



ASSET RECOVERY BRANCH : KALRAS BUILDING, FIRST FLOOR, B-XV-295/B & B-XV-295/C,
NEAR OSWAL STREET, MILLER GANJ, G.T. ROAD, LUDHIANA-141003
Mob. No. 83760-02606, Email - arb.ludhiana@unionbankofindia.bank.in

DATE & TIME OF E-AUCTION
ON 30.10.2025 BETWEEN 12:00 NOON TO 05:00 PM

E-AUCTION
SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Date & time of E-AUCTION ON 30.10.2025 BETWEEN 12:00 NOON TO 05:00 PM (WITH 10 MINUTES UNLIMITED AUTO EXTENSIONS)

EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch

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 9 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 **Constructive / Physical / Symbolic Possession** of which has been taken by the Authorized Officer of **Union Bank of India** (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on **30.10.2025**, for recovery of its dues mentioned below due to the Union Bank of India/Secured Creditor from the respective Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit will be as mentioned in the table below against the respective properties. The online E-Auction will be held through web portal/website <https://baanknet.com> on the date & time mentioned above with unlimited extension of 10 minutes.

Sr No	Name of the Borrower/Guarantor/Mortgagor	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY	Reserve Price EMD Bid Increase Amount	Sr No	Name of the Borrower/Guarantor/Mortgagor	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY	Reserve Price EMD Bid Increase Amount
1.	Borrower's/Guarantor's/Mortgagor's: M/s Kesari Gas Service, #2701, St. No. -07, Dashmesh Nagar, Near Dhuri Phatak, Link road, Ludhiana Mr. Kishan Gopal S/o Late Sh. Saudagar Mal (Partner of M/s Kesari Gas Service) R/o 4401, LIG Flat, Dugri, Ludhiana. Also At Property No. 58, Village Phulawal Near Shiv Mandir, Flower Enclave, Babba Inder Nagar, Ludhiana. Mrs. Ravi Bhushan W/o Late Kulbhushan (Partner of M/s Kesari Gas Service) R/o 4001, Rani Jhansi Road, Ghumar Mandi, Ludhiana. Mrs. Ruchiha Neelam Mahajan W/o Krishan Gopal R/o 4401, LIG Flat, Dugri, Ludhiana. Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flower Enclave, Babba Inder Nagar, Ludhiana. Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flower Enclave, Babba Inder Nagar, Ludhiana.	Rs. 1,48,07,417.91/- as on 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date.	Multi Story Commercial Property No. B-XII-270, Street No. 07, Dashmesh Nagar, Near Dhuri Line & National Laboratory, Link Road, Ludhiana. Measuring 63.33 sq. Yds. At Ground Floor & 60.00sq. yds. First Floor Total=123.33 sq. yds. From First Floor upwards up-to sky and Bounded by East : Parveen Departmental Store & Others, West : Street No. 07, North: Market Road, South: Sold area (Part of Property) (POSSESSION TYPE: SYMBOLIC)	Rs. 59,00,000/- Rs. 5,90,000/- Rs. 59,000/-	15.	Mortgagor's/Borrower's/Guarantor's: M/s V/O Maggo Hosiery (Through Proprietor Sh. Sanjay Maggo S/o Sh. Om Prakash) House No. B-IX-434, Mohalla Baharian, Chauri Sadak, Tehsil & District Ludhiana. Pin 141008 Sh. Sanjay Maggo S/o Sh. Om Prakash (Borrower) House No. B-IX-434, Mohalla Baharian, Chauri Sadak, Tehsil & District Ludhiana. Pin 141008 Mrs. Kavita Rani W/o Sh. Sanjay Maggo (Guarantor/Mortgagor) House No. B-IX-434, Mohalla Baharian, Chauri Sadak, Tehsil & District Ludhiana. Pin 141008 of the Name of Smt. Kavita Rani W/o Sh. Sanjay Maggo Vide Sale Deed Vasika No. 26265 Dated 11.03.1998, Boundaries :- East: Sonnath Adm 11'-6" curve inside 17'-3" curve outside 11'-6" Amarjit Singh, West: Neighbour Adm 31' curve inside 6'-9" & 22'-6" street Closed, South: Neighbour adm 26' Curve inside 7'-3' + 5' street closed + 5'-3' Amarjit Singh (TYPE OF POSSESSION:SYMBOLIC), 2. Immovable Property (Total 50 Sq. Yards) i.e. House bearing MC No. B-IX-433 situated at mohalla bairjan, Near Gulcharan Gali, Tehsil & District Ludhiana 25 sq Yards in the Name of Sh. Sanjay Maggo S/o Om Prakash vide Sale Deed Vasika No. 24876 Dated 23.02.1998 East: Sonnath 20'-3", West: Passage 07'-03" + inside curve 5'-5"-3" & Raj Kaur Etc., North: Raj Kaur 20'-3", South: Street 20'-3" + inside Curve 5'-3" Roshan Lal (TYPE OF POSSESSION:SYMBOLIC)	Rs. 44,79,266.93/- as on 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date.	Rs. 42,00,000/- Rs. 4,20,000/- Rs. 42,000/-	
2.	Mr. Kuldeep Singh S/o Pritam Singh Address: H No 16, Friends Colony (Amar Park), Village Jassian, Ludhiana. Also at: Second Address: - H No -2326, Sector-32 A, Urban Estate, Chandigarh Road, Focal Point, Ludhiana - 141010, Co-Applicant: Smt. Rupinder Kaur W/o Sh. Kuldeep Singh, Address: - H No 16, Friends Colony (Amar Park), Village Jassian, Ludhiana. Also at: Second Address: - H No -2326, Sector-32 A, Urban Estate, Chandigarh Road, Focal Point, Ludhiana - 141010	Rs. 1,02,22,046.06/- as on 31.03.2025 plus interest and other expenses.	Residential Property Having Plot No 16 measuring 237 Sq. yards comprised in Khasra No 33/4, 30/17, 16, 18/1, 24/1, 30, 24/2, 25, Khata No. 353/366,354/367, 355/ 368, 356/369, 357/370 as per jamabandi for the year 2007-08, situated within revenue estate of Village Jassian, H.B.No 101, Abadi Friends Colony (Amar Park), Tehsil & District Ludhiana vide Sale Deed bearing Vasika No. 5285 dated 18.08.2015	Rs. 81,00,000/- Rs. 8,10,000/- Rs. 81,000/-	16.	Borrower: a) M/s Adimal Engineering Co. through Prop. Sh. Gurwinder Singh S/o Sh. Makhan Singh (Deceased) R/o # 132-A, Focal Point, Abadi Allowal Batala, District Gurdaspur-143505, b) Late Sh. Gurwinder Singh S/o Sh. Makhan Singh through (Deceased) Through his Legal Heirs (i) Mrs. Ranjith Kaur (Wife), (ii) Mr. Gurjint Singh (Son), (iii) Mr. Parampal Singh 143505, Guarantor's: 1. Mrs. Ranjith Kaur W/o Late Sh. Gurwinder Singh (Guarantor) R/o #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505, 2. Mr. Gurjint Singh S/o Late Sh. Gurwinder Singh (Guarantor) R/o #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505.	Rs. 41,69,310/- as on date of demand notice plus interest and cost thereon from the date of notice, minus amount if any paid thereafter	Rs. 41,00,000/- Rs. 4,10,000/- Rs. 41,000/-	
3.	Borrower's: M/S N.S. IRON Prop. Navish Kumar, Opposite, Bagh Wala Gurudwara Near Peer Khana Sirsa Road, Moosa Chungi Mansa, Pin code- 151505, Guarantor's: 1. Mr. Ashok Kumar S/o Baboo Ram Opposite, Bagh Wala Gurudwara Near Moosa Chungi- Mansa, Punjab Pin code- 151505, 2. Mr. Jimmy Kumar S/o Ashok Kumar Opposite, Bagh Wala Gurudwara Near Moosa Chungi- Mansa, Punjab Pin code- 151505	Rs. 31,06,659.00/- as on 30.09.2019 plus interest and other expenses.	All Part and Parcel of Residential House Built On Land Measuring 17.05 Marlas Comised in Khasra No. 781(0-17-05 Marlas) Measuring 38ft*122ft Situated at Opposite- Bagh Wala Gurudwara Near Peer Khana Sirsa Road Moosa Chungi Mansa Pin- 151505, The Property is Bounded As Under: East: 12'2" Navish Kumar, West: 122' Kewal Krishan, North: 38 Gali, South: 38 Ashok Kumar (POSSESSION Type: Symbolic)	Rs. 32,50,000/- Rs. 3,25,000/- Rs. 32,500/-	17.	Borrower 1: M/s Akshara Industrial Corporation Rep By Its Proprietor Mr. Suraj Sharma Situated at 892/6, Street No. 1, Partap Nagar, Ludhiana - 141003: Borrower 2: M/s Akshara Engineers (regd) 892/6, Street No. 1, Partap Nagar, Ludhiana-141003 Through Its Partners (1) Akshara Sharma S/o Late Sh. Ram Nath Sharma (2) Ashwani Sharma S/o Late Sh. Ram Nath Sharma (3) Late Smt. Sita Devi W/o Late Sh. Ram Nath Sharma: Mortgagors & Guarantors: 1) Mr. Suraj Sharma R/o H No. 45 L , Model Town, Ludhiana-141002; 2) Mr. Akshara Sharma R/o H No. 45 L, Model Town, Ludhiana-141002; 3) Mr. Ashwani Sharma S/o Late Sh. Ram Nath Sharma R/o H No: 45 L, Model Town, Ludhiana-141002 (iii) Mr. Ashwani Sharma S/o Late Sh. Ram Nath Sharma R/o H No: 45-L, Model Town, Ludhiana-141002 (iv) Mrs. Akshara Sharma W/o Vinip Sharma R/o H No. 24-139, Bishan Enclave, Civil City, Street No. 4, Ludhiana, 141002	Total Outstanding-Rs. 11,73,32,492.90 as on 30.06.2023 plus interest and other expenses- i.e. Rs 11,84,80,892.30/- Outstanding of M/s Akshara Industrial Corporation and Rs 5,12,51,600.62/- Outstanding of M/s Akshara Engineers (Regd.)	Rs. 1,55,00,000/- Rs. 15,50,000/- Rs. 1,00,000/-	
4.	Borrower: Mrs. Pinky Bansal W/o Neera Kumar, Address: H.No. 96-97 Near Sri Ram Hosiery, Preet Vihar, Haibowal Kalan, Ludhiana, Punjab-141001, Also at: Second Address: House No. B-34 Street No 3 Pritam Nagar Haibowal Kalan Colony-141001 (Borrower/ Mortgagor), Co-Applicant: Mr. Neeraj Kumar S/o Subhash Kumar, Address: H.No. 96-97 Near Sri Ram Hosiery, Preet Vihar, Haibowal Kalan, Ludhiana Punjab-141001	Rs. 25,33,866.82/- as on 31.08.2023 plus interest and other expenses.	Residential house measuring area 128.88 square yards situated in Pritam Nagar, Ludhiana and comprised of Khata No 290/3523 to 3531 Khasra No 5314/272/6/63 as entered in the Jamabandi for years 2006-2007 of village Peero Banda, Haddost no. 167, Tehsil and District Ludhiana. Boundaries: North: Sh. Rajesh Kakkar, South: Open plot (63'9"), West: street (33'2"), Sqr. yards: East: Open plot (63'9"), West: Open plot (63'9"), North: Street (33'2"), South: Open plot (34'2") (POSSESSION TYPE: Symbolic)	Rs. 32,50,000/- Rs. 3,25,000/- Rs. 32,500/-	18.	Borrower: M/s Balaji Bolts Through Its Proprietor Shri Varun Garg S/o Lajpat Rai O-D 162, Phase-VI, Focal Point, Ludhiana Punjab-141010, Guarantor: -Shri Varun Garg S/o Lajpat Rai 1" Address:- R/o C-407, Urban Estate, Phase-1, Jamalpur, Ludhiana, Punjab-141010, 2" Address:- House No 13'217 Near Venu Hotel Barnala, District Sangrur Punjab- 148101	Rs. 5,43,88,282.29 as on 30.06.2023 plus interest and other expenses.	Rs. 1,13,00,000/- Rs. 11,30,000/- Rs. 1,00,000/-	
5.	Borrower: 1) Mr. Prince Singla S/o Janak Raj, R/o Pind Walli Gali, Nihal Singh Wala, District Moga Punjab 142055, 2) Mr. Janak Raj S/o Kewal Krishan, R/o House Number 510, Nihal Singh Wala, District Moga Punjab 142055 (Borrower/Mortgagor), 3) Mr. Honey Singh S/o Janak Raj R/o Pind Walli Gali, Nihal Singh Wala, District Moga Punjab 142055 (Borrower), Guarantor: Mr. Sham Sunder S/o Sh. Siya Ram, R/o Madhe Road, Nihal Singh Wala District Moga Punjab 142039 (Guarantor)	Rs. 23,58,168.43/- as on as on 28.02.2022 plus interest and other expenses.	Residential House admeasuring 10 Marla being share of land measuring 2 kanal 8 marlas bearing khasra no. 20/16/3 (2-8) Khetaw No. 364 vide mutation no. 8572 dated 01.02.2018 as per Jamabandi for the year 2014-15 situated at village Nihal Singh Wala, Tehsil Nihal Singh Wala District Moga in the name of Mr. Janak Raj vide Sale Deed No. 1138 dated 28.11.2017. Bounded by:- North: Ginda Halwai, South: Street, East: Vali Ram, West: Parminder Singh, (POSSESSION TYPE: SYMBOLIC)	Rs. 24,50,000/- Rs. 2,45,000/- Rs. 24,500/-	19.	Borrower: Sh. Baldev Singh S/o Sh. Gurcharan Singh (Borrower), House No. 573/2, Street No. 17, Near Harkishan Public School, New Shimlaipuri, Ludhiana-141003 Through Its Partners (1) Mr. Suraj Sharma S/o Late Sh. Ram Nath Sharma (2) Ashwani Sharma S/o Late Sh. Ram Nath Sharma (3) Late Smt. Sita Devi W/o Late Sh. Ram Nath Sharma: Mortgagors & Guarantors: 1) Mr. Suraj Sharma R/o H No: 45 L , Model Town, Ludhiana-141002, 2) Mr. Akshara Sharma R/o H No: 45 L, Model Town, Ludhiana-141002, 3) Mr. Ashwani Sharma S/o Late Sh. Ram Nath Sharma R/o H No: 45-L, Model Town, Ludhiana-141002 (iv) Mrs. Akshara Sharma W/o Vinip Sharma R/o H No. 24-139, Bishan Enclave, Civil City, Street No. 4, Ludhiana, 141002	Rs. 33,31,406.39/- as on 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charges till date.	Rs. 35,00,000/- Rs. 3,50,000/- Rs. 35,000/-	
6.	Borrower: Mr. Rajinder Singh S/o Mr. Jeet Singh, Address: House No. 354, 08/1, Guru Gobind Singh Marg, Grace Public School, Ludhiana-141006, Co-Applicant: Smt. Rupinder Kaur W/o Mr. Jeet Singh, Address: House No. 354, 08/1, Guru Gobind Singh Marg, Grace Public School, Ludhiana-141006 and charges till date.	Rs. 31,17,220.75/- as on 15.11.2023 plus further interest thereon w.e.f. 16.11.2023 at applicable rate of interest, cost and charges till date.	Residential property No. B-21/6955 (UID No. B021-16955) measuring 112 square yards bearing Khasra No. 652 Khetaw No. 11, Khatun No. 17 as per Jamabandi for the year 2010-2011 situated within the revenue estate of village Gili-1, Abadi Durga Nagar , Gali No. 13, Near Janta Nagar, Tehsil and District- Ludhiana, vide Sale Deed Bearing Wasika No. 2022-23/103/1/5106 dated 01.11.2022 in the name of Mr. Rajinder Singh and Mrs. Mandeep Kaur Boundaries: East: Gali 15'Wide '24"-0", West: Neighbour School '24"-0", North: Gurdev Singh '42"-0", South: House of Mohan Singh '42"-0" (POSSESSION TYPE: SYMBOLIC)	Rs. 30,50,000/- Rs. 3,05,000/- Rs. 30,500/-	20.	Borrower: Mr. Bhalinder Singh S/o Mr. Bhalinder Singh, Address: H. No. 79, JuJhar Nagar Kharar SAS Nagar Mohali 140301, Co-Applicant: Mr. Sukhdev Singh S/o Mr. Mahan Singh, Address: H. No. 5473, Maloya Colony Chandigarh 160025	Rs. 31,23,649.30/- as on 31.03.2023 plus further interest thereon w.e.f. 01.04.2023 at applicable rate of interest, cost and charges till date.	Rs. 18,00,000/- Rs. 1,18,000/- Rs. 18,000/-	
7.	Mortgagor's/Borrower's/Guarantor's: 1) Smt. Renu W/o Sh. Deepak Verma, H.no. 160-A, Golden Avenue Colony, Backside Majid, Rahon Road, Basti Jodhewal Ludhiana-141007, 2) Sh. Vishal Verma S/o Late Sh. Deepak Verma, H.no. 160-A, Golden Avenue Colony, Backside Majid, Rahon Road, Basti Jodhewal Ludhiana-141007, Deed bearing Vasika no. 14572 dated 02.11.2017. Bounded by - East : Street 20' wide (20'-07"), West: Neighbour (20'), North: Vacant Plot (60'-06"), South: Vacant Plot (64'-00") (POSSESSION TYPE: SYMBOLIC)	Rs. 28,95,419.40 as on 30.04.2023 plus further interest thereon w.e.f. 01.05.2023 at applicable rate of interest, cost and charges till date.	Immovable property one house built over plot no. 160-A, bearing MC No. B-XXXI-1148-CP-160-A, measuring 143 sq. yds out of land comprised in khasra no. 711/813, 756/857, khasra no. 322,323,324,325,326,327,331,332,333,334,336, 519/348, 520/348,521/348,1/52/348/103/349,104/16/349, 344/1,345/1, 346/1, 347/1,503/1,504/350/1 as per jamabandi of the year 2008-2009 situated in the revenue estate of Village- Taraf Gehlwan,Abadi Golden Avenue , Basti- Jodhewal, Ludhiana in the name of Smt. Renu W/o Late Sh. Deepak Verma on the basis of Title (POSSESSION TYPE: PHYSICAL)	Rs. 23,50,000/- Rs. 2,35,000/- Rs. 23,500/-	21.(Borrower)(Co-Applicant)(Guarantor) M/S Bhagat Sucha Singh Ji Memorial Education Society (Budding Brain International School) Through Promoters Sh. Pawandeep Singh Dhillon & Mrs. Manpreet Dhillon, M.C. No. B/00691 1" Floor, Opp. ICIIC Bank, Tehsil Ralkot, District- Ludhiana-141009. Mr. Pawandeep Singh Dhillon S/o Sh. Davinder Singh R/o 16-H, Bhal Randh Singh, located at Main National Highway, Near Bham Singh College of Education on Main National Highway. (POSSESSION TYPE-SYMBOLIC)	Rs. 15,22,02,340/- as on 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date.	Rs. 11,00,00,000/- Rs. 1,10,00,000/- Rs. 1,00,000/-		
8.	Borrower: Mr. Rizwan S/o Mohammad Ahmed, House Number-217 Gali No. 8, Krishan Nagar Hoshiarpur PUNJAB-146001, Co-Borrower: Mrs. Soniya W/o Mr. Rizwan H.No. 217, Gali No. , Krishan Nagar, Hoshiarpur, Punjab-146001, 2) Mr. Mohammar Akram S/o Mohammad Aslam, New Preet Nagar, Ravidass Nagar Hoshiarpur, Punjab-146001	Rs. 27,62,561.49/- as on date of demand							