

<div>यूनियन बैंक ऑफ इंडिया</div> <div>Union Bank of India</div> <div>A Government of India Undertaking</div>			Asset Recovery Branch		DATE & TIME OF E-AUCTION		E-AUCTION		
			Kairas 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		ON 27.03.2025 BETWEEN 12:00 NOON TO 05:00 PM		SALE NOTICE		
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)									
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" 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.									
Sr. No.	Name of the Branch Account, Borrower/s/ Guarantor/s, etc	Outstanding Amount	Details of Properties	RESERVE PRICE	Sr. No.	Name of the Branch Account, Borrower/s/ Guarantor/s, etc	Outstanding Amount	Details of Properties	RESERVE PRICE
				EMD					EMD
				BID INCREASE AMOUNT					BID INCREASE AMOUNT
1.	Borrowers: 1. M/s Aashirwad Karyana Store, Prop. Devi Dayal C/o Shop No. 387/A, Village Daria, Chandigarh. 2. Mr. Devi Dayal, R/o - H. No. 714-D, Village- Daria, Chandigarh-160002.	Rs. 46,16,642.50 as on 30.04.2023 Plus Intt. thereon	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: Street(16'6"). North: House No. 713(41'5") South: House No. 715(41'5"). Possession Type: Symbolic	Rs. 38,00,000/- Rs. 3,80,000/- Rs. 38,000/-	16.	Borrowers: M/s Parker Pipes & Fittings, Lassiipura, 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, Sunam Road, Sangrur. M/s. Hero Polyvins through partners Mr. Pushpinder Kumar, Mr. Pankaj Kumar, Mr. Nitish Garg, Sunam Road, Vill- Kanoi, Tehsil & District Sangrur Pin-148001. M. Pushpinder Kumar S/o Shri Atma Ram, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur. Mr. Pankaj Kumar S/o Shri Brij Lal Garg, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur. Business Address: M/s Aggam Traders, Gaushala Road, Sangrur. Mr. Nitish Garg S/o Shri Pushpinder Kumar, R/o Ward No. 16, Street No. 3, Aggar Nagar Colony, Sangrur.	1. M/s Parker Pipes & Fittings Rs. 6,61,22,809.12 2. M/s. Hero Polyvins Rs. 2,87,23,073.95 3. M/s Super Impex Industries Rs. 3,42,36,377.53 Plus Intt. thereon	LOT : 1. Prop. 1. Commercial Shop measuring 25.59 Sq. yards, Situated at Booth No. 41, New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Mr. Amandeep Kumar S/o Piara Lal R/o Gali No.3, Aggar Nagar, Sangrur. Purchased vide Sale Deed No.1232 dt. 23.06.2006 & Talima 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 Possession.	LOT : 1 Rs. 57,00,000/- Rs. 5,70,000/- Rs. 57,000/-
2.	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), And All Unknown Legal Heirs, all R/o # 132-A, Focal Point, Abadi Allowal, Batala, District Gurdaspur-143505. Guarantors : 1. Mrs. Ranjit Kaur W/o Late Sh. Gurwinder Singh, R/o #132-A Focal Point, Abadi 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.	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. Type of possession: Symbolic.	Rs. 50,00,000/- Rs. 5,00,000/- Rs. 50,000/-				Prop. 2. Commercial Shop measuring 25.52 Sq. yards, Situated at Booth No. 29, New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Brij Lal S/o Atma Ram R/o Backside New Grain Market, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Sale Deed No. 1129 dt. 09.08.1995 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Baranda, North: 26'-3" Booth no.41, North: 26'-3" Baranda, South: 26'-3" Booth No.28. Type of Possession : Symbolic Possession.	LOT : 1 Rs. 57,00,000/- Rs. 5,70,000/- Rs. 57,000/-
3.	Borrowers : 1) M/s Akshra Industrial Corporation Rep. by its Proprietor Mr. Suraj Sharma, Situated at 892/6, Street No. 1, Partap Nagar, Ludhiana -141003. 2) M/s Akshra Engineers (Regd.), 892/6, Street No.1, Partap Nagar, Ludhiana- 141003 through its Partners (1) Akshar Sharma S/o 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 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 Code-141002. 3) Mr. Ashwani Sharma S/o Late Sh. Ram Nath, R/o H. No. 45 L, Model Town, Ludhiana, through her Legal heir:- (i) Mr. Suraj Sharma S/o Late 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.	Rs. 11,84,80,892.30 M/s Akshra Industrial Corporation Rs 5,12,51,600.62 M/s Akshra Engineers (Regd.) Total Rs. 16,97,32,492.90 as on 30.06.2023 Plus Intt. thereon	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 Situated at M.C.No B-XXI-12160, Street No.1, Pratap Nagar, Dholewal, Ludhiana and comprised of Khata No 863/1159, Khasha No.855 entered in jamabandi 2009-10 and jointly owned by Mr. Akshar Sharma, Mr. Suraj Sharma & Mr. Ashwani Sharma. (Possession Type: Symbolic). The above Property is a Security of M/s Akshra Industrial Corporation & M/s. Akshra Engineers (Regd.).	LOT : 1 Rs. 1,55,00,000/- Rs. 15,50,000/- Rs. 1,00,000/-				Prop. 3. Commercial Shop measuring 25.52 Sq. yards situated at Shop No. 30, New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Pankaj Kumar S/o Brij Lal S/o Atma Ram R/o Gali No. 3, Aggar Nagar, Sangrur. Purchased vide Transfer Deed No. 2019-20/128/11883 dt. 30.08.2019 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Main Road, West: 8'-9" Booth No.42, North: 26'-3" Booth No.29, South: 26'-3" Booth No.31. Type of Possession : Symbolic Possession.	LOT : 2 Rs. 1,18,00,000/- Rs. 11,80,000/- Rs. 1,00,000/-
4.	M/s BS Engineers (through its Proprietor Mr. Baljinder Singh), C-26, Premier Complex Bholapur, Tehsil - Sahnewal, Distt- Ludhiana, Punjab-141123. Mr. Baljinder Singh S/o Gurdev Singh, Village-Lapran, Tehsil-Payal, Distt. Ludhiana - 141123. Guarantors/Co-Applliant : Mrs. Rajinder Kaur W/o Mr Baljinder Singh, Village- Lapran, Tehsil-Payal, Distt. Ludhiana - 141123.	Rs. 41,00,496.27 as on 31.05.2023 Plus Intt. thereon	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, Khasha No. 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. 2019-20/102/14538 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: Plot with Boundary Wall (45") TYPE OF POSSESSION SYMBOLIC.	Rs. 24,00,000/- Rs. 2,40,000/- Rs. 24,000/-				LOT : 2. Prop. 4. Residential Property measuring 850 Sq. yards i.e. 1 Kanal 8.10/30 Marla being 1670/6240 share out of total measuring 5 Kanal-4 Marla comprised in Khata No. 1643/2375(old). Khata No. 1891/2647(New) having Khasha No. 1989/3/6/5-4 & being 20/752 share out of total measuring 6Marlas-2.25 Sarsies comprised in Khata No. 2981/4329(old), Khata No. 3365/4743(new) having Khasha No. 1988/2/3min/0-6-2.25, situated at Street No. 3, Aggar Nagar, Inside Gaushala Road, Sangrur, Tehsil & Distt. Sangrur and belonging to Mr. Pushpinder Kumar S/o Atma Ram & Smt. Annu Garg W/o Pushpinder Kumar, purchased vide Sale Deed No. 5950 dt. 23.02.2012 & Sale Deed No. 5951 dt. 23.02.2012 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed:- East: 40'-7" Residential House & 19'-0" & 6'-3" Street, West: 112'-0" H/o Ranjit 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 : 2 Rs. 1,18,00,000/- Rs. 11,80,000/- Rs. 1,00,000/-
5.	M/s Balaji Bolts Through its Proprietor Shri Varun Garg S/o Lajpat Rai, R/O D-162, Phase-VI, Focal Point, Ludhiana Punjab-141010. Guarantor: - Shri Varun Garg S/o Lajpat Rai. 1st Address: - R/o C-407, Urban Estate, Phase-I, Jamalpur, Ludhiana, Punjab-141010. 2nd Address: - House No. 13*217 Near Venu Hotel Barnala, District Sangrur Punjab-148101.	Rs.5,43,88,282.29 as on 30.06.2023 Plus Intt. thereon	Industrial 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 its 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 Possession : Symbolic Possession.	Rs. 1,32,50,000/- Rs. 13,25,000/- Rs. 1,00,000/-				LOT : 3. Prop. 5. Commercial Property measuring 88.89 Sq. yards i.e. 12 Biswas Pukhta i.e. 1 Biswa 16 Biswas Kham, being 12/156 share out of total measuring 7 Biswa 16 Biswas Pukhta Comprised in Khata No. 1353/1462 (old) Khata No. 1401/1507 (new) having Khasha No. 4547/2337/1537/0-7-16 situated at near Sampooran Dharam Kanda, Oswal Street, Over Lock Road, Inside Gill Road, Tarafesha 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 : 3 Rs. 65,00,000/- Rs. 6,50,000/- Rs. 65,000/-
6.	(1) M/s. Shri Balaji Fastners Through its Proprietor Mr. Arun Garg S/o Lajpat Rai Having its 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-I, Jamalpur, Ludhiana-141010. (Borrower). (3) Mr. Varun Garg S/o Lajpat Rai, Address: -C-407, Urban Estate Phase-1 Jamalpur, Ludhiana-141010. (Guarantor).	Rs. 8,71,56,396.97 as on 31.03.2024 Plus Intt. thereon	Immovable property / Industrial plot Factory Land & Building measuring 1000.70 Sq. Yards situated at E- 777, Phase -VII, Focal point Ludhiana stand in the name of M/S Shri Balaji Fastners through its proprietor Mr. Arun Garg on the basis of lease deed bearing Wasika no 576 dated 12.04.2007 registered with office of Sub Registrar Ludhiana West. Boundaries: - North: Narain International (140'-02"). South: Zebra Tools (140'-02"). East: Road (64'-03). West: Factory (64'-03"). Possession Type: Symbolic.	Rs. 1,48,50,000/- Rs. 14,85,000/- Rs. 1,00,000/-				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. 2.730 Marlas being 101/11970 share) out of total measuring 13 Kanal 6 Marlas comprised in Khata No. 3365/4740 to 4744 having Khasha No. 1988/3/29/13-2-70, 1988/3/2min/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	