industrial Estate, Roshan Bagh, Rampur, UP admeasuring 668.88 Sq. Meters in the name of Shri. Arvind Kumar S/o Sita Ram Agarwal Registered vide transfer agreement dated 13.02.2004 Pustak no. 1, Khand No. 2021, Page 379-390 serial No. 937 registered at Sub- Registrar, Sadar, Rampur, UP [ Lease deed dated 21.02.1981 (lease for 99 years) Bahi No. 1 Jild No. 742 Page 425-458 Serial No. 681 registered at Sub – Registrar Sadar, Rampur, UP]. Boundaries as per deed:

LOT NO.02

All that Part and Parcel of Industrial Plot situated at D-10, Industrial Estate, Ajeetpur Rampur, UP measuring 532.50 Sq. Meters in the name of Smt Uma Agarwal W/o Arvind Kumar vide Transfer Agreement dated 06.07.2007 Bahi No.1, Jild No.3071, Page 307-318 Serial No.4481 Registered at Sub Registrar, Sadar, Rampur U.P. [Lease Deed dated 24.09.1983 (lease for 99 years) Bahi No.1 Jild No.825 Page 386-400 Serial No.2163 registered at Sub Registrar Sadar, Rampur, UP.] Boundaries as per deed:

East - Grave Yard

East - Grave Yard

North - Plot No.D-09

West - Road

South - Plot No.D-26

Encumbrances -Not Known

For detailed terms and conditions of the sale, please refer to the link provided in SBI, SARB, Secured Creditor's website i.e. [www.sbi.co.in](http://www.sbi.co.in), <https://www.mstcecommerce.com/auction/home/ihani/india>

Date- 07.03.2026

Place: -Lucknow

Authorized Office

