

**E-Auction 15/30 days 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 8 & 9 of Security Interest (Enforcement) Rule, 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 constructive possession of which has been taken by the Authorized Officer of Union Bank of India, (secured creditor), will be sold on **below mentioned dates** "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

S. No.	Name & address of Borrower & Guarantor	Description of the Immovable property put for auction	Status of the possession Physical/ Symbolic	Dues to be Recovered from Borrower/ Guarantor (Rs.)	Reserve Price (Rs.)		Date and Time of Auction (with 10 min unlimited auto extensions)	Encumbrances known to bank/SA Pending, if any.
					EMD	Bid Increment		
1	Borrower/Directors/Promoters - 1(a) M/s. R. S. ENTERPRISES Proprietor Mr. Ravi Goel, 2693, Ground Floor, Gali Pathi Wali Naya Bazar, Delhi-110008, Also At: House No. 34, Suvidha Kunj, Pitampura, Delhi-110034. Also At: D-110, 3RD Floor, Pushpanjali Enclave, Pitampura, Delhi-110034 Co-applicant/Guarantor - Mrs. Shikha Goel, House No. 34, Suvidha Kunj, Pitampura, Delhi-110034. Mr. Himanshu Gupta, R/o 23/124-125, Sector-7, Rohini, New Delhi-110085	All the part of the Property Consisting of Commercial Shop No. 203 situated at 2nd Floor, without roof right(measuring 9.46 Sq. Meters Approx.) A part of built up free hold property bearing Municipal No. 2664, Ward No. III, Gali Jatwara, Zera Fazi, Naya Bazar, Ward No III, Delhi-110006, the said property is bounded as: East: Other Property, West: Passage/Shop No. 202, North: Shop No 204, South: Gali	Physical	Rs. 4,02,69,842.05/- as on 30.04.2018 with further interest, expenses and other charges thereon	Rs. 11,30,000/- Rs. 1,13,000/- Rs. 11,300/-		13-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
2	Borrower(s): 1. M/s Dio Catheq India Pvt. Ltd, C-74, DDA Shed, Okhla Industrial Area, Phase-I, New Delhi, Also at - B-133, 1Ind Floor, DDA Shed, Okhla Industrial Area, Phase-I, New Delhi - 110020 Guarantor: 1. Mr. S S Ishwaran, Flat No. A-402, Saheta CGHS Ltd, Plot No.30, Sec-4, Dwarka, New Delhi -110075 2. Mrs. Savitri Ishwaran, Flat No. A-402, Saheta CGHS Ltd, Plot No.30, Sec-4, Dwarka, New Delhi - 110075 Also at: Door No.V/281-D 13, Flat No. N, 3rd Floor, Vinayaka Ananthamayo Apartments, Sy. No.356/1 of Eror Desam, Kanayannur Taluk, Ernakulam, Kerala	1: All that piece and parcel of residential Property 1/4th undivided share of 21.670 cents (8.77 Acres) of land in Sy.No.356/1 of Eror Desam, Nadama Village and Apartment No.V/281-D on the 3rd Floor of the Apartment complex named Vinayaka Ananthmaya Apartments, Eror Desam, Nadama Village, Kanayannur Taluk, Ernakulam, Kerala having a plinth area of 1370 Sq. Ft. with right to use the common area and facilities including car parking area. Owner: Mrs. Savitri Ishwaran. On the North: -Property No Sy No-360/1, On the South: - Municipal Road, On the East: -Residence PKRA-12, On the West-Property of Prasanth Alapatt-PKRA-14	Symbolic	Rs.36,61,658.12 as on 25.10.2019 with further interest and cost	Rs. 52,28,000/- Rs. 5,22,800/- Rs. 52,280/-		13-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
3	M/s Jai Hanuman Education society, Ishwar International School, Near Bye pass, Village Barota, Sonipat Road, Gohana, Haryana-131301, Mr. Vinod Kumar s/o Ishwar Singh, Sonipat Road, opposite Ekant hotel, Gohana, Sonipat, Haryana-131301, Mr. Anil Singh s/o Ishwar Singh, Sonipat Road, opposite Ekant hotel, Gohana, Sonipat, Haryana-131301, Smt. Mukesh Rani w/o Anil Singh, Sonipat Road, opposite Ekant hotel, Gohana, Sonipat, Haryana-131301, Mr. Anup Singh s/o Bhim Singh, H. No. 569 Village Gopalpur, Tehsil Sonepat, Distt.sonepat, Haryana-131301. Smt. Sudesh, H. No. 578 Village Gopalpur, Tehsil Sonepat, Distt.sonepat, Haryana-131301 Gohana, Sonipat, Haryana-131301, Smt. Udesh w/o Anup Singh, H. No. 569 Village Gopalpur, Tehsil Sonepat, Distt.sonepat, Haryana-131301	All that piece and parcel of EM on property bearing Khetwati no 435/410, khata no 463, 464, 465, 466, 467, kitta 18, Rakba 88 kanal 2 Marla ka 1020/3538 bhag Rakba Bakdar 25 kanal 8 Marla measuring 25 Kanal, 8 Marla situated at village Badoot, Tehsil Gohana, Distt Sonepat, Haryana owned by Shri Anil Singh & Shri Vinod Kumar S/o Shri Ishwar Singh. Bounded: On the North by: Agriculture Land, On the South by: Agriculture Land, On the East by: Agriculture Land, On the West by: Road/Other Land	Symbolic	Rs.6,64,02,281.09 plus further interest, charges & other expenses	Rs. 8,08,00,000/- Rs. 80,80,000/- Rs. 8,08,000/-		27-02-2026 from 12:00 Noon to 05:00 PM	Subjected to SA 90/2024 pending at DRT - 2, Delhi
4	Borrower : M/s K.D Sports India Proprietor Mr. Anil Kumar, DE-25, Ward No 5, Aligarh Road, Near Ambedkar Park, New Basti, Sallagarh Also at: Shanti Nagar, Near Dhamar Motor, HUDA Chowk, Mathura Road, Palwal, Haryana Guarantor/ Mortgagor - Mr. Gopal (Guarantor) S/O Sh Heti Alias Heti Lal, Nai Basti, Sallaghagh, Palwal, Haryana-121102 Also at: Residential Property bearing Khetwati/ Khatia No 4611/5302, Mustatil No 142, Killa No 19/7 (1-3), situated at Ward No 16, Aligarh Road, Near Ambedkar Park, New Basti Sallagarh, within Municipal limit, Tehsil & Dist, Palwal. Bounded; On the North: 15 Ft Road, On the South: Other Property. On the East: Other Property, On the West: 20 Ft Road	All that part and parcel of the property consisting Residential Property bearing Khetwati/Khatia No 4611/5302, Mustatil No 142, Killa No 19/7 (1-3), situated at Ward No 16, Aligarh Road, Near Ambedkar Park, New Basti Sallagarh, within Municipal limit, Tehsil & Dist, Palwal. Bounded; On the North: 15 Ft Road, On the South: Other Property. On the East: Other Property, On the West: 20 Ft Road	Constructive	Rs 24,29,533.49 as on 02.08.2022 + Interest thereon and other expenses.	Rs. 26,88,000.00 Rs. 2,68,800.00 Rs. 27,000/-		13-02-2026 from 12:00 Noon to 05:00 PM	The Sale shall be subject to the outcome of SA No 275/2025 pending before the Hon'ble DRT - II New Delhi
5	Borrower(s): M/s Neharika Print Export Pvt. Ltd., H No. 2399/7 Air Force Road, Jawahar Colony, NIT Faridabad Directors : (a)Mrs. Alka Sharma W/O Mr. Naval Kishore Sharma, H No. 2399/7 Air Force Mor, Jawahar Colony, NIT Faridabad, (b) Mr. Naval Kishore Sharma S/O Mr. Ramanand Sharma, H No. 2399/7 Air Force Mor, Jawahar Colony, NIT Faridabad, (c)Ms. Neha Sharma D/O Mr. Naval Kishore Sharma, H No. 2399/7 Air Force Mor, Jawahar Colony, NIT Faridabad, Guarantor(s): 1. Mr. Kailash Chand Sharma S/O Mr. Ramanand Sharma, H No. 2399/7, Gali No. 5, Air Force Road, Jawahar Colony, NIT Faridabad, 2. Mr. Shyam Sunder Sharma S/O Mr. Ramanand Sharma, H No. 2399/7, Gali No. 5, Air Force Road, Jawahar Colony, NIT Faridabad, 3. Mrs. Alka Sharma W/O Mr. Naval Kishore Sharma, H No. 2399/7 Air Force Mor, Jawahar Colony, NIT Faridabad, 4. Ms. Neha Sharma D/O Mr. Naval Kishore Sharma, H No. 2399/7 Air Force Mor, Jawahar Colony, NIT Faridabad, 5. Mr. Naval Kishore Sharma S/O Mr. Ramanand Sharma, H No. 2399/7 Air Force Road Jawahar Colony, NIT Faridabad.	All that part and parcel of the property House No. 2399/7 (Part of Old Plot No. 32) measuring 200 sq yards, Rect. No. 43, Killa No. 9,10,11 (Khasra No. 43/9/10/11) situated Near Pheel Chand Kiriyana Store, Jawahar Colony, NIT Faridabad, Bounded by: On the North : House of Girija prasad Sharma , On the South : Road, On the East : House of Anand Singh Rawat , On the West: Road	Constructive	Rs 28,34,151/- as on 16.04.2019 with further interest and Other Charges thereon.	Rs. 66,00,000/- Rs. 6,60,000/- Rs. 66,000/-		13-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
6	Borrower/Directors/Promoters - 1(a) Mr. Naresh Kumar , S/O Roop Chand, Baluda Road, New Friends Colony, Ward No. 5, New Dhamar Vatika, Sohna, Gurgaon, Haryana-122103 1(b) Mrs. Sarita Sharma W/o Naresh Kumar, Baluda Road, New Friends Colony, Ward No. 5, New Dhamar Vatika, Sohna, Gurgaon, Haryana-122103	Property: Residential land & building situated at Ward No. 5, admeasuring approx. 198 Sq. Yards having Unique Property ID No. 1/5/33 as per House and Property Tax assessment register situated at Khetwati No. 837 Old, New 997 & 998, Khata No. 1201 & 1202, Rect. No. 187 Kila No. 17/2/11(1-18) situated within Revenue Estate of Village & Tehsil Sohna, Baluda Road, Distt. Gurgaon, the said property is bounded as: East: Khajani Institute, West: Street 16 Ft. wide, North: Baluda Road, South: House of Pankaj Kumar	Constructive	Rs.32,89,618.23 as on 28.02.2025 with further interest, expenses and other charges thereon	Rs.1,13,00,000/- Rs.11,30,000/- Rs. 1,15,000/-		13-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
7	Borrower/Directors/Promoters - 1(a) M/s. Saba Enterprises, B-1/13, G2, DLF Dilshad Extension-II, Bhopura, Loni, Ghaziabad, Uttar Pradesh-201010 Also at: Cabin No. 1, Shop No. 23, 2nd Floor, Shilpi Arcade, Plot No. 14, Sector-4, Vaishali, Ghaziabad, Uttar Pradesh-201010 1(b) Mrs. Ehsana (Proprietor), B-1/13, G2, DLF Dilshad Extension-II, Bhopura, Loni, Ghaziabad, Uttar Pradesh-201010 Guarantor- 2(a) Mrs. Ehsana, B-1/13, G2, DLF Dilshad Extension-II, Bhopura, Loni, Ghaziabad, Uttar Pradesh-201010 2(b) Mr. Rohit Uppal, C-5/530, Milan Vihar Apartment, Plot No. 72, I.P. Extension, Patparganj, Delhi-110092	All that part and parcel of property bearing Plot No. D-1/2, Block-D, admeasuring 117.5 Sq. Yards i.e. 98.24 Sq. Mtr, Defence Colony, Village Bhopura, Loni, Ghaziabad, Uttar Pradesh owned by Mr. Rohit Uppal S/o Sunil Uppal is bounded as: East: Part of Plot, West: Plot No. D-16, North: Plot No. D-2, South: 30 Feet wide Road	Physical	Rs.23,79,586/- as on 01.10.2016 with further interest, expenses and other charges thereon	Rs.36,42,000.00/- Rs.3,64,200.00/- Rs. 37,000/-		13-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
8	M/s. SPL Marketing Pvt. Ltd., A-425, Double Storey, Kalkaji, New Delhi- 110020 Also at: - A-4/237 Konark Apartments, Kalakaji Extension, New Delhi-110019 Directors/Guarantors 1. Mr. Satpal Kalra, S/o R.D. Kalra, A-425, Double Storey, Kalkaji, New Delhi-110020 Also At- A-4/237 Konark Apartments, Kalakaji Extension, New Delhi-110019 Also At- A-429, Kalkaji, New Delhi-110019 Also At- RZ-600A, Gali No. 21, Out of Khasra No. 443 and 444, Tuglakabad Extension, New Delhi-110019 2. Mr. Varun Kalra, S/o Satpal Kalra, A-425, Double Storey, Kalkaji, New Delhi-110020, Also At- A-4/237 Konark Apartments, Kalakaji Extension, New Delhi-110019 Also At:- A-429, Kalkaji, New Delhi-110019, Also At- RZ-600A, Gali No. 21, Out of Khasra No. 443 and 444, Tuglakabad Extension, New Delhi-110019	Land & building consisting of ground plus three floors having 5 shops & 2 room on ground floor, 1 flat on R.H.S. of 1st floor, 2 flats on 2nd floor and 2 flats on 3rd floor in building bearing No. RZ-600-A, Gali No. 21 out of Khasra No. 443 & 444, Tuglakabad Extension, New Delhi- 110019 having plot area of 91.97 Sq. Mtrs. in the name of Satpal Kalra, the said property is bounded as: East: RZ-600/20, West: Gali 15' wide, North: Gali South: RZ-601/21B	Constructive	Rs.1,43,23,923.23 as on 31.08.2024 with further interest, expenses and other charges thereon	Rs.1,27,00,000/- Rs.12,70,000/- Rs. 1,27,000/-		27-02-2026 from 12:00 Noon to 05:00 PM	Not Known to Bank
9	Borrower/s: M/s Truth India Housing (p) Ltd, 419, 4th Floor, Ansul Chamber-II, Bhikaji Kama Place, New Delhi-110066 Guarantor/s: a. M/s Truth Royal Developers, GH-04, RIICO Industrial Area, Shahjahanpur, Alwar, Rajasthan-301706 Represented by the partners- Mr. Gyan Chandra Yadav, Mr. Nitish Gupta, b. Mr. Gyan Chandra Yadav, c. Mr. Vinod Kumar Yadav, d. Mrs. Asha Yadav , All residence of : B-1271, Gali No 32, Baprola Vihar, Phase II, Nangli Vihar Extension, Dasgarden, Noida, New Delhi-110043 e. Mr. Nitish Gupta, VOP- Main Market, Shahjahanpur, Tehsil- Behror, Dist- Alwar, Rajasthan-301706.	a) Shop No. 147, 1st floor, Shree Krishna Tower, Plot No. CC-1, RIICO, Neemrana, Teh. Behror, Distt. Alwar, Rajasthan in the name of Mrs. Asha Yadav W/o Mr. Gyan Chandra Yadav admeasuring area 301.12 sq ft without roof rights. Property Bounded by: North: Passage entry , South: Shop No 160, East: Passage & toilet West: Shop No 148 b) Shop No. 217, 2nd floor, Shree Krishna Tower, Plot No. CC-1, RIICO, Neemrana, Teh. Behror, Distt. Alwar, Rajasthan in the name of Mrs. Asha Yadav W/o Mr. Gyan Chandra Yadav admeasuring area 301.12 sq ft without roof rights. Property Bounded by: North: Passage, South: Shop No 223, East: Shop No: 216, West: Shop No 218	Physical	Rs. 2,88,39,743.50 as on 03.06.2016 with further interest, expenses and other charges thereon	Rs. 7,03,800/- Rs. 70,380/- Rs. 10,000/- Rs. 5,95,000/- Rs. 59,500/- Rs. 10,000/-		13-02-2026 from 12:00 Noon to 05:00 PM	Sale is Subject to the outcome of SA NO 28/2021 pending before DRT-II, Delhi .
10	Mr. Shashank Kumar Choudhary (Applicant), R-240, Mohan Garden, Uttam Nagar, New Delhi- 110059 Also at Flat No. T-103, 1ST Floor, Sukkar Bazar, Village-Bindapur, Uttam Nagar, Delhi-110059 Also at: B-102, Satyam Apartment, Sector-18, Dwarka-110078 Mrs. Sonalika W/o Mr. Shashank Kumar Choudhary (Co-Applicant), Flat No. T-103, 1st Floor, Sukkar Bazar, Village-Bindapur, Uttam Nagar, Delhi-110059 Also At: R-240, Mohan Garden, Uttam Nagar, New Delhi-110059 Also At: B-102, Satyam Apartment, Sector-18, Dwarka-110078 Also at: R-240, Mohan Garden, Uttam Nagar, New Delhi-110059 Also At: B-102, Satyam Apartment, Sector-18, Dwarka-110078 Also At: Flat No. T-103, 1ST Floor, Sukkar Bazar, Village-Bindapur, Uttam Nagar, Delhi-110059 Mrs. Sonalika W/o Mr. Shashank Kumar Choudhary (Guarantor) R-240, Mohan Garden, Uttam Nagar, New Delhi-110059 Also At: B-102, Satyam Apartment, Sector-18, Dwarka-110078 Also At: Flat No. T-103, 1ST Floor, Sukkar Bazar, Village-Bindapur, Uttam Nagar, Delhi-110059	All the Part and Parcel of residential property built up 1st Floor Back Side without roof rights, Stair case are common use with common Car and Bike parking built on property bearing No.T-103, area measuring 100 Sq. Yards. (Out of 200 sq. Yards.) out of Khasra No. 10 situated in the Revenue Estate of Village Bindapur colony known as T-Block, Uttam Nagar Delhi-110059 owned by Mr. Shashank Kumar Choudhary and Mrs. Sonalika bounded as per sale deed	Symbolic	Rs. 44,92,263.66 i.e. Rs. 21,03,738.05 including Legal & other expenses in respect of Shashank Kumar Choudhary and Mrs. Sonalika bounded as per sale deed	Rs. 38,93,000/- Rs. 3,89,300/- Rs. 38,930/-		27-02-2026 from 12:00 Noon to 05:00 PM	SA 28/2023 DRT-II, Delhi
11	Borrower: 1. M/s. BMS TRADING. Proprietor: Mr. Vishab Singh Bharti, H No 22 GF, Bharat Nagar, Ashok Vihar Phase-IV North West Delhi-110052. 2. Mr. Vishab Singh Bharti, Flat No. 105 type C, Sanskriti Apartment, Sector-18 B, Dwarka, New Delhi-110075 3. Mr. Satish Chander Bharti (Guarantor of M/s. BMS Trading), L-142 C, Dilshad Garden, Jhilmil, East Delhi-110095	D-02/22/2						