



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

DATE & TIME OF E-AUCTION
ON 27.02.2026 BETWEEN 12:00 NOON TO 05:00 PM

**E-AUCTION
SALE NOTICE**

DATE & TIME OF E-AUCTION ON 27.02.2026 FROM 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.

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 provision 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 property mortgaged/charged to the Secured Creditor, the constructive/Symbolic/Physical 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" for recovery of its dues mentioned below due to the Union Bank of India /Secured Creditor from the respective borrower(s) and 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 and time mentioned above with unlimited extension of 10 minutes.

| Sr. No. | Name of the Branch Account, Borrower/s/ Guarantor/s, etc | Outstanding Amount | Details of Properties | RESERVE PRICE EMD BID INCREASE AMOUNT | Sr. No. | Name of the Branch Account, Borrower/s/ Guarantor/s, etc | Outstanding Amount | Details of Properties | RESERVE PRICE EMD BID INCREASE AMOUNT |
|--|--|--|--|--|--|--|---|-----------------------|---|
| 1. Borrower : a.) M/s Admiral 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. Ranjita Kaur (Wife), (ii) Mr. Gurjot 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. Guarantors : 1. Mrs. Ranjita Kaur W/o Abadi Allowal Batala, Distt. Gurdaspur-143505. 2. Mr. Gurjot Singh S/o Late Sh. Gurwinder Singh, R/o #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. | Rs. 41,69,310/- Plus interest thereon | All part and parcel of property bearing Plot No. 132-A (P) measuring 917 Sq yards situated at Focal point, Batala District Gurdaspur in favour of Sh. Gurwinder Singh S/o Sh. Makhan Singh vide Khasra No. 1552 dated 11.07.2016. The Property is bounded as under: East: By Plot North: By Road, West: By Road, South: By Plot type of possession: Symbolic. | Rs. 36,00,000/- Rs. 3,60,000/- Rs. 36,000/- | 13. Borrower : a) M/s Dream And Prosperity Hotel & Restaurant Rep By Prop. Mr. Rahul Chauhan (Deceased) Through his Legal Heirs : (i) Mr. Dinesh Kumar (Father), (ii) Mrs. Sunila Devi (Mother), (iii) Mrs. Sapna Chauhan (Wife) And All Unknown Legal Heirs, All R/o Village Badhwara Tehsil Fatehpur, Kangra, Himachal Pradesh 176053 Through his Legal Heirs Village Badhwara, Tehsil Fatehpur, Kangra, Himachal Pradesh 176053. Co-Obligent /Mortgagor: Mr. Dinesh Kumar S/o Late Sri Mohan Lal, Village Badhwara, Tehsil Fatehpur, Kangra, Himachal Pradesh 176053. Guarantor : Jasbini Singh S/o Narinder, Ward Number 5, VPO Thathal, Tehsil Amb, Distt. Una, Himachal Pradesh, 177211. | Rs. 66,03,699/- as on 23.06.2021 Plus Int. thereon | All that piece and parcel of Commercial property measuring 253 Sq. meters comprised in Khetwan/Khatuni no. 81 min/135 min and having Khasra numbers 684 kitta 1 measuring 0.01-70 hectare and Khetwan/Khatuni no. 81 min/135 min khasra No. 685/2/2 measuring 0.04-32 out of it 0.00-83 hectre in village Badhwara Majua Sunet, Tehsil Fatehpur, Distt. Kangra (Property in khasra no. 684 in the name of Mr. Rahul Chauhan S/o Dinesh Kumar & property in khasra no. 685/2/2 in the name of Mr. Dinesh Kumar S/o Mohan Lal), boundaries are: North- Govt Land, South- P/o Shiv Ram Chaudhary, East- P/o Tara Singh, West- Nurpur to Talwara Road. Type of possession: Symbolic. | Rs. 36,00,000/- Rs. 3,60,000/- Rs. 36,000/- | | |
| 2. 1. Mr. Ajay Kumar S/o Mr. Tilak Raj (Borrower), Address1: House No. 178, Street No. 1, Ward No. 8, Near Red Rose School, Tibba Road, Ludhiana, Punjab-141007. Address 2: House No. 14, Street No. 3, Rishi Nagar, Tibba Road, Village Kulawali, Ludhiana, Punjab-141007. 2. Mrs. Sham Rani W/o Mr. Ajay Kumar (Co-Borrower), Address 1: House No. 178, Street No. 1, Ward No. 8, Near Red Rose School, Tibba Road, Ludhiana, Punjab-141007. Address 2: House No. 14, Street No. 3, Rishi Nagar, Tibba Road, Opposite to Street No. 3, Near Red Rose School, Ludhiana, Punjab-141007. | Rs. 8,42,025/- as on 31.10.2024 Plus Int. thereon | Residential Property Plot No. 14 measuring 115-1/2 square yards, situated in Rishi Nagar, Ludhiana and comprised in Khasra No. 22/1/23-24/25 Khatla No 209/210, Safa No. 374, as entered in the Jamabandi for the year 2006-07 of Village Kulewali, Abadi Rishi Nagar, Hadbast No. 178, Tehsil and District Ludhiana vide Sale Deed bearing Document No: 2020-21/06/15/599 book no. 1 dated 03.06.2020 in the name of Smt. Sham Rani and bounded are as under: East: Neighbour upto 52'0" West: Neighbour upto 52'0", North: Neighbour upto 20'0", South: Street 20'0". Possession Type: Symbolic. | Rs. 21,50,000/- Rs. 2,15,000/- Rs. 21,500/- | 14. 1. GSK Industries (Partnership Firm), D-62, Industrial Focal Point, Chanalon, Kurali, Dist. Mohali, Punjab-140103. (Through Partners Mr. Gurmail Singh and Mrs. Kulwant Kaur). | Rs. 1,09,19,243/- as on 31.01.2023 Plus Int. thereon | Lot-1. Residential House No. 311, Situated at Ward No. 8, Chanalon, comprised in HB No. 11 Khata No. 236/273, Khasra No. 23/18/4 (6-0), Share 22/10 i.e. Kana 2 Marlas at Tehsil Kharar, Distt. SAS Nagar in the name of Mrs. Kulwant Kaur vide Transfer Deed bearing Wasika No. 5299 dated 01.12.2015. Boundaries (as per valuation report) East- House of Sh. Balvir Singh, West- Plot of Sh. Balvir Singh, North- Sh. Balvir Singh, South- Type of possession: Symbolic. | LOT : 1 Rs. 55,00,000/- | | |
| 3. Borrower/s: Mr. Anil Babbar S/o Kasturi Lal Babbar, House No. 194, Pink City Colony, Koti Sadig, Jalandhar-1, Punjab- 144003. Co-Borrower : Mrs. Meenakshi W/o Anil Babbar, House No. 194, Pink City Colony, Koti Sadig, Jalandhar-1, Punjab-144003. | Rs. 29,53,385.69 as on 24.10.2024 Plus Int. thereon | All that Residential House/Flat measuring 2 Marla 21 Sq. Ft. comprised in Khasra No. 551/1, 552/2, 553/3, 554, 555, 556/1, 561/2 & Hadbast No. 281, Situated at Tower Enclave, Phase III, Village Wadala, Tehsil/District: Jalandhar owned by Mrs. Meenakshi W/o Mr. Anil Babbar, Bounded as under: East: House of Sarabjit Kaur, West: Plot Other, North: Plot Other, South: Road. Type of Possession: Physical Possession. | Rs. 20,50,000/- Rs. 2,05,000/- Rs. 20,500/- | 2. Mr. Gurmail Singh S/o Balvir Singh, Plot No. D-61-62, Chanalon, Focal Point, Kurali, Distt. SAS Nagar, Mohali-140103. 3. Mrs. Kulwant Kaur W/o Sh. Balvir Singh, Plot No. D-61-62, Chanalon, Focal Point, Kurali, Distt. SAS Nagar, Mohali-140103. Guarantor(s): 1. Mrs. Neeru Bala W/o Mr. Toni Pushpinder Sharma, Chanalon, Ward No. 8, Kurali, SAS Nagar, Mohali-140103. 2. Mr. Gurmail Singh S/o Balvir Singh, Plot No. D-61-62, Chanalon, Focal Point, Kurali, Distt. SAS Nagar, Mohali-140103. 3. Mrs. Kulwant Kaur W/o Sh. Balvir Singh, Plot No. D-61-62, Chanalon, Focal Point, Kurali, Distt. SAS Nagar, Mohali-140103. | Rs. 1,00,19,243/- as on 31.01.2023 Plus Int. thereon | Transfer Deed bearing Wasika No. 5299 dated 01.12.2015. Boundaries (as per valuation report) East- House of Sh. Balvir Singh, West- Plot of Sh. Balvir Singh, North- Sh. Balvir Singh, South- Type of possession: Symbolic. | LOT : 2 Rs. 25,50,000/- | | |
| 4. 1. M/s J S Mand Commission Agent Represented by its Proprietor Mr. Harinder Singh Mand S/o Sh. Ishar Singh, Near PS, Village Lohat Baddi, Tehsil Raikot, District Ludhiana-14109. (Borrowers). 2. Mr. Harinder Singh Mand S/o Sh. Ishar Singh, Near PS, Village Lohat Baddi, Tehsil Raikot, District Ludhiana-14109. 3. Mrs. Gurdeep Kaur W/o Harinder Singh Mand, PS, Village Lohat Baddi, Tehsil Raikot, District-Ludhiana-14109. (Guarantor & Mortgagor). 4. Mrs. Amarjeet Kaur W/o Sh. Kulwant Singh, Mahema Khurd, Malerkotla, Sangrur-148023. (Guarantor & Mortgagor), 3111/1093 min as per Jamabandi 2015-16 of Village Lohat Baddi, Hadbast No. 2, Tehsil Raikot District Ludhiana in the Name of Mrs. Gurdeep Kaur Bounded By:- North: Road, South: Neighbor, East: Neighbor, West: Neighbor. Possession Type: Symbolic. | Rs. 1,11,49,146.88 as on 31.03.2021 Plus Int. thereon w.e.f. 01.04.2021 | Lot-1: Equitable Mortgage of residential land and building constructed on plot measuring 08-128-17B, Situated in Village Lohat Baddi, District Ludhiana, and comprised in Khata No.470/262, Khasra No. 2887/534 as per Jamabandi 2010-11 of Village Lohat Baddi and in the Name of Mrs. Gurdeep Kaur. Bounded By:- East: Neighbour, West: Ahmadgarh Road, North: Neighbour, South: Neighbour. Possession Type: Symbolic. | LOT : 1 Rs. 46,00,000/- Rs. 4,60,000/- Rs. 46,000/- | 15. Borrower : M/s N.S. IRON Prop. Navnish Kumar, Opposite, Bag Wala Gurudwara Near Peer Khana, Sirsa Road, Moosa Chungi- Mansa, Pin code-151505. | Rs. 31,06,659/- as on 30.09.2019 Plus Int. thereon | All part and parcel of Residential House built on land measuring 17.05 marlas comprised in Khasra No. 781 min(0-17.05 marlas) measuring 38 feet x122 feet, Situated at Opposite Bagh Wala Gurudwara, Near Peer Khana Sirsa Road, Moosa Chungi- Mansa- 151505. Bounded as under: East- 122 Navnish Kumar, West- 122 Kewal Krishan, North- 38 Gali, South- 38 Ashok Kumar. Possession Type: Symbolic. | Rs. 26,55,000/- Rs. 2,65,500/- Rs. 26,550/- | | |
| 5. M/s Kesari Gas Service, #2701, Street No. 07, Dashmesh Nagar Near Dhuri Phatak, Link Road, Ludhiana, (Borrower). 2. Mr. Kishan Gopal S/o Late Sh. Saugandar Mal (Partner, Guarantor & Mortgagor), R/o 400/1, Rani Jhansi Road, Ghumari Mandi, Ludhiana. Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flower Endcave, Baba Inder Nagar, Ludhiana. | Rs. 1,48,07,417.91 as on 30.06.2023 Plus Int. thereon w.e.f. 01.07.2023 | Multi Story Commercial Property No. B-XXI-270, Street No. 07, Dashmesh Nagar, Near Dhuri Line, & National Laboratory, Link Road, Ludhiana. Measuring 63.33 sq. Yards. At Ground Floor & 60.00 sq. yards. First Floor Total=123.33 sq. yards. From First Floor onwards up-to-sky and bounded by: East: Parveen Department Store & Others, West: Street No. 07, North : Market Road, South : Sold area (Part of Property). Type of Possession: Symbolic Possession. | Rs. 53,50,000/- Rs. 5,35,000/- Rs. 53,500/- | 16. Borrower : a) Smt. Harpreet Kaur W/o Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohali 144040. b) Sh. Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohali 144040. c) Sh. Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohali 144040. | Rs. 20,58,998.50 as on 02.09.2019 Plus Int. thereon | All that piece and parcel of Residential property admmeasuring 06 Marla being 6/895 share out of land measuring 44 Kanal – 15 Marlas, contained in Khetwan/Khatuni No. 51/53, 151/77, 152/178, Khasra no. 15/21/2(1-11), 15/22/5(2-0-16), 16/25/2(0-15), 21/5/2(0-15), 22/1/2(1-7), 16/22/2(0-14), 21/8/2(0-15), 22/1/2(1-6), 22/8/2(2-2), 22/9/1(0-5), 22/9/2(4-9), 22/10/2(3-1), 22/11/2(1-13), hadbast no. 24, Situated at Sant Nagar, Village Sharakpur, Tehsil Nakodar, District Jalandhar in the name of Smt. Harpreet Kaur Bounded by: - North- Land, South- Vacant Plot, East- West-Land. Type of possession: Physical. | Rs. 6,50,000/- Rs. 65,000/- Rs. 6,500/- | | |
| 6. Borrower/s: 1. M/s P M Enterprises (Proprietor Mrs. Amanpreet Kaur Sethi), Address: Near Brick Klin Chandigarh Road, Uchi Mangali, Ludhiana, District Ludhiana, Punjab-141123. 2. Mrs. Amanpreet Kaur W/o Mr. Ganga Sagar (Proprietor), Address: House No.1396, M.I.G. Flat, Sector 32, Chandigarh Road, Ludhiana, District Ludhiana, Punjab-141010. Guarantor: Mr. Ganga Sagar S/o Mr. Tej Pal Partap Mishra, Address: House No. 1396, M.I.G. Flat, Sector 32, Chandigarh Road, Ludhiana, District Ludhiana, Punjab-141010. | Rs. 51,72,180.25/- as on 28.02.2025 Plus Int. thereon | Industrial Property constructed on plot measuring 286 Square Yards, Comprised in Khasra No. 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, Khetwan No. 245, Khatuna No. 276, As entered in the Jamabandi for the Year 2013-2014, Hadbast No. 235, Situated at Village Mangal Unchi, Sub Tehsil Sahnewal, District Ludhiana in the Name of Mr. Amanpreet Kaur, Vide Sale Deed bearing Wasika No. 657, dated 11.01.2022 and bounded are as Under: East: Neighbor 75 feet, West: Neighbor 68 feet, North:Street 36 feet, South: Neighbor 37 feet. Possession Type: Symbolic. | Rs. 34,50,000/- Rs. 3,45,000/- Rs. 34,500/- | 17. Borrower/s : a) Smt. Sunita W/o Late Govind Rai, R/o Village Mandiala, Sohal Jagir, Tehsil Nakodar, Jalandhar-144703. b) Ms. Preeti D/o Late Govind Rai, R/o Village Mandiala, Sohal Jagir, Tehsil Nakodar, Jalandhar-144703. | Rs. 20,46,088/- as on 02.09.2019 Plus Int. thereon | All that part and parcel of Building built on land measuring 07 Marla comprised in Khetwan/Khatuna No. 51/53, 151/77, 152/178, Khasra No. 15/21/2(1-11), 15/22/5(2-0-16), 16/25/2(0-15), 21/5/2(0-15), 22/1/2(1-6), 22/8/2(2-2), 22/9/1(0-5), 22/9/2(4-9), 22/10/2(3-1), 22/11/2(1-13), hadbast no. 24, Situated at Sant Nagar, Village Sharakpur, Tehsil Nakodar, District Jalandhar in the name of Smt. Sunita Bounded by- North- Street, South- Plot of Others/Water Tank, East- Other/remaining part of plot of others/ Sushil Rani. Type of possession: Physical. | Rs. 2,50,000/- Rs. 25,000/- Rs. 2,500/- | | |
| 7. Borrower: M/s Raj Basant Traders, Prop. Mr. Nirjan Kumar, New Grain Market, Mandi Bariwala, Distt. Sri Muktsar Sahib, Guarantor: Mr. Om Parkash S/o Chiran Lal, House No. 149, Ward No. 5/6, Village Bariwala, Distt. Sri Muktsar Sahib. | Rs. 25,49,854.50 as on 31.01.2020 Plus Int. thereon w.e.f. 01.02.2020 | LOT : 1. EMG of Commercial Grain Shop, measuring 01 Marla 03 Sarsai 2/3 Share out of 02 Marlas Khetwan No. 475, Khatuna No. 681, Khasra No. 386(0-2) Vide Jamabandi for the year 1999-2000, Situated in the area of Bariwala Tehsil and District Sri Muktsar Sahib (As per copy of Jamabandi for the year 2004-05)its new KhetwanNo. 548, Khatuna No. 744 owned by (1) Mr. Om Parkash S/o Sh. Chiran Lal (2) Mr. Pawan Kumar S/o Sh. Chiran Lal. As per valuation report Bounded as: East: Street, West: Street, South: Street, North: Street. Possession Type: Symbolic. | LOT : 1 Rs. 13,50,000/- Rs. 1,35,000/- Rs. 13,500/- | 18. Borrower/s: 1) M/s Dhalawali Kheti Sawa Centre Through Its Proprietor Mr. Sukhmander Singh, Village Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. 2. Mr. Sukhmander Singh S/o Mohinder Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. Guarantor : 1) Kulwant Kaur W/o Sh. Sukhmander Singh S/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. 2) Gurmeet Singh Bhal B/o Ruldhu Singh, R/o Village Ram Garh, Barnala, Punjab-148100. | Rs. 35,66,796/- as on 05.02.2020 Plus Int. thereon | LOT : 1. Land and building adm. 1 Kanal 05 marla being 25/1/491 share of land 74 kanal 11 marla bearing Khasra No. 249/17 (80-8)-18/8-19(8-0) 16/20(8-0) 19(8-0) 18(8-0) 21(8-0) 22(8-0) 23(8-0) 24(8-0) 25(8-0) 16/7(1-0) 24/2(8-0) 26(7/1-0) khewat no. 497 mutation no 4500 dated No. as per the copy of Jamabandi for the year 2012-2013 situated at village Rauke Kalan-2 Sub Tehsil Badhi, Tehsil Nihal Singh Wala District Moga in the name of Smt. Kulwant Kaur W/o Sh. Sukhmander Singh vide transfer Deed no. 542 dated 27.02.2018. Boundaries: - North: - Karnail Singh, South- Way, East- West- Karnail Singh TYPE OF POSSESSION SYMBOLIC. | LOT : 1 Rs. 33,50,000/- Rs. 3, | | |