EMD

Bid Increase Amount

Rs. 42,00,000/-

Rs. 4,20,000/-

Rs. 42,000/-

Rs. 55,00,000/-

Rs. 5,50,000/-

Rs. 35,00,000/-

Rs. 3,50,000/-

Rs. 1,18,000/-

Rs. 33,50,000/-

Rs. 3,35,000/-

Rs. 10,00,000/-

Rs. 10,000/-

Rs. 7,10,000/-



OUTSTANDING

AMOUNT

Borrower/s: M/S N.S. IRON Prop. Navnish Rs. 31,06,659.00/- All Part And Parcel Of Residential House Built On Land Measuring

Kumar, Opposite, Bag Wala Gurudwara Near there on as on 17.05 Marlas Comrised In Khasra No 781min(0-17.05 Marlas

charges till date.

minus amount if any paid thereafter.

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

DESCRIPTION OF THE PROPERTY

Sq. yards: East: Open Plot (63'9"), West: Open Plot (63'0"), North: Street (33'2"

The Property is Bounded As Under: East: 122' Navnish Kumar, West: 122 Key

South: Open Plot (34'2") (POSSESSION TYPE: SYMBOLIC)

Singh Wala, Tehsil Nihal Singh Wala District Moga in the name

of Interest, cost 01.11.2022 in the name of Mr. Rajinder Singh and Mrs. Mandeep Kaur Boundaries:

demand notice, South: Plot of S Manminder Singh (POSSESSION TYPE: PHYSICAL)

Love Gupta, Mr. Sunil Gupta and Mr. Kush Gupta. (POSSESSION TYPE-SYMBOLIC)

(TYPE OF POSSESSION: SYMBOLIC)

East: Gali 15'Wide: 24'-0", West: Neighbour School: 24'-0", North: Gurdev Single

42'-0", South: House of Mohan Singh: 42'-0" (POSSESSION TYPE: SYMBOLIC)

Ludhiana in the name of Smt. Renu W/o Late Sh. Deepak Verma on the basis of Titl

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

OUTSTANDING

AMOUNT

Akshra Industrial

Corporation and

Proprietor Shri Varun Garg S/o Lajpat Rai as on 30.06.2023 measuring 885.50 Sq. Yards situated at Industrial Area, Focal

R/O D-162, Phase-VI, Focal Point, Ludhiana plus interest and Point, Ludhiana in the name of M/s Balaji Balaji Bolts through

15. Mortgagor's/Borrower's/Guarantor's: Rs 44,79,266.93/- 1. Immovable Property (Total 100 Sq. Yards) i.e. House Bearing

M/s V O Maggo Hoslery (Through Proprietor as on 30.06.2023 MC No. B-IX-434, situated at Mohalla Bajrian, Near Gulchaman

Sh. Sanjay Maggo S/o Sh. Om Prakash) Plus further Gali, Tehsil & District Ludhiana. 50 Sq. Yards in the Name of Sh.

House No. B-IX-434, Mohalla Baharian, Chauri Interest thereon Sanjay Maggo S/o Om Prakash Vide Sale Deed Vasika No.

Sadak, Tehsil & District Ludhiana. Pin 141008 w.e.f01.07.2023 at 16442 Dated 16.02.2004., 50 Sq. Yards in the Name of Smt. Kavita Rani W/o Sh Sh. Sanjay Maggo S/o Sh. Om Prakash applicable rate of Sanjay Maggo Vide Sale Deed Vasika No. 26265 Dated 11.03.1998.. Boundaries

(Borrower) House No. B-IX-434, Mohalla interest, cost and East; Somnath Adm 11'-6" curve inside 17'-3' curve outside 11'-6" Amarjit Singh, West:

Baharian, Chauri Sadak, Tehsil & District charges till date. House Rani & Sudesh Adm 28'-6", North: Neighbour adm 31' curve inside 6-9" + 22'-6" Ludhiana. Pin 141008 Mrs. Kavita Rani W/o street Closed, South: Nighbour adm 26' Curve inside 7'-3' + 5' street closed + 5'-3" Amarjit Singh (TYPE OF

Sh. Sanjay Maggo (Guarantor/Mortgagor) POSSESSION:SYMBOLIC), 2. Immovable Property (Total 50 Sq. Yards) i.e. House bearing MC No. B-IX-

House No. B-IX 434, Mohalfa Baharian, Chauri 433/3 situated at mohalfa bajrian, Near Gulcharan Gali, Tehsil & District Ludhiana 25 sq Yards in the Name

Gurjit Singh (Son), (iii) Mr. Parampal Singh (Son) And All Unknown Legal Heirs, all R/o # 132-A, Focal Point, Abadi Allowal Batala, District Gurdaspur

143505, Guarantor's: 1. Mrs. Ranjit Kaur W/o Late Sh. Gurwinder Singh (Guarantor), R/o #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspu

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

Borrower/Guarantor/Mortgagor

17. Borrower 1: M/s Akshra Industrial

Corporation Rep By Its Proprietor Mr. Suraj

Sharma Situated At 892/6, Street No. 1, Partap

Nagar, Ludhiana - 141003; Borrower 2: M/s

Akshra Engineers (regd), 892/6, Street No.1,

Ram Nath Sharma (2) Ashwani Sharma S/o

Late Sh. Ram Nath Sharma (3) Late Smt. Sita

Sharma R/o H No: 45 L , Model Town

Partners (1) Akshar Sharma S/o Late Sh. Outstanding of M/s

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of 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 mention 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. Reserve Price Reserve Price

EMD

Bid Increase Amoun

Rs. 59,00,000/-

Rs. 5,90,000/-

Rs. 59,000/-

Rs. 81.00.000/-

Rs. 8,10,000/-

Rs. 81,000/-

Rs. 32,50,000/-

Rs. 3,25,000/-

Rs. 32,500/-

Rs. 32,50,000/-

Rs. 3,25,000/-

Rs. 32,500/-

Rs. 2,45,000/-

Rs. 24,500/-

Rs. 30,50,000/-

Rs. 3,05,000/-

Rs. 23.50.000/-

Rs. 2,35,000/-

Rs. 23,500/-

Rs. 12,00,000/-

Rs. 1,20,000/-

Rs. 12,000/-

Rs. 66,50,000/-

Rs. 6,65,000/-

Rs. 66,500/-

Rs. 54,00,000/-

Rs. 5,40,000/-

Rs. 49,50,000/-

Rs. 4,95,000/-

Rs. 49,500/-

Rs. 33,50,000/-

Rs. 3,35,000/-

Rs. 2,50,000/-

Rs. 25,000/-

Rs. 2,500/-

Rs. 1,11,00,000/-

Rs. 11,10,000/-

Rs. 1,00,000/-

ĺ	Borrower/Guarantor/Mortgagor	
١	Borrower's Consentor's Mortonoor's	24/-

Name of the

Sorrower's/Guarantor's/Mortgagor's: M/s Rs. 1,48,07,417.91/- Multi Story Commercial Property No. B-XXII-270, Street No. Kesari Gas Service. #2701,St.No. -07, as on 30.06.2023 07, Dashmesh Nagar, Near Dhuri Line, & National Laboratory Dashmesh Nagar, Near Dhuri Phatak, Link road, plus further Link Road, Ludhiana. Measuring 63.33 sq. Yds. At Ground Ludhiana Mr. Kishan Gopal S/o Late Sh. interest thereon Floor & 60.00sq. yds. First Floor Total=123.33 sq. yds. From Saudagar Mai (Partner of M/S Kesari Gas w.e.f 01.07.2023 at First Floor onwards up-to sky and Bounded by East: Parveen Departmental Store Service) R/O 4401, LIG Flat, Dugri, Ludhiana. applicable rate of & Others, West: Street No. 07, North; Market Road, South: Sold area (Part of Also at Property No. 58, Village Phulanwal Near Interest, cost and Property) (POSSESSION TYPE: SYMBOLIC) Shiv Mandir, Flower Enclave, Babba Inder Nagar, charges till date. Ludhiana, Mrs. Ravi Bhushan W/o Late Kulbhushan (Partner of M/S Kesari Gas Service) R/O 400/1, Rani Jhansi Road, Ghumar Mandi, Ludhiana, Mrs. Ruchika Neelam Mahajan W/o Krishan Gopal R/O 4401, LIG Flat, Dugri, Ludhiana. Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flowe

Enclave, Babba Inder Nagar, Ludhiana, Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flower Enclave, Babba Inder Nagar, Ludhiana 2. Mr. Kuldeep Singh S/o Pritam Singh, Rs. 1,02,22,046.06 Residential Property Having Plot No 16 measuring 237 Sq. Address: H No 16, Friends Colony (Amar as on 31.03.2025 yards comprised in Khasra No 33//4, 30//17, 16, 18/1, 24/1, 30 Park), Village Jassian, Ludhiana, Also at: plus interest and 24/2, 25, Khata No 353/366,354/367, 355/ 368, 356/369 Second Address: -H No -2326, Sector-32 A. other expenses 357/370 as per jamabandi for the year 2007-08, situated within Urban Estate, Chandigarh Road, Focal Point, thereon. w.e.f. revenue estate of Village Jassian, H.B No 101, Abadi Friends Colony (Amar Park) Ludhiana -141010, Co-Applicant: Smt. 01.04.2025 at Tehsil & District Ludhiana vide Sale Deed bearing Vasika No. 5285 dated 18.08.201 Rupinder Kaur W/o Sh. Kuldeep Singh, applicable rate of standing in the name of Smt. Rupinder Kaur Boundaries as per Sale Deed: East: Address: - H No 16, Friends Colony (Amar Interest, cost and Plot No 17 (63'9"), West: Neighbor (63'-0"), North: Street 20'wide (33'2"), South: Park), Village Jassian, Ludhiana, Also at: charges till date. Neighbour (34'2") Boundaries as per Valuation Report / Actual for total area of 237 Second Address: -H No -2326, Sector-32 A, Urban Estate, Chandigarh Road, Focal Point, Ludhiana -141010

Peer Khana Sirsa Road, Moosa Chungi-30.09.2019 plus Measuring 38ft*122ft Situated at Opposite-Bach Wala Gurudwara Mansa, Pin code- 151505, Guarantor/s: 1. Mr. interest and other Near Peer Khana Sirsa Road Moosa Chungi Mansa Pin- 151505, Ashok Kumar S/o Baboo Ram Opposite, Bag expenses. Wala Gurudwara Near Moosa Chungi- Mansa, Punjab Pin code- Krishan, North: 38 Gali, South: 38 Ashok Kumar (Possession Type: Symbolic) 151505, 2.Mr. Jimmy Kumar S/o Ashok Kumar Opposite, Bag Wala Gurudwara Near Moosa Chungi- Mansa, Punjab Pin code- 151505 Borrower: Mrs. Pinky Bansal W/o Neeral Rs. 25,33,868.82/- Residential house measuring area 128.88 square yards Kumar, Address: H.No. 96-97 Near Sri Ram as on 31.08.2023 situated in Pritam Nagar, Ludhiana and comprised of Khata No Hosiery, Preet Vihar, Haibowal Kalan, Ludhiana plus further 2908/3523 to 3531 Khasra No 5314/2712/663 as entered in the Punjab 141001, Also at: Second Address: Interest thereon Jamabandi for years 2006-2007 of village Peeru Banda. House No. B-34 Street No 3 Pritam Nagar w.e.f. 01.09.2023 at Hadbast no. 167, Tehsil and district Ludhiana. Boundaries: North: Sh. Raies Haibowal Kalan Sharma Verma Colony-141001 applicable rate of Kakkar, South: Open plot, East: Street, West: street (Possession Type: Symbolic

(Borrower/ Mortgagor), Co-Applicant: Mr. Interest, cost and charges till date. Neeraj Kumar S/o Subhash 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 Sharma Verma Colony-141001 orrower: 1) Mr. Prince Singla S/o Janak Rs. 23,58,168.43/- Residential House admeasuring 10 Marla being share of land Raj, R/o Pind Wali Gali, Nihal Singh Wala, there on as on measuring 2 kanal 8 martas bearing khasra no. 20//16/3 (2-8 District Moga Punjab 142055, 2) Mr. Janak Raj 28.02.2022 plus Khewat No. 364 vide mutation no. 8572 dated 01.02.2018 as S/o Kewal Krishan, R/o House Number 510, Interest and other per Jamabandi for the year 2014-15 situated at village Niha Nihal Singh Wala, District Moga Punjab expenses. 142055 (Borrower/Mortgagor), 3) Mr. Honey of Mr. Janak Raj vide Sale Deed No. 1138 dated 28.11.2017. Bounded by :- North: Ginda Halwai, South Singh S/o Janak Raj R/o Pind Wali Gali, Nihal Street, East: Valaiti Ram, West: Parminder Singh, (POSSESSION TYPE: SYMBOLIC) Singh Wala, District Moga Puniab 142055 (Borrower), Guarantor: Mr. Sham Sunder S/o Sh. Siya Ram, R/o Madhe Road, Nihal Singh Wala District

Moga Punjab 142039 (Guarantor) Borrower: Mr. Rajinder Singh S/o Mr. Jeet Rs. 31,17,220.75/- Residential property No. B-21/6955 (UID No. B021-16955) Singh, Address: House No 354, 08/1, Guru as on 15.11.2023 measuring 112 square yards bearing Khasra No. 652 Khewa Gobind Singh Marg, Grace Public School, plus further No. 11, Khatuni No. 17 as per Jamabandi for the year 2010-Ludhiana-141006, Co-Applicant: Smt. Interest thereon 2011 situated within the revenue estate of village Gill-1, Abad Mandeep Kaur W/o Mr. Jeet Singh, Address: w.e.f. 16.11.2023 Durga Nagar , Gali No. 13, Near Janta Nagar, Tehsil and House No 354, 08/1, Guru Gobind Singh Marg, at applicable rate District- Ludhiana, vide Sale Deed Bearing Wasika No. 2022-23/103/1/5106 dated Grace Public School, Ludhiana-141006 and charges till date.

Mortgagor's/Borrower's/Guarantor's: 1) Rs 28,95,419.40 as Immovable property one house built over plot no. 160-A. Smt. Renu W/o Sh. Deepak Verma, H.No. 160- on 30.04.2023 plus bearing MC no. B-XXXI-1148-CP-160-A, measuring 143 sq. yds A. Golden Avenue Colony, Backside Majid, further interest out of land comprised in khata no. 711/813, 756/857, khasra no. Rahon Road, Basti Jodhewal Ludhiana-Ithereon w.e.f 322,323,324,325,326,327,331,332,333,334,336, 519/348, 141007. 2) Sh. Vishal Verma S/o Late Sh. 01.05.2023 at 520/348.521/348/1.522/348.1013/619/349.1014/619/349. Deepak Verma, H.No. 160-A. Golden Avenue applicable rate of 347/1.503/350/1.504/350/1 as per jamabandi of the year 2008-2009 situated in the Colony, Backside Majid, Rahon Road, Basti interest, cost and revenue estate of Village-Taraf Gehlewal, Abadi Golden Avenue, Basti-Jodhewal Deed bearing Vasika no. 14572 dated 02.11.2017. Bounded by - East: Street 20" wide (20'-08"), West: Neighbour (20'), North: Vacant Plot (60'-06")

 Borrower: Mr Rizwan S/o Mohammad Rs. 27,62,561,49/- All that piece and parcel of Residential property belongs to Mr. Ahmed, House Number-217 Gali No. 8, as on date of Rizwan measuring 5M 183 Sq.ft Khewat No 1029/1197, 1198 Krishana Nagar Hoshiarpur, PUNJAB-146001, demand notice Khasra No 1364Min(4-10), 1364min(5-0) situated at Premgarh Co-Borrower: Mrs. Soniya W/o Mr. Rizwan, plus uncharged Road Hoshiarpur, it is Bounded as and measuring North: H.No.217, Gali No., Krishana Nagar, interest and cost Other Owner (39'-10"), South: Kamail Singh (41'-2"), East: Rasta (30'-1"), West: Hoshiarpur, Punjab-146001, Guarantors: Mr thereon from the Resham Singh (30') (TYPE OF POSSESSION: PHYSICAL) Mohammad Akram S/o Mohammad Aslam, date of of notice, minus amount if any paid thereafter New Preet Nagar, Ravidass Nagar Hoshiarpur, Punjab-146001

South: Vacant Plot (64'-00") (POSSESSION TYPE: SYMBOLIC)

2. Borrower: 1) M/s Santosh Handicrafts & Rs. 36,36,852.70 All the piece and parcel of Equitable Mortgage of Factory land Art Facts Prop. Lakhwinder Kaur, Ram as on date of and Building measuring 3 kanal out of Khasra number 24/9(7 Colony Camp, VPO Chauni Kalan, Distt. demand notice 4), Khewat No. 379/451 situated at village Chauni kalan Hoshiarpur, Punjab 146001, 2) Mrs. plus interest and Chandigarh Road, Hoshiarpur Owned by Smt. Lakhwinder Lakhwinder Kaur W/o Mr. Parminder Singh, cost thereon from Kaur W/o Parminder Singh vide sale deed no. 8406 dated 23.02.2010, Bounded as Ram Colony Camp, VPO Chauni Kalan, Distt. It he date of under: East: Land of S Gurbax Singh, West: Road, North: Land of S Gurbax Singh Hoshiarpur, Punjab 146001

10. Borrower, Co-Applicant and Guarantor: 1. Rs. 1,09,18,421,19/- Property-1: Plot Land measuring 2 Kanal 17 Maria Under M/s Shukeel Kumar & Bros. through its Prop. as on date of Khasra No. 240 min (01 Kanal 02 Marlas) and Khasra No. 24 Sh. Shukeel Kumar Gupta, R/o 82-F Mohalla demand notice with min (01 Kanal 15 Marlas), Khata No. 471, Khewat No. 85/12 min. Naraiana Kachi Chawani, Jammu, 2.Sh. further interest and Situated at Battal, Tehsil Udhampur in the name of Mr. Nardeep Shukeel Kumar Gupta, R/o House No. 228 cost there on from Singh, located at Main National Highway, Near Bhim Singh Mohalla Naraiana Kachi Chawani, Jammu, 3.Sh., the date of notice, College of Education on Main National Highway, (POSSESSION TYPE-SYMBOLIC) Nardeep Singh Jamwal S/o Sh. K. S. Jamwal, minus amount if any Propert-2: Three Storied commercial building with 2 shops or R/o Ward No. 7, Hari Nagar, Near Food & Supply Store, Udhampur., 4.Sh. Sumit Kumar Gupta S/o Kuldeep Kumar Gupta, R/o House No. 228 Kalakot and bearing Khasra No. 178 min (Marlas), Khata no. 123/125 and Khewat Mohalla Naraiana Kachi Chawani, Jammu, 5.Sh. No. 18, situated at Sair, Tehsil Kalakot, Rajouri in the name of Mr. Sumit Gupta, Mr. Sunil Kumar S/o Kuldeep Kumar Gupta, R/o House No. 228 Mohalla Naraiana Kachi Chawani, Jammu, 6.Sh. Love Kumar Gupta S/o Kuldeep Kumar Gupta, R/o House No. 228 Mohalla Naraiana Kachi Chawani,

S/o Kuldeep Kumar Gupta, R/o House No. 228 Mohalla Naraiana Kachi Chawani, Jammu Sukhcharan Singh Sandhu, Address: Near as on 30.11.2024 court complex measuring 10 Marla i.e. 10/151 share of 7 kana Ruldu DI Chakki, Village Burj Rathi, PO Bhaini plus further interest 11 Marta comprised in Khasra No. 67//20(7-11) khewat / Khata Bagha, District Mansa, Punjab, Pin Code: thereon w.e.f No. 453/3/1471 in the name of 151508. Also At: House situated at ward no. 7 0 1 . 1 2 . 2 0 2 4 at Sukhcharan Singh, situated at village Mansa Kalan, Tehsil and District Mansa new ward no. 6) backside court comples, applicable rate of Boundaries as under: North: Daliit Singh 60 feet, South: Davinder Singh 60 feet Ragba Mansa Kalan, District Mansa Pin Code: Interest, cost and East: Street 45 feet width 20 feet, West: Pharmasist village Guman Kalan, 45 feet

151302, Co-Borrower: Mr. Sukhcharan charges till date. Singh S/o Sohan Singh Sandhu, Address: Near Ruldu Di Chakki, Village Buri Rathi PO Bhaini Bagha, District Mansa, Punjab, Pin Code: 151508., Also At: House situated at ward no. 7 (new ward no. 6) backside court complex, Ragba Mansa Kalan, District Mansa Pin Code: 151302.. Singh S/o Gurtej Singh, Address: H. No. 789, Street No. 12, Ward No. 2, Near Over Bridge, Distt. Mansa, Pin Code- 151505. 12 Borrower's/Co-Applicant's/Guarantor's: Rs. 20,46,088.00 All that part and parcel of Building built on land measuring 07 a) Smt Sunita W/o Late Govind Rai, R/o Vill as on date of Maria comprised in Khewat/Khatauni No. 51/53, 151/77 Mandiala, Sohal Jagir, Tehsil Nakodar, demand notice 152/178, Khasra no. 15//21/2(1-11), 15//22/5/2(0-16)

Jalandhar - 144703, b) Ms Preeti D/o Late plus uncharged 16//25/2(0-7), 21//5/2(0-15), 22//1(7-16), 22/2/1/2(6-2), Govind Rai, R/o Vill Mandiala, Sohal Jagir, interest and cost 22/8/2(2-2), 22//9/1(0-5), 22//9/2(4-9), 22/10/2(3-1), 22//10/3(2-16), 22//20/1/1(4-4) thereon from the 22/11/1(7-10), 21//6/1(1-1), 21//15/1(0-7), 22/19/2/1(1-13),hadbast no. 24, Situate Tehsil Nakodar, Jalandhar - 144703 date of notice, minus amount if any paid thereafter

Smt Sunita Bounded by: North: Street , South: Plot of Others/Water Tank, East: Plot of others/Jaswinder Kaur, West: Other/remaining part of plot of others/Sushit Rani (TYPE OF POSSESSION: PHYSICAL) Borrower/Guarantor/Mortgagor: 1) M/s Rs. 3,96,95,971.45/- Equitable mortgage of Factory - Industrial Urban Land &

(Mortgagor& Guarantor)

Pakhowal Road, Ludhiana.141010 charges till date.

Suvidha Nahar Exports, Plot No. B-XXX-230, as on 31.05.2023 Building admeasuring 1017.50 sq yards and located at B-30 Sherpur Khurd, Ludhiana-141010, 2) Mrs. plus further 230, Sherpur Khurd, Near Rana Gas, Ludhiana. And comprised Sangeeta Jain, Flat No. 302, Premium interest thereon in khasra no. 27/2/2-3-4/1, 24/22/2-23/2, khata no. 13/13,12/12 Apartment, Pakhowal Road, Ludhiana 141010 w.e.f 01.06.2023 at as per jamabandi 2009-10 an fd hb No. 175, Tehsil And District Ludhiana and bounded (Proprietor), 3) Mr. Saral Nahar S/o Sh. Anil applicable rate of by East: Neighbor, West: Neighbor, North: road, South: Railway Line. Property Jain, R/o Flat No. 302, Premium Apartment, Interest, cost and Belonging to Mr. Saral Nahar S/o Anil Jain. (POSSESSION TYPE: PHYSICAL)

6. Borrower's: Mr Talwinder Singh S/o Shri Rs. 20,70,596.70 All that piece and parcel of Property measuring 2M 266 sq.ft Manjinder Singh, Street No- 12A, Mohalla-las on date of Khewat No 333/387, Khasra no 13//20/2 (6-6), situated a Dashmesh Nagar (Khwaspur) ,Hoshlarpur demand notice Khwaspur, Hoshlarpur, it is Bounded as and measuring North: Punjab, Co-Borrower's: Mr Parminder Singh plus uncharged Mohini (45'), South: Prem Parkash (45'), East: Rasta (18') S/o Shri Manjinder Singh, Streer No- 12A, interest and cost West: Kulwinder Singh (18') (POSSESSION TYPE: SYMBOLIC

Mohalla- Dashmesh Nagar (Khwaspur), thereon from the date of notice, minus amount if any paid thereafter

Rs. 14,00,000/-Rs. 1,40,000/-Rs. 14,000/-

(Partner, Guarantor & Mortgagor) 171-d. Opposite Park, Brs Nagar, Rajguru Nagar, Ludhiana, Punjab- 141012., Mr. Vishal Behal Karam, South: Neighbour 45 Karam, East: Neighbour 8 Karam, West: Vikas Behal, 8 Karam S/o Kewal Krishan Behal (Partner, Guarantor (POSSESSION TYPE-SYMBOLIC)

25 M/s Vee Kay Enterprises (Borrower)

Partners- Vikas Behal & Vishal Behal, Village there as on Bajra, Rahon Road, Ludhiana. 141007, Mr. Vikas Behal S/o Kewal Krishan Behal

20/1 (5-0), 1//6 (3-9), 7(0-6), 14/2 (4-5), 15 (7-0), 16/1 (4-17), 2//11 (3-13) (TYPE OF POSSESSION: SYMBOLIC) Factory land & building measuring 4840 sq. yds. situated at Rs. 5.46.00.000/-13,22,99,195.96/- khasra no. 50//6/1, 51//8-9-10, khata no. 118/138 situated a village Bajra, District Ludhiana jointly owned by Mr. Vikas 30.04.2024 plus Behal & Mr. Vishal Behal as per sale deed no. 18772 dated interest and other 27.12.1991, 10636 dated 22.08.1991, 6199 dated 29.06.1987

Rs. 54,60,000/-Rs. 1,00,000/-

& Mortgagor) 64-b, Near G.t.b.hospital, Shastri Nagar, Ludhiana, Punjab-141001. Hoshiarpur Punjab Terms & Conditions: The sale shall be subject to the terms & Conditions prescribed in the SARFAESI ACT and Security Interest (Enforcement) Rules 2002 and to the following further conditions:

at Sant Nagar, Village Sharakpur, Tehsil Nakodar, District Jalandhar in the name of

1. The particulars of Secured Assets specified in the schedule herein above have been stated to the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 2. The sale will be done by the Authorised Officer through E-Auction platform provided at the website https://baanknet.com on 30.10.2025 between 12.00 Noon to 5.00 pm. For any information regarding above mentioned properties, please contact the concerned Branch Manager.

For detailed term & conditions of the sale, please refer https://baanknet.com, https://www.unionbankofindia.co.in For Registration and Login and Bidding Rules visit https://baanknet.com and Click "Buyer Guide for Login and Registration"

Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

THIS MAY ALSO BE TREATED AS 15 DAYS NOTICE U/S RULE 8(6), RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 TO THE BORROWER/S/GUARANTOR/S/MORTGAGOR/S OF THE ABOVE SAID LOAN ABOUT THE HOLDING OF E-AUCTION SALE ON THE ABOVE MENTIONED DATE. DATE: 12.10.2025

PLACE: LUDHIANA

epaper.indianexpress.com

Sadak, Tehsil & District Ludhiana. Pin 141008. of Sh. Sanjay Maggo S/o Om Prakash vide Sale Deed Vasika No. 16444 Dated 16.02.2004., 25 Sq. yards in he Name of Smt. Kavita Rani W/o Sh. Sanjay Maggo vide Sale Deed Vasika No. 24876 Dated 23.02.1998 East: Somnath 20'-3", West: Passage 07'-03" (nside 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) 15 Borrower: a.) M/s Admiral Engineering Co. Rs. 41,69,310/- as All part and parcel of property bearing Plot No. 132-A (P Rs. 41,00,000/through Prop. Sh. Gurwinder Singh S/o Sh. on date of demand measuring 917 Sq yards situated at Focal point, Batala Distric Makhan Singh (Deceased) R/o # 132-A, Focal n o t i c e p l u s Gurdaspur in favour of Sh. Gurwinder Singh S/o Sh. Makhan Rs. 4,10,000/-Point, Abadi Allowal Batala, District Gurdaspur- u n c h a r g e d Singh vide Vasika No. 1552 dated 11.07.2016, The Property is 143505, b.) Late Sh. Gurwinder Singh S/o Sh. Interest and cost bounded as under: East : By Plot, North: By Road, West : By Rs. 41,000/-Makhan Singh through (Deceased) Through his thereon from the Road, South: By Plot (TYPE OF POSSESSION: SYMBOLIC) Legal Heirs (i) Mrs. Ranjit Kaur (Wife), (ii) Mr. date of notice, minus amount if any paid thereafter

143505, 2. Mr. Gurjit Singh S/o Late Sh. Gurwinder Singh (Guarantor) R/o #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdasour 143505 Total Outstanding-Property 1: Equitable mortgage of Factory- Industrial Urban Rs. 1,55,00,000/-Rs 16,97,32,492.90 land and Building admeasuring 586 Sq yards situated at M.C. No B-XXI-892/5 & 892/6 , Street no.1 , Mohalla Partap Nagar 8 as on 30.06.2023 Rs. 15,50,000/plus interest and Dholewal, B/Side Sangeet Cinema, Tehsil & District Ludhiana. other expenses- i.e (POSSESSION TYPE: SYMBOLIC) Rs. 1,00,000/-Partap Nagar, Ludhiana-141003 Through Its Rs 11,84,80,892.30/

DESCRIPTION OF THE PROPERTY

and comprised of Khata No863/1159, Khasra No.855 entered Rs 5,12,51,600.62/-Devi W/o Late Sh. Ram Nath Sharma; Rs. 55,000/in jamabandi 2009-10 and jointly owned by Mr. Akshar Sharm Outstanding of M/s Mortgagors & Guarantors: 1) Mr. Suraj Mr. Suraj Sharma & Mr. Ashwani Sharma. (POSSESSION TYPE: SYMBOLIC) Akshra Engineers (Regd.) udhiana-141002; 2.)Mr. Akshar Sharma R/o HNo: 45 L., Model Town, Ludhiana, -141002; 3.) Mr. Ashwani Sharma, R/o H No: 45 L., Model Town, Ludhiana, 141002 4.) Late Mrs. Sita Devi W/o Late

EMG of Residential Property // Kothi No. 1749 area measuring

Plot No. 1748 (45'0") (TYPE OF POSSESSION: SYMBOLIC)

112,50 sq. yds., comprised in khasra no. 5//11, khata no

Property 2: Equitable Mortgage of Industrial Urban Land &

Building admeasuring 204.33 Sq yards Situtaed at M.C No B-

XXI-12160, Street No1, Pratap Nagar, Dholewal, Ludhiana

Sh. Ram Nath Sharma, R/o H No: 45 L, Model Town, Ludhiana-141002, Through Her Legal Heirs- (i)Mr. Suraj Sharma S/o Late Sh. Ram Nath sharma R/o H No: 45-1, Model Town, Ludhiana-141002 (iii) Mr. Akshar Sharma S/o Late Sh. Ram Nath Sharma R/o H No: 45-1, Model Town, Ludi 141002 (iii) Mr. Ashwani Sharma S/o Late Sh. Ram Nath Sharma R/o H No: 45-I . Model Town, Ludhiana-141002 (iv)Mrs, Akshra Sharma W/o Vipin Sharma R/o H.no. B-34-139, Bishan Enclave, Civil City, Street No. 4, Ludhiana, 141002 Borrower: M/s Balaji Bolts Through its Rs., 5,43,88,282.29 Industrial plot/ Factory Land & Building no D-162 Phase-VI

Punjab-141010, Guarantor: - Shri Varun Garg other expenses. Its Proprietor Mr. Varun Garg S/o Lajpat Rai vide lease deed bearing Wasika

S/o Lajpat Rai 1" Address: - R/O C-407, Urban No.8463 Dated 11.10.2012 Registered with Sub Registrar Ludhiana Central. Boundaries Bounded by

Estate, Phase-1, Jamalpur, Ludhiana, Punjab-I(As per Valuation Report)- North: Road (85.0"), South: Neighbor (85.0"), East: Vacate Plot No 141010, 2" Address: - House No 13"217 Near (96.0:"), West: Asita Knitfab (96.0") POSSESSION TYPE: SYMBOLIC Venu Hotel Barnala, District Sangrur Punjab- 148101 Rs. 33.31.406.39/as on 30.09.2024 plus further School, New Shimlapuri, Ludhiana-141003, 2" interest thereon situated within the revenue estate of village Alamgir, H. B. No. 273, Abadi Solitan Address: Kothi No. 1749, Khasra No. 5//11. w.e.f. 01.10.2024 at Cottage-1, Tehsil and District Ludhiana, vide sale deed bearing wasika no. 5902 Khata No. 694/631, H.B. No. 273, Village

applicable rate of dated 08.09.2021 in the name of Mrs. Davinder Pal Kaur and bounded by: East-plo Alamgir, Abadi Solitaire Cottage-1, Tehsil and interest, cost and No 1716 (22'6"), West-Road 33' Wide (22'6"), North- Plot No 1750 (45'0"), South-District Ludhiana, Co-Borrower: Mrs. charges till date. Davinder Pal Kaur W/o Mr. Baldev Singh (Copplicant & Mortgagor) House No. 5739/2, Street No. 17, Near Harkishan Public School, New Shimlapuri, Ludhiana-141003, 2" Address: Kothi No. 1749 (hasra No. 5//11, Khata No. 694/631, H.B. No. 273, Village Alamgir, Abadi Solitaire Cottage-1, Tehsil and District Ludhiana Rs. 31,23,649.30/- Land and Building- Residential house no.

Address: H. No. 79, JuJhar Nagar Kharar SAS as on 31.03.2023 Khewat No. 353/385, Khasra No259(4-0) measuring 4 Bighas Nagar Mohali 140301, Co-Applicant: Mr. plus further Share 2/80 i.e. 2 Bishwas in Village Belhlolpur, Tehsil & Distt Sukhdev Singh S/o Mr. Mahar Singh, interest thereon SAS Nagar Mohali Belonging to Mr. Bhinder, Boundaries: - East: - Front Gali 20 Address: H. No 5473, Maloya Colony w.e.f. 01.04.2023 at Wide, South- House No 54, West: other owner, North: Chandigarh 160025 interest, cost and charges till date.

21. (Borrower)(Co-Applicant)(Guarantor) Rs 15,22,02,340/- Commercial (Institutional) Land and building comprises of M/S Bhagat Sucha Singh Ji Memorial as on 30.06.2023 Ground, First & Second floor only, situated at Raikot City-5 Education Society (Budding Brain plus further Barnala Bathinda Byepass, Near B.K. Motors, Raikot, Distt. nternational School) Through Promotors Sh. interest thereon Ludhiana, measuring 32417.71 Sq. Yards / 6.70 acres (as per Pawandeep Singh Dhillon & Mrs. Manpreet w.e.f 01.07.2023 at sale deed and as per valuation report/site) comprised Wasika no. 1435 dated 09-07 Dhillon, M.C. No. B 02/0069 1" Floor, Opp. applicable rate of 2009, Wasika No. 1224 Dated 24-06-2013, Wasika No.: 1225 Dated: 24-06-2013 ICICI Bank, Tehsil Raikot, District- Ludhiana- interest, cost and Wasika No. 202 Dated: 15.04.2010, Wasika No. 2109 Dated: 03-09-2009, & Wasika 141109, Mr. Pawandeep Singh Dhillon S/o charges till date. no: 2110 Dated: 03-09-2009 327//3(7-2), 327//3(7-2),4(5-6), 327//5(4-7),6(8-0) Sh. Davinder Singh R/o 16-H, Bhai Randhir 7(8-0), 14(3-2), 15/1(1-7), 327//2/2, 327//26, 304//2/2, 304//19(9-8), 22/1(2-16), 327//5(6-7), 6(8-0), 7(8-10), 7 Singh Nagar, Ferozepur Road Ludhiana. (i), 14/3-2) 15/1(1-7), 327//8,9/1 Khata No. 109/130, 108/129, 110/131, 360/391, 364/395, 360/391

141012, Mrs. Manpreet Dhillon W/o Mr. 3983/398 Khatoni No. 361 Wakya Raikot City-5 Tehsil & Distt. Ludhiana. Bounded as: North Drain & Mr. Pawandeep Singh Dhillon R/o 16-H, Bhai Lal Din (185'-9" + 37'-3" curve out 16'-6" + 24' curve out 72'+198' curve out 8'-9'+372'-3"+60'0") South-Randhir Singh Nagar, Ferozepur Road Rasta & Agriculture land. (490'-0" Curve in 176'-0"+261'-0") East- Agriculture land-(236'0") Westudhiana. 141012 Rasta.(202'-0") (POSSESSION TYPE: SYMBOLIC) 22 Borrower: M/s Dhaliwal Kheti Sewa Rs. 35,66,796/- as Property (1) Land and building adm. 1 kls 05 Mls being

centre Through Its Proprietor Sh. Sukhmander Singh Vill.: -rauke Kalan Tehsil Vihal Singh Wala, Distt Moga Punjab-142039, Mr. Sukhmander Singh S/o Mr. Mohinder mutation No. 4501 Dated 15/03/2018 as per the copy of jamabanddi for the year 2012-2013 situated at Singh R/o Rauke Kalan Tehsil Nihal Singh Village Rauke Kalan-2 Sub tehsil Badni, Tehsil Nihal Singh Wala, District Moga in the name of Smt Vala, Distt Moga Punjab-142039, Guarantor: - Kulwant Kaur W/O SH. Sukhmander Singh vide transfer deed no. 542 dated 27.02.2018 Boundaries: Mr. Kulwant Kaur W/o Mr. Sukhmander North: - Karnail Singh, South-Way, East-way, West-Karnail Singh (Possession Type: Symbolic) Singh R/o Rauke Kalan Tehsil Nihal Singh Property (2): Shop & Land 1 KIs 00 MIs being 20/1491 share of land 74 KIs 11 MIs Singh Bhullar S/o Mr. Ruldhu Singh R/o 24(8-0) 250//16(7-6) 17/1(0-3) 24/2(2-2) 266//7(1-0) Khewat no. 497 mutation no Rs. 1,00,000/-

Wala, Distt Moga Punjab-142039, Mr. Gurmeet Bearing Khasra No. 249//17(8-0) 18(8-0) 19(8-0) 20(8-0) 21(8-0) 22(8-0) 23(8-0) 4500 dated 15/03/2018 as per the copy of Jamabandi for the year 2012-2013 situated at village Rauke Kalan-2 Sub Tehsil Badni, tehsil Nihal Singh Wala District Moga in the Name of Smt. Kulwant Kaur vide transfer Deer No. 540 dated 27.02.2018) Boundaries: - North: - Karnail Singh, South-Way, East-way, West-Karnail Singh (POSSESSION TYPE: SYMBOLIC)

Borrower's/Co-Applicant's/Guarantor's: Rs. 20,58,998,50 All that piece and parcel of Residential property admeasuring

Village Chouhan, Block Adampur, Jalandhar, amount)

Block Adampur, Jalandhar

Mr. Avtar Singh S/o Sh. Jarnail Singh R/o Village Chouhan,

Nanak Pura Nakodar, Jalandhar - 144040 minus amount if any paid thereafter

 a) Smt Harpreet Kaur w/o Gurpreet Singh S/o as on date of 06 Maria being 6/895 share out of land measuring 44 Kanal – 15 Gian Singh, Hno. 6335, Ward No. 15, Mohalla demand notice Marias, contained in Khewat/Khatauni No. 51/53, 151/77 Guru Nanak Pura, Nakodar, Jalandhar - plus uncharged 152/178, Khasra no. 15//21/2(1-11), 15//22/5/2(0-16) 144040, b) Sh Gurpreet Singh S/o Gian interest and cost 16//25/2(0-7), 21//5/2(0-15), 22/1(7-16), 22//2/1/2(6-2), 22//8/2(2-2), 22//9/1(0-5

on 05.02.2020 25/1491 share of land 74 kls 11 Mls bearing Khasra No. 249//17

plus interest and (8-0) 18(8-0) 19(8-0) 20(8-0) 21(8-0) 22(8-0) 23(8-0) 24(8-0)

other expenses. | 250//16(7-6) 17/1(0-3) 24/2(2-2) 266//7(1-0) khewat No. 497

Rs. 71,000/-

Singh, Hno. 6335, Ward No. 15, Mohalla Guru thereon from the 22//9/2(4-9), 22//10/2(3-1), 22//10/3(2-16), 22//20/1/1(4-4), 22/11/1(7-10) date of notice, 21//6/1(1-1), 21//15/1(0-7), 22//19/2/1(1-13), hadbast no. 24, Situated at San Nagar, Village Sharakpur, Tehsil Nakodar, District Jalandhar in the name of Sm Harpreet Kaur Bounded by: North: Land, South: Vacant Plot, East: Road, West: Land (TYPE OF POSSESSION: PHYSICAL) 24. Borrower: M/S J. S. Kaira Rice Mills Rep Rs. 6,93,24,511.80 All that piece and parcel of Land measuring 58 Kanals 10 Marias Rs. 1,20,00,000/-

By Its Partners Mr. Balraj Singh & Mr. Avtar + interest, Penal situated at Village Chauhan, Teshil Jalandhar (including land of Rs. 12,00,000/-Singh Situated at Village Chouhan, Block Interest and / or 7K 17M where building is constructed) located at Village Adampur, Jalandhar, Guarantors: 1. Mr. other charges Chouhan, Post Adampur, Tehsil & Dist Jalandhar fully detailed Rs. 1,00,000/-Balraj Singh Kalra S/o Sh. Gurdial Singh (Demand notice as under:- a) Land measuring 9 Kanals 2 Marias being 1/4 share out of Land measuring 36 Kanals 6 Martas comprised in Khasra No. 1//16/2 (2-18), 16/3 (0-5).

1//17/1 (2-8), 24/2 (2-8), 25 (8-0), 2/20/3 (0-9), 3/13/3 (0-9), 4/4/1 (5-12), 4/7/1 (4-16), 50 (1-1), 3/10 (8-0), b) Land measuring 23 Kanals 19 Marlas being 1/4 share out of Land measuring 95 Kanals 18 Marlas comprised in Khasra No. 1/21/1 (1-4), 3//1/1 (1-4), 19 (8-0), 3/20 (8-0), 4//5 (8-0), 6 (8-0), 24 (8-0), 3//11 (8-0), 12 (8-0), 13/1 (0-14), 4//14/2 (4-16), 15 (8-0), 16 (8-0), 4//17 (8-0), 25 (8-0). c) Land measuring 3

Kanals 6 Marlas being 1/4 share out of Land measuring 13 Kanals 4 Marlas being comprised in Khasra No. 2//21/2 (6-16), 20/2 (2-9), 3//1/2 (6-16), 3//9/2 (6 16), 2//19/1 (1-6), 22 (6-19), 23 (0-8), 3//2 (8-0), 3 (4-12), 3//7 (1-16), 8 (7-14), 9/1 (1-3), 13/5 (3-8), 14 (4-6), /26 (1-0). d) Land measuring 6 Kanals 5 Marlas peing 1/4 share out of Land measuring 25 Kanals out of land measuring 63 Kanals 4 Marlas comprised in Khasra No. 2/22/2 (6-16), 2//20/2 (2-9), 3//1/2 (6-16) 9/2 (6-16), 2//19/1 (1-6), 22 (6-19), 23 (0-8), 3//2 (8-0), 3 (4-12), 7 (1-16), 8 (7-14), 9/1 (1-3), 13/5 (3-8), 14 (4-6), 1/26 (1-0); e) Land measuring 6 Kanals Marlas being ¼ share out of Land measuring 25 Kanals out of land measuring 63 Kanals 4 Marlas comprised in Khasra No. 2//21/2 (6-16), 2//20/2 (2-9), 3//1/2 6-16), 9/2 (6-16), 2//19/1 (1-6), 22 (6-19), 23 (0-8), 3//2 (8-0), 3 (4-12), 7 (1-16), 8(7-14), 9/1 (1-3), 13/5 (3-8), 14 (4-6), 1/26 (1-0); f) Land measuring 3 Kanals Marlas being 1/3 share out of Land measuring 9 Kanals 14 Marlas comprised in Khasra No. 2//19/2 (0-12), 20/1 (5-0), 1//6 (3-9), 7 (0-6), 14/2 (4-5), 15 (3 12), 16/1 (4-17), 2//11 (3-13). g) Land measuring 6 Kanals 9 Marlas share out of Land measuring 19 Kanals 8 Marlas comprised in Khasra No. 2//19/2 (0-12),

and 10732 dated 26.08.1991 and Bounded by North: Passage 4 Karam wide 45

Chandigarh

(AUTHORISED OFFICER) UNION BANK OF INDIA