

<div>यूनियन बैंक Union Bank of India एक हिंदी एक भारत सच है</div>				<div>Asset Recovery Branch Kalras Building,First Floor,B-XV-295/B &amp; B-XV-295/C, Near Oswal Street, Miller Ganj, G.T. Road, Ludhiana-141003, Mob. No. 83760-02606</div>				<div>DATE &amp; TIME OF E-AUCTION ON 27.02.2026 BETWEEN 12:00 NOON TO 05:00 PM</div>				<div>E-AUCTION SALE NOTICE</div>							
<div>SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES DATE &amp; 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.</div>																			
<div>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 <a href="https://baanknet.com">https://baanknet.com</a> on the date and time mentioned above with unlimited extension of 10 minutes.</div>																			
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. Ranjit Kaur (Wife), (ii) Mr. Gurjit Singh (Son), (iii) Mr. Parampal Singh (Son), (iv) Mr. Ranjit Kaur W/o Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. c) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. d) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. e) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. f) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. g) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. h) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. i) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. j) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. k) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. l) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. m) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. n) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. o) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. p) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. q) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. r) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. s) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. t) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. u) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. v) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. w) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. x) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. y) Late Sh. Gurwinder Singh, R/O #312-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. z) Late Sh. Gurwinder Singh, R/O #312-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 Vasika No. 1552 dated 11.07.2016. The Property is bounded as under: East: By Plot North: By Road, West: By Road, South: By Plot. <b>Type of possession: Symbolic.</b>		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. Sunita Devi (Mother), (iii) Mrs. Sapna Chauhan (Wife) And All Unknown Legal Heirs, All R/o Village Bhadwara Mauja 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- Narpur to Talwara Road. <b>Type of possession: Symbolic</b>		Rs. 66,03,699/- as on 23.06.2021 Plus Intt. thereon		All that piece and parcel of Commercial property measuring 253 Sq. meters comprised in Khewat/Khatuni no. 81 min/135 min and having khasra numbers 684 kitte 1 measuring 0-01-70 hectre and Khewat/Khatuni no. 81 min/135 min khasra No. 685/2/2 measuring 0-04-32 out of 0-00-83 hectre in village Badhwara Mauja 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- Narpur to Talwara Road. <b>Type of possession: Symbolic</b>		Rs. 36,00,000/- Rs. 3,60,000/- Rs. 36,000/-			
2.		1. Mr. Ajay Kumar S/o Mr. Tilak Raj (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, Village Kuliawal, Ludhiana, Punjab-141007. 2. Mrs. Shama 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 Intt. thereon		Residential Property Plot No. 14 measuring 115-1/2 square yards, situated in Rishi Nagar, Ludhiana and comprised in Khasra No. 22/121-23/24-25 Khata No. 209/210, S/o No. 374, as entered in the jamabandi for the year 2006-07 of Village Kuleiwal, Abadi Rishi Nagar, Hadbast No. 178, Tehsil and District Ludhiana vide Sale Deed bearing Document No.2020-21/106/1599 book no.1 dated 03.06.2020 in the name of Smt. Shama 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". <b>Possession Type: Symbolic.</b>		Rs. 21,50,000/- Rs. 2,15,000/- Rs. 21,500/-		14. 1. GSK Industries (Partnership Firm), D-62, Industrial Focal Point, Chananol, Kurali, Distt. Mohali, Punjab-1410103. (Through Partners Mr. Gurmaj Singh and Mrs. Kulwant Kaur), 2. Mr. Gurmaj Singh S/o Balvir Singh, Plot No. D-61-62, Chananol, Focal Point, Kurali, Distt. SAS Nagar, Mohali-1410103. 3. Mrs. Kulwant Kaur W/o Sh. Balvir Singh, Plot No. D-61-62, Chananol, Focal Point, Kurali, Distt. SAS Nagar, Mohali-1410103. <b>Guarantor(s): 1. Mrs. Neeru Bala W/o Mr. Toni Pushpinder Sharma, Chananol, Ward No. 8, Kurali, SAS Nagar, Mohali-1410103. 2. Mr. Gurmaj Singh S/o Balvir Singh, Plot No. D-61-62, Chananol, Focal Point, Kurali, Distt. SAS Nagar, Mohali-1410103. 3. Mrs. Kulwant Kaur W/o Sh. Balvir Singh, Plot No. D-61-62, Chananol, Focal Point, Kurali, Distt. SAS Nagar, Mohali-1410103.</b>		Rs. 1,09,19,243/- as on 31.01.2023 Plus Intt. thereon		Lot-1. Residential House No. 311, Situated at Ward No. 8, Chananol, comprised in HB No. 110 Khata No. 236/273, Khasha No. 23/18/1 (6-0), Share 22/120 i.e.1 Kanal 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 - Plot of Sh. Shandan Sharma, South - Street. <b>Type of possession: Symbolic</b>		LOT: 1 Rs. 55,00,000/- Rs. 5,50,000/- Rs. 55,000/-			
3.		Borrowers: Mr. Anil Babbar S/o Kasturi Lal Babbar, House No. 194, Pink City Colony, Kot Sadiq, Jalandhar-1, Punjab-144003. Co-Borrower :- Mrs. Meenakshi W/o Anil Babbar, House No. 194, Pink City Colony, Kot Sadiq, Jalandhar-1, Punjab-144003.		Rs. 29,53,385.69 as on 24.10.2024 Plus Intt. thereon w.e.f. 25.10.2024		All that Residential House/Flat measuring 2 Marla 212 Sq. Ft. comprised in Khasha No. 551/2, 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. <b>Type of Possession: Physical Possession.</b>		Rs. 20,50,000/- Rs. 2,05,000/- Rs. 20,500/-		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. <b>Guarantor(s) :- 1. Mr. Ashok Kumar S/o Baboo Ram, Opposite, Bag Wala Gurudwara Near Moosa Chungi- Mansa, Punjab - 151505. 2. Mr. Jimmy Kumar S/o Ashok Kumar, Opposite, Bag Wala Gurudwara, Near Moosa Chungi- Mansa, Punjab-151505.</b>		Rs. 31,06,659/- as on 30.09.2019 Plus Intt. thereon		All part and parcel of Residential House built on land measuring 17.05 marlas comprised in Khasha 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. <b>Possession Type: Symbolic.</b>		Rs. 26,55,000/- Rs. 2,65,500/- Rs. 26,550/-			
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-141109. (Borrowers), 2. Mr. Harinder Singh Mand S/o Sh. Ishar Singh, Near PS, Village Lohat Baddi, Tehsil Raikot, District Ludhiana-141109. 3. Mrs. Gurdeep Kaur W/o Harinder Singh Mand, PS, Village Lohat Baddi, Tehsil Raikot, District Ludhiana-141109. (Guarantor & Mortgage), 4. Mrs. Amarjit Kaur W/o Sh. Kulwant Singh, Mahema Khurd, Malerkotla, Sangrur, 148023. (Guarantor & Mortgage).		Rs. 1,11,49,146.88 as on 31.03.2021 Plus Intt. thereon w.e.f. 01.04.2021		Lot-1: Equitable Mortgage of residential land and building constructed on plot measuring 08-12B-17B, Situated in Village Lohat Baddi, District Ludhiana, and comprised in Khata No. 470/628, Khasha 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: Ahmendgarh Road, North: Neighbour, South: Neighbour. <b>Possession Type: Symbolic.</b>		LOT: 1 Rs. 46,00,000/- Rs. 4,60,000/- Rs. 46,000/-		16. Borrower :- a) Smt. Harpreet Kaur W/o Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohalla Guru Nanak Pura, Nakodar, Jalandhar -144004. b) Sh. Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohalla Guru Nanak Pura Nakodar, Jalandhar -144004.		Rs. 20,58,998.50 as on 02.09.2019 Plus Intt. thereon		All that piece and parcel of Residential property admeasuring 06 Marla being 6/895 share out of land measuring 44 Kanal - 15 Marlas, contained in Khewat/Khatuni No. 51/53, 151/77, 152/178, Khasha no. 15/21/2(1-11), 15/22/5(2/0-16), 16/12/5(2/0-7), 21/15/2(0-15), 22/11/2(7-16), 22/18/2(2-2), 22/19/1(0-5), 22/19/2(4-9), 22/10/2(3-1), 22/10/11(4-4), 22/11/1(7-10), 21/16/1(1-1), 21/15/1(0-7), 22/11/9/2(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- Road, West- Land. <b>Type of possession: Physical.</b>		Rs. 6,50,000/- Rs. 65,000/- Rs. 6,500/-			
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. Saudagar Mal (Partner, Guarantor & Mortgage), R/o 4401, LIG Flat, Dugri, Ludhiana. Also at Property No. 58, Village Phulanwal Near Shiv Mandir, Flower Enclave, Babba, Inder Nagar, Ludhiana. 3. Mrs. Ravji Bhushan W/o Late Kulbhushan, (Partner & Guarantor) R/o 4001, Rani Jhansi Road, Ghumar Mandi, Ludhiana. 4. Mrs. Ruchika Neelam Mahajan W/o Krishan Gopal (Guarantor & Mortgage), R/o 4401, LIG Flat, Dugri, Ludhiana. Also at Property No. 58, Village Phulanwal Near Shiv Vaidika Mandir, Flower Enclave, Babba, Inder Nagar, Ludhiana.		Rs. 1,48,07,417.91 as on 30.06.2023 Plus Intt. thereon w.e.f. 01.07.2023		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. 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 Departmental Store & Others, West: Street No. 07, North: Market Road, South: Sold area (Part of Property). <b>Type of Possession: Symbolic Possession.</b>		LOT: 2 Rs. 15,50,000/- Rs. 1,55,000/- Rs. 15,500/-		17. Borrower(s) :- a) Smt. Sunita W/o Late Govind Rai, R/o Village Mandiala, Sohaj Jagir, Tehsil Nakodar, Jalandhar -144703. b) Ms. Preeti D/o Late Govind Rai, R/o Village Mandiala, Sohaj Jagir, Tehsil Nakodar, Jalandhar -144703.		Rs. 20,46,088/- Plus Intt. thereon		All that part and parcel of Building built on land measuring 07 Marla comprised in Khewat/Khatuni No. 51/53, 151/77, 152/178, Khasha No. 15/21/2(1-11), 15/22/5(2/0-16), 16/12/5(2/0-7), 21/15/2(0-15), 22/11/2(7-16), 22/18/2(2-2), 22/19/1(0-5), 22/19/2(4-9), 22/10/2(3-1), 22/10/11(4-4), 22/11/1(7-10), 21/16/1(1-1), 21/15/1(0-7), 22/11/9/2(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- Plot of others/Jaswinder Kaur, West- Other/remaining part of plot of others/Sushil Rani. <b>Type of possession: Physical.</b>		Rs. 2,50,000/- Rs. 25,000/- Rs. 2,500/-			
6.		Borrower(s) :-																	