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Name of the Branch Account,

Borrower/s/ Guarantor/s, etc



Union Bank

Outstanding

Amount

A Government of India Undertaking

of India

**Details of Properties** 

LOT 1. Equitable mortgage of Factory

Industrial Urban land and Building admeasuring

586 Sq. yards, Situated at M.C No B-XXI-892/5 &

892/6, Street no.1, Mohalla Partap Nagar,

Dholewal, B/Side Sangeet Cinema, Tehsil &

District Ludhiana. (Possession Type: Symbolic)

LOT 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 and

EMG of residential Land & Building measuring 200

Sq. Yards as Plot No. C-26 Premier Complex, Village

Bholapur, Ludhiana, Punjab-141123 comprises in

Khata No. 129/181, 138/160, Khasara No.

ndustrial plot/ Factory Land & Building no. D-

162, Phase-VI, Measuring 885.50 Sq. Yards

Situated at Industrial Area, Focal Point

Ludhiana in the name of M/s Balaji Bolts through

mmovable property / Industrial plot Factory Land

& Building Measuring 1000.70 Sq. Yards situated

at E-777, Phase -VII, Focal point Ludhiana stand

n the name of M/S Shri Balaji Fastners through its

(64'-03), West: Factory (64'-03"), Possession Type: Symbolic.

Possession: Symbolic Possession.

Plot with Boundary Wall (45') TYPE OF POSSESSION SYMBOLIC.

No.855 entered in jamabandi 2009-10 and jointly owned by Mr. Akshar Sharma, M

The above Property is a Security of M/s Akshra Industrial Corporation & M/s

45//3,4,7,8,13,14/1,14/2,15/1 Hadbast No. 238. As per Jamabandi for the year 2015-16

Village Bholapur in the name of Mr. Baljinder Singh, As per Sale Deed No. 2019-

20/102/1/4538 dated 08.01.2020 in the name of Sh Baljinder Singh S/o Sh Gurdev Singh

and bounded by: East: Road 20' wide(40'), West: House(40'), North: House(45'), South:

ts Proprietor Mr. Varun Garg S/o Lajpat Rai vide lease deed bearing Wasika

No.8463 Dated 11.10.2012 Registered with Sub Registrar Ludhiana Central

Boundaries:- (As per Valuation Report)- North: Road (85.0") South: Neighbor

(85.0"), East: Vacate Plot No. (96.0:") West: Asita Knitfab (96.0"), Type of

proprietor Mr. Arun Garg on the basis of lease deed bearing Wasika no 576 date

12.04,2007 registered with office of Sub Registrar Ludhiana West. Boundaries:

North: Narain International (140'-02"), South: Zebra Tools (140'-02"), East: Road

Suraj Sharma & Mr. Ashwani Sharma. (Possession Type: Symbolic).

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 27.03.2025 BETWEEN 12:00 NOON TO 05:00 PM

**E-AUCTION** SALE NOTICE

RESERVE PRICE

EMD

LOT:1

Rs. 57,00,000/-

Rs. 5,70,000/-

Rs. 57,000/-

Rs. 1,18,00,000/-

Rs. 11,80,000/-

Rs. 65,00,000/-

Rs. 1.00,000/-

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES DATE & TIME OF E-AUCTION ON 27.03.2025 FROM 12:00 NOON TO 05:00 PM (WITH 10 MINUTES UNLIMITED AUTO EXTENSIONS)

RESERVE PRICE

EMD

**BID INCREASE AMOUNT** 

LOT:1

LOT: 2

Rs. 1,55,00,000/-

Rs. 15,50,000/-

Rs. 1,00,000/-

Rs. 55,00,000/-

Rs. 5,50,000/-

Rs. 55,000/-

Rs. 24,00,000/-

Rs. 2.40.000/-

Rs. 24,000/-

Rs. 1,32,50,000/-

Rs. 13,25,000/-

Rs. 1.00.000/-

Rs. 1,48,50,000/-

Rs. 14,85,000/-

Rs. 1.00.000/-

LOT:1

Rs. 45.00,000/-

Rs. 4,50,000/-

Rs. 12,50,000/-

Rs. 1,25,000/-

Rs. 12,500/-

Rs. 51,00,000/-

Rs. 5,10,000/-

Rs. 51,000/-

LOT: 1

LOT: 2

Rs. 11.00.000/-

Rs. 1,10,000/-

Rs. 11,000/-

Rs. 11,00,000/-

Rs. 1.10.000/-

Rs. 11,000/-

Rs. 37,00,000/-

Rs. 3,70,000/-

Rs. 78,00,000/-

Rs. 7,80,000/-

Rs. 78,000/-

Rs. 9,00,000/-

Rs. 90,000/-

Rs. 9.000/-

Rs. 1,10,00,000/-

Rs. 11,00,000/-

Rs. 29,00,000/-

Rs. 2,90,000/-

Rs. 3,00,000/-

Rs. 30,000/-

epaper.indianexpress.com

Rs. 1,00,000/-

Rs. 37,000/-

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 (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" on 27.03.2025 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.

(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			BID INCREASE AMOUNT
1. Borrowers: 1. M/s Aashirwad Karyana Store, Prop. Devi Dayal C/o Shop No. 387/A, Village Daria,	as on 30.04.2023 Plus	EMG of Residential House (G+2) No. 714 D, Near Gopal Mandir, Daria, Chandigarh in the name of Sh. Devi Dayal Kansal. Bounded by: East: Other House(16'6'), West:	Rs. 38,00,000/-
			Rs. 3,80,000/-
Chandigarh. 2. Mr. Devi Dayal, R/o – H. No. 714-D, Village- Daria, Chandigarh-160002.		Street(16'6"), North: House No. 713(41'5") South: House No. 715 (41'5"). Possession Type: Symbolic	Rs. 38,000/-
Borrower : a.) M/s Admiral Rs.41,69,310/-	All part and parcel of property bearing Plot No. 132-A	Rs. 50,00,000/-	
Engineering Co. through Prop. Sh.		(P) measuring 917 Sq yards situated at Focal point, Batala District Gurdaspur in favour of Sh. Gurwinder	Rs. 5,00,000/-
Gurwinder Singh S/o Sh. Makhan Singh thereon (Deceased), R/o # 132-A, Focal Point , Abadi Allowal Batala, Dis			Rs. 50,000/-
Gurdaspur-143505. b.) Late Sh. Gurwinder Singh S/o Sh. Makhan Singh through (Deceased) Through his Legal Heirs (i) Mrs. Ranjit		dated 11.07.2016, The Property is bounded as under: E	ast: By Plot North: By Road, West:
Kaur (Wife). (ii) Mr. Gurjit Singh (Son).(i District Gurdaspur-143505. Guarantors:	iii) Mr. Parampal Singh 1. Mrs. Ranjit Kaur W/o	(Son). And All Unknown Legal Heirs, all R/o # 132-A, Late Sh. Gurwinder Singh, R/o #132-A Focal Point, Abs	Focal Point , Abadi Allowal, Batala, adi Allowal Batala, Distt. Gurdaspur

143505. 2. Mr. Gurjit Singh S/o Late Sh. Gurwinder Singh, R/O #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. Borrowers : 1) M/s Akshra Rs. 11,84,80,892.30 Industrial Corporation Rep. by Its M/s Akshra Industrial Proprietor Mr. Suraj Sharma, Corporation Situated at 892/6, Street No. 1 Rs 5,12,51,600.62 M/s Akshra Engineers Partap Nagar, Ludhiana -141003. 2) (Regd.) M/S Akshra Engineers (Regd.) Total 892/6, Street No.1, Partap Nagar, Rs. 16,97,32,492.90 Ludhiana- 141003 through its as on 30.06.2023

Partners (1) Akshar Sharma S/o Plus Intt. thereon Late Sh. Ram Nath Sharma. (2) Ashwani Sharma S/o Late Sh. Ram Nath Sharma. (3) Late Sita Devi W/o Late Sh. Ram Nath comprised of Khata No 863/1159 , Khasra Sharma. Mortgagors & Guarantors: 1.) Mr. Suraj Sharma S/o Late Sh. Ram Nath R/o H. No: 45 L, Model Town, Ludhiana Punjab pin code 141002. 2.) Mr. Akshar Sharma S/o Late Sh. Ram Nath, R/o H. No. 45 L, Model Town, Ludhiana Punjab, Pin Akshra Engineers (Regd). Code-141002. 3.) Mr. Ashwani Sharma S/o Late Sh. Ram Nath, R/o H. No: 45 L, Model Town, Ludhiana Punjab, Pin Code -141002. 4.) Late Mrs Sita Devi W/o Late Sh. Ram Nath Sharma, R/o House No. 45 L, Model Town, Ludhiana, through her Legal heir:- (I) Mr. Suraj Sharma S/o Late Sh. Sh. Ram Nath Sharma R/o H. No. 45-L, Model Town, Ludhiana-141002. (ii) Mr. Akshar 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 House No. 45-L, Model Town, Ludhiana-141002. (iv) Mrs

Akshra Sharma W/o Vipin Sharma, R/o House No. B-34-139, Bishan Enclave, Civil City, Street No. 4, Ludhiana, 141002. M/s BS Engineers (through Rs. 41,00,496.27 its Proprietor Mr. Baljinder as on 31.05.2023 Singh), C-26, Premier Complex Plus Intt. thereon Bholapur, Tehsil - Sahnewal, Distt-Ludhiana, Punjab-141123. Mr. Baljinder Singh S/o Gurdev Singh, Village-Lapran, Tehsil-Payal, Distt. Ludhiana 141123. Guarantors/Co-Applicant: Mrs. Rajinder Kaur W/o Mr Baljinder Singh, Village- Lapran, Tehsil-Payal, Distt Ludhiana - 141123.

5. M/s Balaji Bolts Through its Rs.5,43,88,282.29 Proprietor Shri Varun Garg S/o as on 30.06.2023 Lajpat Rai, R/O D-162, Phase-VI, Plus Intt. thereon Focal Point, Ludhiana Punjab-

141010. Guarantor: - Shri Varun Garg S/o Lajpat Rai 1st Address: - R/o C-407, Urban Estate, Phase-1 Jamalpur, Ludhiana, Punjab-141010. 2nd Address: House No. 13\*217 Near Venu Hotel Barnala, Distric Sangrur Punjab- 148101.

6. (1) M/s. Shri Balaji Fastners Rs. 8,71,56,396.97 Through Its Proprietor Mr. Arun as on 31.03.2024 Garg S/o Lajpat Rai Having its Plus Intt. thereon office/ unit at E-777, Phase- VII, Focal point, Dhandari Kalan, Ludhiana- 141010. (Borrower/Mortgagor). (2) Mr. Arun Garg S/o Lajpat Rai,

Address: -C-407, Urban Estate Phase-1, Jamalpur Ludhiana-141010. (Borrower). (3) Mr. Varun Garg S/o Lajpat Rai, Address: - C-407, Urban Estate Phase-1 Jamalpur, Ludhiana-141010. (Guarantor). 74 Borrower/s: 1 M/s Dhaliwal Kheti Rs. 35,66,796/-

Sewa Centre Through Its Proprietor Sh. as on 05.02.2020 Sukhmander Singh, Village Rauke Plus Intt. thereon 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 Sukhmander Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga. Punjab-142039. 2. Gurmeet Singh Bhullar S/o Ruldhu Singh, R/o /illage Ram Garh, Barnala, Punjab- 148100. Way, East-way, West-Karnail Singh, TYPE OF POSSESSION SYMBOLIC.

LOT: 1. Land and building adm. 1 Kanal 05 marla being 25/1491 share of land 74 kanal 11 marla 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) 24(8-0) 250//16(7-6) 17/1(0-3) 24/2(2-2) 266//7(1-0) khewat No. 497

Khasra numbers 684 kitte 1 measuring 0-01-70

LOT 1. Plot No 45, Adm. 0 Kanal - 10 Marla

Rathore Enclave, Near Prem Nagar, Machhiwara-

II, Sub Tehsil-Machhiwara, Tehsil-Samrala,

District-Ludhiana 141115 Mr. Satwinder Singh S/o

Rathore Enclave, Near Prem Nagar

Property/ House No. 24/3, Measuring 170.00

Square Yards, Comprised in Khasra

No.345,346,347,349,350,351, Khata no.

922/996, As per Jamabandi for the years 2007-

Equitable Mortgage of Semi Urban Residential

Land & Building Situated at wakia Rakba Village

Mangli Nichhi, Near Chota Gurdwara Chandigarh

Road, Hadbast No. 239, Khasra No. 107,273,274

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/Khatauni No. 51/53, 151/77, 152/178,

EMG of immovable property bearing MC no. B-XXX-

2861, measuring 448 sq. yards having Khasra no.

21//17/2 Khata No. 414/426, Situated in the area of

village Sherpur Kalan, H.B. No. 176, Ludhiana in the

Flat No. 43, Ground Floor, LRC Homes, Village

Kishanpura, MC Zirakpur, District SAS Nagar

Possession Type: Symbolic

(Possession Type: Physical).

Rs. 45.000/mutation No. 4501 Dated 15/03/2018 as per the copy of jamabanddi 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 W/o Sh. Sukhmander Singh vide transfer deed no. 542 dated 27.02.2018. Boundaries: - North: - Karnail Singh, South-LOT: 2

hectre and Khewat/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 Mauja Sunet, Tehsil Fatehpur, Distt.

2008, Situated at Village Threeke, Locality Known as Ranchi Colony, Ludhiana

Jail Singh (54'), South-Mohinder Singh (55'), Possession Type: Symbolic.

Tara Singh, West-Nurpur to Talwara Road. Type of possession: Symbolic

LOT: 2. Shop & Land 1 Kanal 00 marla being 20/1491 share of land 74 Kanal 11 marla 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) 24(8-0) 250//16(7-6) 17/1(0-3) 24/2(2-2) 266//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 Badni, Tehsi Nihal Singh Waia, District Moga in the Name of Smt. Kulwant Kaur vide transfer Deed No. 540 dated 27.02.2018) Boundaries: North: -Kamail Singh, South-Way, East-way, West-Kamail Singh, TYPE OF POSSESSION SYMBOLIC. Borrower : a) M/s Dream And Rs. 66,03,699/-All that piece and parcel of Commercial property Prosperity Hotel & Restaurant Rep By as on 23.06.2021 measuring 253 Sq. meters comprised in Khewat/Khatuni no. 81 min/135 min and having

Plus Intt, thereon 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 Tehsil Fatehpur, Kangra, Himachal Pradesh 176053 Through his Legal Heirs Village Bhadwara, Tehsil Fatehpur, Kangra, Himachal Pradesh 176053. Co-Obligant /Mortgagor : Mr. Dinesh Kumar S/o Late Sri Mohan Lal, Village Bhadwara, Tehsil Fatehpur, Kangra, Himachal Pradesh 176053. Guarantor: Jasbir Singh S/o Narinder, Ward Number 5, VPO Thathal, Tehsil Amb, Distt. Una, Himachal Pradesh, 177211. 9. Borrower: 1. M/S. Gurkirpa Auto Rs. 33,74,098/-

Sales Rep By Partners Mr. Kulwinder as on 02.04.2019 Plus Intt. thereon Singh Khatrna and Mr. Satvinder Singh, Near Kapila Filling Station Chandigarh Road, Samrala, Ludhiana 141113, 2. Satvinder Singh S/o Bahadur Singh, VPO Kot Bahadur Singh And Bounded By: East Plot No 44 Gangu Rai Tehsil & Distt - Ludhiana 141113. 3. Kulwinder Singh Open Plot, West Plot No 46 Open Plot, North Seller, Open Plot, South Rasta(Road Khatra S/o Gurcharan Singh, House No.47 Katani Khurd Tehsil & Distt Ludhiana 141113. 4. Mr. Amarjit Singh S/o Mr. Karnail Singh, LOT 2. Plot No. 44, Adm. 0 Kanal - 10 Marla R/o Kot Gangu Rai Ludhiana Punjab 141113.

Machhiwara-II, Sub Tehsil-Machhiwara, Tehsil-Samrala, District-Ludhiana 141115 Mr. Kulwinder Singh Khatra S/O Gurcharan Singh and Bounded By: East Plot No. 43 Open Plot, West Plot No. 45 Open Plot, North Sellor, Open Plot, South Rasta (Road). (Possession Type: Physical). 10. Borrower : 1. Mrs. Gurmeet Rs. 27,99.873.78

Kaur W/o Jaspal Singh, H. No. 25/3, as on 31.12.2023 Ranchi Colony, Threekay Baddowal, Plus interest thereon Ludhiana, Punjab-142021. 2. Mr. w.e.f. 01.01.2024 Gurpreet Singh S/o Jaspal Singh, H. No. 25/3, Ranchi Colony, Threekay Baddowal, Ludhiana, Punjab-142021. 3. Mr. Jagdeep Singh S/o Jaspal Singh, H. No. 25/3, Ranchi Colony, Threekay Baddowal, Ludhiana, Punjab-142021.

Borrower(s)/Mortgagors : Mrs. Rs. 71.84.045.75 Gurpal Kaur W/o Mr. Gurmukh Singh, as on 30.06.2023 R/o House No. 49, Ward No. 14, Chandigarh Road, Mangli Nichhi, Plus Intt. thereon Ramgarh, Ludhiana.-141123. Co-Borrower/Gaurantors : Mr. Gurmukh Singh S/o Sh. Ajeet Singh, R/o House No. 49, Ward No. khata No. 165/179, 269/288 as per Jamabandi for the Year 2012-2013 admeasuring 14, Chandigarh Road, Mangli Nichhi, Ramgarh, Ludhiana-141123
554.89 Sq. yards Sub Tehsil Sahnewal Tehsil & Distt. Ludhiana-141123. Vide wasika No. 2018-19/102/1/996 dated 12.10.2018. Owner Mrs. Gurpal Kaur W/o Sh. Gurmukh Singh. Bounded By: North-Street South-Neighbour

East-Neighbour West-Road, Symbolic Possession. 12. Borrower : a) Smt. Harpreet Kaur Rs. 20,58,998.50 W/o Gurpreet Singh S/o Gian Singh, House as on 02.09.2019 No. 6335, Ward No. 15, Mohalla Guru Plus Intt. thereon Nanak Pura, Nakodar, Jalandhar - 144040. b) Sh. Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohalla Guru Nanak Pura Nakodar, Jalandhar - 144040.

22//2/1/2(6-2), 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), 22/11/1(7-10), 21//6/1(1-1), 21//15/1(0-7 22//19/2/1(1-13), hadbast no. 24, Situated at Sant Nagar, Village Sharakpur, Tehsil Nakodar, District Jalandhar in the name of Smt. Harpreet Kau Bounded by: - North-Land, South-Vacant Plot, East-Road, West-Land. Type of possession: Physical. (1) M/s Jai Electrical Engineers Rs. 1,32,71,713.57

as on 31.03.2024 (Borrower), 2861, Behind Hari Om Plus Intt. thereon Mandir, Moti Nagar, Ludhiana-141009. 2. Mr. Narinder Kumar Sharma (Borrower/ Mortgagor), 2861 Behind Hari Om Mandir, Moti Nagar, Ludhiana-141009. 3. Mr. Amit Kumar Sharma S/o Shri Narinder Kumar Sharma (Guarantor), 2861, Behind Hari Om Mandir, Moti Nagar, Ludhiana-141009.

14. 1. Mr. Mitanshu Garg S/o Mr. Rs. 40.78.092.69 Sandeep Garg, Flat No.43 Ground Floor, as on 31.03.2024 LRC Home, Village Kishanpura , MC Plus Intt. thereon Zirakpur, District SAS Nagar Mohali, House No. 176, Hill view Colony, Dhakauli Mohali- 160104.

Punjab-140603. 2. Mr. Mitanshu Garg S/o Mr. Sandeep Garg.

Rs. 20.46.088/-

Plus Intt. thereon

Borrower(s): a) Smt. Sunita W/o

Late Govind Rai, R/o Village Mandiala,

Nakodar, Jalandhar – 144703.

Others Property, North: Flat #42, South: Front Corridor/Flat #44. Possession Type: Physical. All that part and parcel of Building built on land measuring 07 Marla comprised in Khewat/Khatauni No. Sohal Jagir, Tehsil Nakodar, Jalandhar - 144703. b) Ms. Preeti 51/53, 151/77, 152/178, Khasra no. 15//21/2(1-11), 15//22/5/2(0-16), 16//25/2(0-7), 21//5/2(0-15), 22//1(7-D/o Late Govind Rai, R/o Village Mandiala, Sohal Jagir, Tehsil

Mohali Measuring 00 bighas 00 Biswas 18 Rs. 29,000/-Biswansi Comprised in Khewat Khatoni No. 50/52, Khasra No. 148 (2-3), Kite-1, Rakba 02- Bighas 03, Biswas, its 18/860 shar which is equal to 00-Bighas 00 Biswas 18 Biswansi as per Jamabandi for the year 2016-17 (total size of flat 1/3 share of 138 sq. yards) standing in the name of Mr. Mitanshu Garg vide sale deed bearing Document No. 2019-20/13/1/7828 dated 29.10.2019. Boundaries: East; Service Lane, West;

Khasra no. 15//21/2(1-11), 15//22/5/2(0-16), 16//25/2(0-7), 21//5/2(0-15), 22/1(7-16

name of Shri Narinder Kumar Sharma. Boundaries; East: Gali, Side 38'0" West: Gopa

Das Plot, Side 60'0', North: Road Side 84'0" South: Open Land, Side 31'3" + 67'0".

Rs. 3,000/-16), 22/2/1/2(6-2), 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), 22/11/1(7-10), 21//6/1(1-1), 21//15/1(0-7), 22/19/2/1(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. Type of possession: Physical.

Borrower/s/ Guarantor/s, etc 16. Borrowers : M/s Parker Pipes & Fittings, Lassipura, Pulwama, Jammu & Kashmir Prop. Mr. Pushpinder Kumar S/o Shri Atma Ram, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur, Business Address: M/s Hero Polyvins, Village Kanoi

M/s. Hero Polyvins through partners

Sunam Road, Sangrur.

Name of the Branch Account,

Plus Intt. thereon Mr. Pushpinder Kumar, Mr. Pankaj Kumar, Mr. Nitish Garg, Sunam Road, Vill-Kanoi, Tehsil & District Sangrur, Pin-148001, Mr. Pushpinder Kumar S/o Shri Atma Ram.

Shri Pushpinder Kumar, R/o Ward No. 16, Street No. 3, Aggar Possession: Symbolic Possession. Nagar Colony, Sangrur

Sunam Road, Sangrur. GUARANTOR/S: 2(a) Mr. Anil Singla Possession: Symbolic Possession. S/o Shri Som Nath Singla, R/o B-1-678/I, Upkar Nagar, Gali No.5 Civil Lines, Ludhiana. Also at: R/o H. No. 267 Upkar Nagar, Gali LOT: 2. Prop. 4. Residential Property measuring No. 5, Civil Lines, Ludhiana. Business Address: Mohan Loha 850 Sq. yards i.e. 1 Kanal 8.10/30 Marla being Bhandar, Millerganj, Ludhiana. 2(b) Mrs. Savita Goyal W/o Mr. 1670/6240 share out of total measuring 5 Kanal-4 Shriram Goyal, R/o H. No. 117, Ward No. 5 Patran Road, Dirba, Marla comprised in Khata No. 1643/2375(old), Tehsil Sunam District Sangrur. 2(c) Mr. Brij Lal S/o Atma Ram, Khata No. 1891/2647(New) having Khasra No. 1989/3/6/5-4 & being 20/752 share out Sangrur, Business Address: M/s Hero Polyvins, Village Kanoi, Sunam Road, Sangrur. 2(g) Mr. Amandeep Kumar S/o Piara Lal, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur. Business Address: Saksham Iron Store, Gaushala Road, Sangrur, LOT: 3. Prop. 5. Commercial Property 2(h) M/s. Hero Polyvins through partners Mr. Pushpinder measuring 88.89 Sq. yards i.e. 12 Biswasi Kumar, Mr. Pankaj Kumar, Mr. Nitish Garg, Sunam Road, Vill-Kanoi, Tehsil & District Sangrur.

Road, Tarafsedha Ludhiana, Tehsil & District Ludhiana and belonging to Mr. Anil Singla S/o. Som Nath Singla purchased vide Sale Deed No. 3833 dated 21.06.2002 registered in the office of Sub Registrar, Ludhiana (East). Boundaries as per Sale Deed:- East: Street 30' Wide West: Street 20' Wide, North: Plot No. 12, South: Plot No. 9. Type of Possession: Symbolic Possession. LOT: 4. Property 6. Commercial Property measuring 100.98 sq. yards (33.65 Sq. yards i.e. 1.4/30 Marla being 17/3990 share &67.33 Sq. yards, i.e. 2.7/30 Marlas being 101/11970 share) out of total measuring 13 Kanal 6 Marlas comprised in Khata No. 3365/4740 to 4744 having Khasra No. 1988/3/29-13-2.70, 1988/3/2min/1-19, 1988/3/2min/1-1-1.80, 1988/3/2min/0-6-2.25, 1988/3/2min/0-6-2.25, situated at Bharat Auto, Gaushala Road, Sangrur, Tehsil & Distt. Sangrur and belonging to Annu Garg W/o Pushpinder Kumar, purchased vide Transfer Deed No. 2019-20/128/1/1701 dt. 14.08.2019

10'-0" Street 16' Wide, South: 10'-0" Shop of Annu Garg. Type of Possession: Symbolic Possession. LOT: 5. Prop. 7. Commercial Double Storey Shop measuring 86.66 Sq. yards situated at Plot No. 1, New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Annu Garg W/o Pushpinder Kumar, purchased vide Transfer Deed No. 2019-20/128/1/3944 dt. 02.03.2020 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed: - East: 40'-0" Vacant Plot, West: 24'-6" Plot No. 2, North: 19'-6" Road, South: 19'-6" Piara Lal part of Plot No.1. Type of Possession: Symbolic Possession.

LOT: 6. Prop. 8 Commercial Property measuring 1 Bigha 12 Biswa 3.33 Biswasis Pukhta i.e. 4 Bigha 16 Biswas 10 Biswasis Kham, out of which 0 Bigha 14 Biswa 13.33 Biswasis Pukhta comprised in Khata No. 566/674 having Khasra No. 941/206/3/3/0-2-15, 242/206/3/5min/0-1-13, 208/1min/0-10-5.33 & 0 Bigha 17 Biswa 10 Biswasis Pukhta comprised in Khata No. 125/140 having Khasra No. 209/2/0-7-10, 209/3/0-10-0, situated at Village Kanoi, Tehsil & Distt. Sangrur.

Khata No. 567/675(new) having Khasra No. 208/1/0-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & District Sangrur. Boundaries as per Sale Deed: -East: 393'-0" Agri. Land, West: 269'-3" Agri. Land, North: 213'-9" Agri. Land, South: 244'-0" Road. Type of Possession: Symbolic Possession. LOT:7 LOT: 7. Prop. 10. Commercial Property measuring 4.1/4 Marlas being 1/4 share out of total measuring 17Marla comprised in Khata No. 184/353(old), Khata No. 292/458(New) having Khasra No. 211//17/2/1/0-17, situated at

Singh, North: 11'-0" Road, South: 11'-0" Jagan Nath. Type of Possession: Symbolic Possession. LOT: 8. Prop. 11. Leasehold factory Land & building of total area 12 Kanals situated at Industrial Growth Center, Lassipora, Pulwama, Kashmir - 190005 in the name of M/s. Parker Pipes & Fittings Prop. Mr. Pushpinder Kumar. Boundaries as per Sale Deed:- East: Unit of M/s Shaheen Cold Storage, West: Open Land, North: Main Approach Road, South: Open Land. Type of Possession: Symbolic Possession.

Rs. 23,58,168.43/ Janak Raj, R/o Pind Wali Gali, Nihal as on 28.02.2022 Singh Wala, District Moga, Punjab Plus Intt. thereon 142055. 2. Mr. Honey Singh S/o Janak Raj, R/o Pind Wali Gali, Nihal Singh Wala, District Moga, Punjab

17. Borrower: Mr. Prince Singla S/o

Kumar & property in khasra no. 685/2/2 in the name of Mr Dinesh Kumar S/o Mohan Moga, Punjab 142055. Guarantor: Mr. Sham Sunder S/o Sh. Lal). boundaries are: North- Govt Land, South- P/o Shiv Ram Chaudhary, East- P/o Siya Ram, R/o Madhe Road, Nihal Singh Wala, District Moga, Punjab 142039. 18. Borrower : Mr. Rizwan S/o Rs. 27,62,561.49 as on 20.05,2021

Mohammad Ahmed, House Number-217 Gali No. 8, Krishana Nagar Hoshiarpur, Plus Intt. thereon Punjab-146001. Co-Borrower: Mrs. Soniya W/o Mr. Rizwan, House No. 217, Krishana Nagar, Hoshiarpur, Punjab-146001. Guarantor Mr. Mohammad Akram S/o Mohammad Aslam, New Preet Nagar, Ravidass Nagar, Hoshiarpur, Punjab-146001

19. 1. Mr. Shinderpal Singh S/o Mukhtiar 1. Rs. 5,05,99,588/ Singh (Borrower), Village Malook Patti as on 31.07.2024 Ranshih Khurd, Tehsil Nihal Singh Wala, Plus Intt. thereon w.e.f. 01.08.2024 Distt. Moga- 142055. 2. Mrs. Paramjeet Kaur Dhaliwal W/o Mr. Shinderpal Singh (Co-Applicant), House No. 200, Village Ransih Khurd, Tehsil Nihal Singh Wala, Distt. Moga-142055, 3. Mr. Lal Singh S/o Mr. Mukhtiar Singh (Guarantor), Village Ranish Khurd, Tehsil Nihal Singh Wala, Distt, Moga- 142055. Street South: Street. Possession Type: Symbolic.

8), 24(8-0), 23/3 (7-4), 114//3(8-0), 8(8-0), 13/1(5-0), Khewat No. 476 situated at village Ransih Kalan Tehsil Nihal Bounded by : East: Neighbour (32'-11"), West- Passage 25' wide (32'-11"), North-Singh Wala District Moga. Bounsed as under: East: Devi Chand and Sons, West: Passage, North: Passage, South: Naib Singh. Possession Type: Symbolic.

> through its Proprietor Mrs. Deepika Garg W/o as on 31.03.2024 Plus Intt. thereon Pawan Kumar Garg, Office/ Unit at E-392, Phase-VI, Focal Point, Ludhiana-141010. (Borrower/Mortgagor). 2. Mrs. M/s Shri Balaji Sales Corporation through its Proprietor Deepika Garg W/o Pawan Kumar Garg, R/o C-408, Urban Estate Phase-I, Jamalpur, Ludhiana-141010. (Borrower/Guarantor). 3. Mr. Pawan Kumar Garg S/o Nathi Ram R/o C-408, Urban Estate, Phase-I, Jamalpur. Ludhiana-141010. (Guarantor).

21. 1. M/s Vee Kay Enterprises Rs. 13,22,99,195.96 (Borrower) Partners- Vikas Behal & as on 30.04.2024 Plus interest & other Vishal Behal, Village Bajra, Rahon expenses thereon Road, Ludhiana- 141007. 2. Mr. Vikas Behal S/o Kewal Krishan Behal (Partner, Guarantor

20. 1. M/s Shri Balaji Sales Corporation

Hospital, Shastri Nagar, Ludhiana, Punjab-141001 22. 1. M/s Paramount Steels Ltd, B- Rs, 19,89,15,895,50 as on 30.06,2023 56, Phase - VII, Focal Point, Plus Intt. thereon Ludhiana.141010 (Through Directors)

Mortgagor), 171-D, Opposite Park, BRS Nagar, Rajguru Nagar,

Ludhiana, Punjab-141012. 3. Mr. Vishal Behal S/o Kewal Krishan

Behal (Partner, Guarantor & Mortgagor), 64-B, Near G.T.B.

Mr. Sudesh Kumar Bansal and Mr. Sudershan Kumar Bansal sons of Mr. Ram Prashad (Borrower / Mortgagor). 2. Sudesh Kumar Bansal S/o Ram Prashad, B-56, Phase – VII, Focal Point, Ludhiana.141010. Also at : House No 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana.141001. (Borrower / Guarantor). 3. Mr. Sudershan Kumar Bansal S/o Ram Parshad, B-56, Phase - VII, Sudesh Kumar, House No. 907/12-B. Tagore Nagar A. Civil Lines, Ludhiana, 141001, (Guarantor),

Rs. 9,47,52,608.90

-56, M.C. Number B-XXX-2185/B-56 situated at Phase VII, Opposite Keshav Computer

Focal Point, Ludhiana.141010. Also at: House No B-19/436/1, College Road, Tagore Nagar A, Civil Lines, Ludhiana 141001. (Borrower / Guarantor). 4. Mr. Pankaj Bansal S/o Mr. Sudesh Bansal, House No 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana. 141001 (Guarantor). 5. Mrs. Suman Bansal W/o

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: 1. The particulars of Secured Assets Specified in the schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer Shall not be answerable for any error, misstatement of omission in this Proclamation.2. The sale will be done by the undersigned through E-Auction Platform provided at the Website https://baanknet.com on 27.03.2025 between 12:00 NOON to 5:00 PM. For any information regarding above mentioned

https://baanknet.com, https://unionbankofindia.co.in. 4 For Registration And Login And Bidding Rules https://baanknet.com and Click "Buyer Guide For Login And Registration". This may also be treated as 15 days notice u/s 8(6), 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.

PLACE: Ludhiana

Chandigarh

Outstanding

Industries

Rs. 3,42,36,377.53

Amount **BID INCREASE AMOUNT** LOT: 1. Prop. 1. Commercial Shop measuring 1. M/s Parker Pipes 25.59 Sq. yards, Situated at Booth No. 41, New & Fittings Grain Market, Sangrur, Tehsil & District Sangrur Rs. 6,61,22,809.12 and belonging to Mr. Amandeep Kumar S/o Piara . M/s. Hero Polyvins Lal R/o Gali No.3, Agar Nagar, Sangrur, Rs. 2,87,23,073.95 3. M/s Super Impex

**Details of Properties** 

Purchased vide Sale Deed No. 1232 dt. 23.06.2006 & Tatima Deed No.2656 dated 07.11.2006 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Booth No.29 Brij Lal, West: 8'-9" Baranda, North: 26'-3" Open Yard, South: 26'-3" Booth No.40 Annu Garg. Type of Possession: Symbolic Prop. 2. Commercial Shop measuring 25.52 Sq. yards, Situated at Booth No. 29.

New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Birj Lal S/o R/o Ward No. 16, Street No. 3, Aggar Nagar, Colony, Sangrur. Mr. Atma Ram R/o Backside New Grain Market, Sangrur, Tehsil & Distt. Sangrur, Pankaj Kumar S/o Shri Brij Lal Garg, R/o Ward No. 16, Street No. Purchased vide Sale Deed No. 1129 dt. 09.08.1995 registered in the office of Sub-Aggar Nagar Colony, Sangrur. Business Address: M/s Registrar, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Baranda, West: 8'-9" Aggam Traders, Gaushala Road, Sangrur, Mr. Nitish Garg S/o Booth no.41, North: 26'-3" Baranda, South: 26'-3" Booth No.28. Type of Prop. 3. Commercial Shop measuring 25.52 Sq. yards situated at Shop No. 30, New

M/s Super Impex Industries, Near HP Petrol Pump, Tunga Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Pankaj Kumar S/o Brij Kularan Road, Sangrur Pin-148001. Also at: Gaushala Road, Lal S/o Atma Ram R/o Gali No.3, Agar Nagar, Sangrur, Purchased vide Transfer Deed Sangrur. Pin-148001. Prop. Mr. Pushpinder Kumar S/o Shri No. 2019-20/128/1/1883 dt. 30.08.2019 registered in the office of Sub-Registrar, Atma Ram, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Main Road, West: 8'-9" Booth Sangrur, Business Address: M/s Hero Polyvins, Village Kanoi, No.42, North: 26'-3" Booth No.29, South: 26'-3" Booth No.31. Type of LOT:2

R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur. 2(d) of total measuring 6Marlas-2.25 Sarsies comprised in Khata No. 2981/4329(old), Khata Mrs. Anu Garg W/o Pushpinder Kumar, R/o Ward No. 16, Street No. 3365/4743(new) having Khasra No.1988/2/3min/0-6-2,25, situated at Street No. 3 No. 3, Aggar Nagar Colony, Sangrur. 2(e) Mr. Pankaj Kumar S/o Agar Nagar, Inside Gaushala Road, Sangrur, Tehsil & Distt. Sangrur and belonging to Brij Lal Garg, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Mr. Pushpinder Kumar S/o Atma Ram & Smt. Annu Garg W/o Pushpinder Kumar, Sangrur. Business Address: Aggam Traders, Gaushala Road, purchased vide Sale Deed No. 5950 dt. 23.02.2012 & Sale Deed No. 5951 dt Sangrur. Business Address: M/s Hero Polyvins, Village Kanoi, 23.02.2012 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Sunam Road, Sangrur. 2(f) Mr. Nitish Garg S/o Pushpinder Deed:-East: 40'-7"Residential House & 19'-0" & 6'-3" Street, West: 112'-0" H/o Ranjit Kumar, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Singh, North: 29'-6' H/o Narinder Singh & 55'-0" H/o Narinder Singh & 13'-0" Residential Property, South: 74'-6" Residential House and 13'-0" Street, Type of Possession: Symbolic Possession. LOT:3

> Rs. 6,50,000/-Pukhta i.e. 1 Biswa 16 Biswasis Kham, being Rs. 65,000/-12/156 share out of total measuring 7 Biswa 16 Biswasis Pukhta Comprised in Khata No. 1353/1462 (old) Khata No. 1401/150

(new) having Khasra No. 4547/2337/1537/0-7-16 situated at near Sampooran Dharam Kanda, Oswal Street, Over Lock Road, Inside Gill

LOT:4 Rs. 77,00,000/-Rs. 7,70,000/-

registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed: - East: 30'-3" Shop Bharat Cement Store, West: 30'-3" Shop Piara Lal, North: LOT:5 Rs. 19,00,000/-Rs. 1,90,000/-Rs. 19,000/-

LOT: 6 Rs. 1,31,00,000/-Rs. 13,10,000/-Rs. 1,00,000/-Property 9. Commercial Property measuring 2000 Sq. yards i.e. 13 Biswa 6.2/3 Biswasis Pukhta i.e. 2 Bigha Kham, Comprised in Khata No. 497/624(old)

Rs. 77,000/-

Rs. 20,50,000/-Dirba, Tehsil Dirba, Distt. Sangrur. Boundaries as per Sale Deed: - East: 110'-0" Shri Ram, West: 110'-0" Kaka Rs. 2,05,000/-Rs. 20,500/-LOT:8 Rs. 2,14,00,000/-

Rs. 21,40,000/-

Rs. 1,00,000/-Residential House admeasuring 10 Marla being Rs. 30,00,000/share of land measuring 2 kanal 8 marlas bearing Rs. 3,00,000/khasra no. 20//16/3 (2-8) Khewat No. 364 vide Rs. 30,000/-

mutation no. 8572 dated 01.02.2018 as per Jamabandi for the year 2014-15 situated at village Nihal Singh Wala, Tehsil Nihal 142055. Borrower/ Mortgagor Mr. Janak Raj S/o Kewal Singh Wala District Moga in the name of Mr. Janak Raj vide Sale Deed No. 1138 Kangra (Property in khasra no. 684 in the name of Mr Rahul Chauhan S/o Dinesh Krishan, R/o House Number 510, Nihal Singh Wala, District dated 28.11.2017. Bounded by : North- Ginda Halwai, South- Street, East- Valaiti Ram, West - Parminder Singh. TYPE OF POSSESSION SYMBOLIC.

> All that piece and parcel of Residential property Rs. 13,00,000/belongs to Mr. Rizwan measuring 5M 183 Sq.feet Rs. 1,30,000/-Khewat No. 1029/1197, 1198, Khasra No. 1364Min(4-Rs. 13,000/-10), 1364.min(5-0), Situated at Premgarh Road Hoshiarpur, it is bounded as and measuring: North-Other Owner (39'-10"), South - Karnai

> Singh (41'-2"), East- Rasta (30'-1"), West- Resham Singh (30'). Type of possession: LOT: 1. Land and Building-Residential property belonging to LOT:1 Mr. Shinder Pal Singh (Owner of the property) admeasuring Rs. 95,00,000/ Rs. 9,50,000/-(I) Plot 01 Kanal 07 Marla being 27/59 share of land 02

Rs. 95,000/canal 19 marla bearing khasra nos. 138//11(1-0), 10/2(1ii) Plot No. 13 Marla being 13/76 share of land 03 kanal 13 marla bearing khasra no. 138//10/1(1 11), 10/3 (2-5), Khewat No. 221 situated at village Ransih Khurd, Tehsil Nihal Singh Wala District

Moga and bounded by: East: House of Gurmail Singh, West: House of Bhagwan Singh, North:

LOT:2 LOT: 2. Commercial Building- Office belonging to Mr. Shinderpal Singh (Owner of the property), Commercial property admeasuring 22 Kanal, 10 Marla beingh 450/740 share of land 37 Kanal bearing Khasra Nos. 109//23/1(0-8), 23/2(0-Rs. 2,16,00,000/-Rs. 21,60,000/-

Rs. 1,00,000/-Rs. 1,42,00,000/-Immovable Property/ Industrial Plot Factory land & Building measuring 1000 Sq. Yards, Situated at E-392, Rs. 14.20,000/-Phase-VI, Focal Point, Ludhiana stand in the name of Rs. 1,00,000/-

Mrs. Deepika Garg W/o Pawan Kumar Garg on the basis of lease deed bearing wasika No. 4854 dated 20.08.2009 registered with the office of Sub Registrar Ludhiana Central. Boundaries: East: Neighbour (60'-0'), West: Road (60'-0'), North: Creative Polymer, South: R J Auto Industries. Possession Type: Symbolic. Factory land & building measuring 4840 sq. yards, Rs. 6,12,00,000/-

Situated at khasra no. 50//6/1, 51//8-9-10, khata Rs. 61,20,000/no. 118/138 situated at village Bajra, District Rs. 1,00,000/-Ludhiana jointly owned by Mr. Vikas Behal & Mr. Vishal Behal as per sale deed no. 18772 dated 27.12.1991, 10636 dated 22:08.1991 6199 dated 29.06.1987 and 10732 dated 26.08.1991 and bounded by North: Passage 4 Karam wide 45 Karam, South: Neighbour 45 Karam, East: Neighbour 8

Karam, West: Vikas Behal, 8 Karam, Possession Type: Symbolic Possession. EMG of Leasehold Factory land and building Rs. 11,05,00,000/measuring 13093 Square Yards bearing No. B Rs. 1,10,50,000/-

Rs. 1.00.000/-Kanda, Focal Point, Ludhiana in the name of M/s Paramount Steels Ltd.

Property Bounded as under: East: Road, West- Road, North: Lovely Dying (Plot -55), South: Shree Ansh Ispat /Plot No 57. Type of Possession :

Symbolic Possession

properties, Please contact the concerned Branch Manager. 3. For detailed Terms & Conditions of the sale, Please refer

DATE: 10.03.2025 AUTHORISED OFFICER, UNION BANK OF INDIA