WHEN BY THE PARTY BAD



A Government of India Undertakin

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 26.09.2025 BETWEEN 12:00 NOON TO 05:00 PM

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES DATE & TIME OF E-AUCTION ON 26.09.2025 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	he Securitisation and Reconstruction of Financia	the second contract of	the control of the second of t	The transfer of the same of the transfer of the transfer of the same of the transfer of the same of th	Color and the color of the colo	e is hereby given to the public in
general and in particular to the Borrower (s) and Guarantor (
Creditor, will be sold on "As is where is", "As is what is", and	d "Whatever there is" on 26.09.2025 for recovery	y of its dues mentioned below du	e to the Union Bank of India /Secured	Creditor from the respe	ective borrower (s) and guarantor (s). The reserv	
deposit will be as mentioned in the table below against the re	espective properties. The online E-Auction will be		https://baanknet.com on the date an	d time mentioned above	e with unlimited extension of 10 minutes.	
Sr. Name of the Branch Account, Outstanding	Details of Properties	RESERVE PRICE	Sr Name of the Branch Account,	Outstanding	2 1 2 2 2	RESERVE PRICE
No. Borrower/s/ Guarantor/s, etc Amount	Dotaile of Freporties	EMD	No. Borrower/s/ Guarantor/s, etc	Amount	Details of Properties	EMD
	ļ.	BID INCREASE AMOUNT				BID INCREASE AMOUNT
1. Borrower: a.) M/s Admiral Rs.41,69,310/- Engineering Co. through Prop. Sh. Plus interest	All part and parcel of property bearing Plot No. 132-A (P) measuring 917 Sq. yards, Situated at Focal point,	Rs. 41,00,000/- Rs. 4,10,000/-	15. M/S J. S. Kalra Rice Mills Rep By Its Partners Mr. Balra i Singh & Mr. Avtar		All that piece and parcel of Land measuring 58	<u> </u>
Gurwinder Singh S/o Sh. Makhan Singh thereon	Batala, District Gurdaspur in favour of Sh. Gurwinder	Rs. 41,000/-	Singh, Situated at Village Chouhan, Block	Plus interest	Kanals 10 Marlas situated at Village Chauhan, Tehsil Jalandhar (including land of 7K 17M where	1 113. 12.00.0007-
(Deceased), R/o #132-A, Focal Point, Abadi Allowal Batala, District	Singh S/o Sh. Makhan Singh vide Vasika No. 1552	·	Adampur, Jalandhar. Guarantors : 1. Mr. Balraj Singh Kalra S/o Sh. Gurdial Singh	thereon	building is constructed) located at Village Chouhan,	
Gurdaspur-143505. b.) Late Sh. Gurwinder Singh S/o Sh. Makhan Singh through (Deceased) Through his Legal Heirs (i) Mrs. Ranjit	: By Road, South: By Plot. Type of possession: Sym t	oolic.	Adampur, Jalandhar. 2. Mr. Avtar Singh		Post Office Adampur, Tehsil & Distt. Jalandhar fully	
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,	Village Chouhan, Block Adampur, Jalandha		a) Land measuring 9 Kanals 2 Marlas being ¼ share	•
District Gurdaspur-143505. Guarantors: 1. Mrs. Ran jit Kaur W/o						
143505. 2. Mr. Gurjit Singh S/o Late Sh. Gurwinder Singh, R/O #132			,	•	asuring 95 Kanals 18 Marlas comprised in Khasra No. 1/2 /2 (4-16), 15 (8-0), 16 (8-0), 4//17 (8-0), 25 (8-0).	21/1 (1-4), 3//1/1 (1-4), 19 (8-0), 3/20
2. M/s Balaji Bolts Through its Proprietor Shri Varun Garg S/o	Industrial plot/ Factory Land & Building no. D-162, Phase-VI, Measuring 885.50 Sq. Yards,			. , , , , ,	uring 13 Kanals 4 Marlas being comprised in Khasra No.	. 2//21/2 (6-16), 20/2 (2-9), 3//1/2 (6-
Lainat Rai R/O D-162 Phase-V/I as on 30.00.2023	Situated at Industrial Area, Focal Point,	13. 11,50,000/-			.//7 (1-16), 8 (7-14), 9/1 (1-3), 13/5 (3-8), 14 (4-6), /26 (1-0	
Focal Point, Ludhiana Punjab-	Ludhiana in the name of M/s Bala ji Bolts through	Rs. 1,00,000/-			ıring 25 Kanals out of land measuring 63 Kanals 4 Marlas I-8), 3//2 (8-0), 3 (4-12), 7 (1-16), 8 (7-14), 9/1 (1-3), 13/5 (•
141010. Guarantor: - Shri Varun Garg S/o Lajpat Rai.	its Proprietor Mr. Varun Garg S/o Lajpat Rai v			. , , , , ,	ring 25 Kanals out of land measuring 63 Kanals 4 Marlas	• • • • • • • • • • • • • • • • • • • •
1st Address: - R/O C-407, Urban Estate, Phase-1,	No.8463 Dated 11.10.2012 Registered with S		16), 2//20/2 (2-9), 3//1/2 (6-16), 9/2 (6-16), 2/	//19/1 (1-6), 22 (6-19), 23 (0	1-8), 3//2 (8-0), 3 (4-12), 7 (1-16), 8(7-14), 9/1 (1-3), 13/5 (3-8), 14 (4-6), 1/26 (1-0).
Jamalpur, Ludhiana, Punjab-141010. 2nd Address:	f) Land measuring 3 Kanals 4 Marlas being 6), 14/2 (4-5), 15 (3-12), 16/1 (4-17), 2//11 (3	1/3 share out of Land meas	suring 9 Kanals 14 Marlas comprised in Khasra No. 2//19	9/2 (0-12), 20/1 (5-0), 1//6 (3-9), 7 (0-		
House No. 13x217 Near Venu Hotel, Barnala, District Sangrur Punjab-148101.	Possession: Symbolic Possession.				Kanals 8 Marlas comprised in Khasra No. 2//19/2 (0-12),	20/1 (5-0), 1//6 (3-9), 7(0-6), 14/2 (4-
	1		5), 15 (7-0), 16/1 (4-17), 2//11 (3-13). Type o		, , , , , , , , , , , , , , , , , , , ,	
3. 1. Mr. Bhinder S/o Mr. Booti Rs. 31,23,649.30 Ram, Address: - House No. 79, as on 31.03.2023	Land and Building- Residential House No. 53, Situated at Khewat No. 353/385, Khasra No.		16. Borrower: Mr. Kuldeep Singh	Rs. 1,02,22,046.06	Residential Property Having Plot No. 16	Rs. 90,00,000/-
Jujhar Nagar Kharar, SAS Nagar Plus Intt. thereon	259(4-0) measuring 4 Bighas Share 2/80 i.e. 2	KS. 2,00,000/-	S/o Pritam Singh, Address: - House	as on 31.03.2023	measuring 237 Sq. yards comprised in Khasra No.	Rs. 9,00,000/-
Mohali 140301. (Borrower/ w.e.f. 01.04.2023	Bishwas in Village Belhlolpur, Tehsil & Distt. SAS	Rs. 20,000/-	No. 16, Friends Colony (Amar Park),		33//4, 30//17, 16, 18/1, 24/1, 30, 24/2, 25, Khata No 353/366 354/367, 355/368, 356/369, 357/370	Rs. 90,000/-
Mortgagor). 2. Mr. Sukhdev Singh S/o Mr. Mahar Singh,	Nagar Mohali Belonging to Mr. Bhinder. Boundar	*	Village Jassian, Ludhiana. Also at:		No 353/366,354/367, 355/368, 356/369, 357/370 as per jamabandi for the year 2007-08, Situated	1
Address: House No 5473, Maloya Colony, Chandigarh	South- House No. 54, West: Other owner, Nort	th: - House No. 52. Possession	Second Address: House No. 2326	o, Sector-32 A, Urban	Jassian, H.B No. 101, Abadi Friends Colony (Amar	Park), Tehsil & District Ludhiana
160025. (Co-applicant).	Type: Symbolic.		Estate, Chandigarh Road, Focal Point Co-applicant: Smt. Rupinder Kaur V		vide Sale Deed bearing Vasika No. 5285 dated 18.0	08.2015. Standing in the name of
4. Borrower/s: 1 M/s Dhaliwal Kheti Sewa Centre Through Its Proprietor Sh. Rs. 35,66,796/-	LOT: 1. Land and building adm. 1 Kanal 05 marla		Address: - House No. 16, Friends	Colony (Amar Park).	Smt. Rupinder Kaur. Boundaries as per Sale Deed:	East - Plot No. 17 (63'9"), West -
Sukhmander Singh, Village Rauke Ruke Ruke Ruke Ruke Ruke Ruke Ruke R	being 25/1491 share of land 74 kanal 11 marla bearing Khasra No. 249//17 (8-0) 18(8-0) 19(8-0)		Village Jassian, Ludhiana. Also at:	Second Address 2:	Neighbor (63'-0"), North – Street 20'wide (33'2	, ,
Kalan, Tensii Ninai Singni Wala, Disti.		13. 5,70,000/-	House No. 2326, Sector-32 A, Urba	an Estate, Chandigam	Boundaries as per Valuation Report / Actual for tot Open Plot (63'9"), West – Open Plot (63'0"), North	. ,
Moga, Punjab-142039. 2. Mr. Sukhmander Singh S/o Mohinder Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga.	6) 17/1(0-3) 24/2(2-2) 266//7(1-0) khewat No. 497	RS. 37,000/-	Road, Focal Point, Ludhiana -141010.	UVIOLIUAUOLE	Plot (34'2"). Possession Type: Symbolic.	11 – 31 eet (33 2), 300 til – Open
Punjab-142039. Guarantor: 1 Kulwant Kaur W/o Sukhmander	mutation No. 4501 Dated 15/03/2018 as per the cop	by of jamabanddi for the year 2012-	17. 1. M/s Paramount Steels Ltd., B-		EMG of Leasehold Factory land and building	Bo 10.00.00.000/
Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. 2. Gurmeet Singh Bhullar S/o Ruldhu Singh, R/o	12013, Situated at Village Rauke Ralait-2, Sub Teri	sii badiii, Terisii Niriai Sirigii Wala, [E0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	as on 30.06.2023	measuring 13093 Square Yards bearing No. B	Rs. 10,00,00,000/-
Village Ram Garh, Barnala, Punjab-148100.	transfer deed no. 542 dated 27.02.2018. Boundarie		Ludhiana.141010 (Through Directors)		-56, M.C. Number B-XXX-2185/B-56 situated	Rs. 1,00,00,000/-
Way, East- way, West-Karnail Singh TYPE OF POSSESSION S			Mr. Sudesh Kumar Bansal and Mr.		at Phase VII, Opposite Keshav Computer	
LOT: 2. Shop & Land 1 Kanal 00 marla being 20/1491 sha	re of land 74 Kanal11 marla Bearing Khasra No.	LOT: 2	Sudershan Kumar Bansal Sons of Mr. R Mortgagor). 2. Sudesh Kumar Bansal	•	Kanda, Focal Point, Ludhiana in the name of	
249//17(8-0) 18(8-0) 19(8-0) 20(8-0) 21(8-0) 22(8-0) 23(8-0) 2			Phase – VII, Focal Point, Ludhiana-1410		Property Bounded as under: East: Road, We st (Plot. 55). South: Shroo Ansh Janat (Plot. N	
Khewat no. 497 mutation No. 4500 dated 15.03.2018 as per the at Village Rauke Kalan-2, Sub Tehsil Badni, Tehsil Nihal Singh W			907/12-B, Tagore Nagar A, Civil Lir	nes, Ludhiana-141001.	(Plot -55), South: Shree Ansh Ispat /Plot N	10 57. Type of Possession .
vide transfer Deed No. 540 dated 27.02.2018) Boundaries: - No			(Borrower / Guarantor). 3. Mr. Suders	shan Kumar Bansal S/o	Also at: House No. B-19/436/1, College Road, Tago	oro Nagar A. Civil Linos Ludhiana
Karnail Singh. TYPE OF POSSESSION SYMBOLIC.	3, 3,				Sudesh Bansal, House No. 907/12-B, Tagore Nagar	
5. Borrower: a) Smt. Harpreet Kaur Rs. 20,58,998.50	All that piece and parcel of Residential property				o. 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana.141	
W/o Gurpreet Singh S/o Gian Singh, House No. 6335, Ward No. 15, Mohalla	admeasuring 06 Marla being 6/895 share out o	1 113. / 1.000/-	18. Borrower: Mrs. Pinky Bansal		Residential House measuring area 128.88	Rs. 36,00,000/-
Guru Nanak Pura, Nakodar, Jalandhar – Plus Intt. thereon	land measuring 44 Kanal –15 Marlas, contained in Khewat/Khatauni No. 51/53, 151/77, 152/178		W/o Neeraj Kumar, Address: -		Square yards, Situated in Pritam Nagar, Ludhiana	Rs. 3,60,000/-
144040. b) Sh. Gurpreet Singh S/o Gian Singh, House No. 6335 Ward No. 15, Mohalla Guru Nanak Pura Nakodar, Jalandhar	Khasra no. 15//21/2(1-11), 15//22/5/2(0-16), 16/		House No. 96-97 Near Sri Ram		and Comprised of Khata No. 2908/3523 to 3531 - Khasra No. 5314/2712/663 as entered in the	Do 26 000/
144040.	16), 22//2/1/2(6-2), 22//8/2(2-2), 22//9/1(0-5	5), 22//9/2(4-9), 22//10/2(3-1),	Hosiery, Preet Vihar, Haibowal Kalan, Ludhiana Punjab-141001 Also at :	Second Address: -	Jamabandi for years 2006-2007 of Village Peeru Ba	
22//10/3(2-16), 22//20/1/1(4-4), 22/11/1(7-10), 21//6/1(1-1), 2	21//15/1(0-7), 22//19/2/1(1-13), hadbast no. 24,	Situated at Sant Nagar, Village	House No. B-34 Street No. 3, Pritam	Nagar Haibowal Kalan		
Sharakpur, Tehsil Nakodar, District Jalandhar in the name of Sm	nt. Harpreet Kaur Bounded by: - North- Land, Sout h	n- Vacant Plot, East- Road, West-	Sharma Verma Colony-141001 (Borr	ower/Mortgagor). Co-	Street, West: Street. Possession Type: Symbolic.	
Land. Type of possession: Physical.					: - House No. 96-97 Near Sri Ram Hosiery, Preet \	
6. Borrower(s): a) Smt. Sunita W/o Rs. 20,46,088/- Late Govind Rai, R/o Village Mandiala, Plus Intt. thereon	All that part and parcel of Building built on land measuring 07 Marla comprised in Khewat/	, ————	the state of the s		Street No. 3, Pritam Nagar Haibowal Kalan Sharm	·
Sohal Jagir, Tehsil Nakodar, Jalandhar – 144703. b) Ms. Preet	=	110: 21,000/	19. Borrower: Mr. Prince Singla S/o		Residential House admeasuring 10 Marla being	
D/o Late Govind Rai, R/o Village Mandiala, Sohal Jagir, Tehsi	No. 15//21/2(1-11), 15//22/5/2(0-16),	RS. 2,700/-	Janak Raj, R/o Pind Wali Gali, Nihal Singh Wala, District Moga, Punjab	as on 28.02.2022	share of land measuring 2 kanal 8 marlas bearing khasra no. 20//16/3 (2-8) Khewat No. 364 vide	13. 2,43,000/-
Nakodar, Jalandhar –144703.	16//25/2(0-7), 21//5/2(0-15), 22//1(7-16), 22/2/ 5), 22//9/2(4-9), 22/10/2(3-1), 22//10/3(2-16),		142055. 2. Mr. Honey Singh S/o		mutation no. 8572 dated 01.02.2018 as per	
21//6/1(1-1), 21//15/1(0-7), 22/19/2/1(1-13), hadbast No. 24,		il Nakodar District Jalandhar in	Janak Rai R/o Pind Wali Gali Nihal Sin	ngh Wala District Moga	Jamabandi for the year 2014-15 situated at village	e Nihal Singh Wala, Tehsil Nihal
the name of Smt. Sunita Bounded by:- North- Street, Sc	outh- Plot of Others/Water Tank, East- Plot of	others/Jaswinder Kaur. West-	Punish 1/2055 Borrower/ Mortgager	3 Mr Janak Pai S/o	Singh Wala District Moga in the name of Mr. Jane	ak Raj vide Sale Deed No. 1138
Other/remaining part of plot of others/ Sushil Rani. Type of p			Kawal Krishan R/o House Number 5	310 Nihal Singh Wala l	dated 28.11.2017. Bounded by : North- Ginda Hai	ıwaı, 30utn- Street, East- valaltı 🛭
7. M/s Suvidha Nahar Exports. Plot No. B-XXX-230, Sherpur Khurd, as on 31.05.2023			District Moga, Punjab 142055. Guaran S/o Sh. Siya Ram, R/o Madhe Road, Nih	al Singh Wala District Mo	Ram, West – Parminder Singh. TYPE OF POSSES	C.C. CIMBOLIO.
No. B-XXX-230, Sherpur Khurd, as on 31.05.2023 Ludhiana-141010-(Borrower). Mrs. Plus Intt. thereon	Urban Land & Building admeasuring 1017.50 Sq. yards and located at B-30-230, Sherpur	RS. 12,30,000/-	20. Borrower: M/s R S Electrical		Residential house constructed on 16 Marla i.e. ½	Rs. 24,00,000/-
Sangeeta Jain, Flat No. 302, Premium w.e.f. 01.06.2023	Khurd, Near Rana Gas, Ludhiana and		Store (through its Proprietor Sh.		Share in total land measuring 1K-12M comprised	· · · · · · · · · · · · · · · · · · ·
Apartment, Pakhowal Road, Ludhiana-141010 (Proprietor). Mr	comprised in Khasra No. 27/2/2-3-4/1 24/22/	/2-23/2 Khata No 13/13 12/12	Gurvinder Singh S/o Rajnder Singh),	Plus Intt. thereon	in Khata No. 93/127 Rect No 221 //, Killa No 66// (1-	Rs. 2,40,000/-
Saral Nahar S/o Sh. Anil Jain, R/o Flat No. 302, Premium Apartment Pakhowal Road, Ludhiana.141010. (Mortgagor & Guarantor).	as per jamabandi 2009-10 an FD HB No. 17	5, Tehsil and District Ludhiana	Address : Malerkotla Road, Khanna		12) as per Jamabandi for 2015-16 situated in the	
PakilowaiRoau, Luulilalia. 141010. (Iviol tgagor & Guarairtor).	」 and bounded by East : Neighbor, West : Ne	ighbor, North : Road, South :	Ludhiana, Punjab, Pin - 141401. 2. Sh		revenue limits of village Salana Jiwan Wala, Teshil	
Railway Line. Property Belonging to Mr. Saral Nahar S/o An			Rajnder Singh, Village Salana Jiwan Sil District Fatehgarh Sahib, Punjab, Pin 1	,	the name of Sh. Gurvinder Singh vide transfer Dee 23.10.2017 and bounded as follows:- Boundarie	•
8 Borrower: Mr. Talwinder Singh Rs. 20,70,596.70	All that piece and parcel of Property measuring 2M 266 Sq. feet Khewat No. 333/387, Khasra No.		Singh S/o Sh. Baldev Singh, Village Sa		Mandeep Singh, West – Karamjit Singh, North	. •
S/o Shri Manjinder Singh, Street No. Plus Intt. thereon	13//20/2 (6-6), Situated at Khwaspur, Hoshiarpur,	Rs. 1,55,000/-	Tehsil Amloh, DisttrictFatehgarh Sahib, I	mania di wan dinigir vvala,	Possession Type: Symbolic.	
12A, Mohalla- Dashmesh Nagar, (Khwaspur), Hoshiarpur Punjab. Co-Applicant : Mr. Parminder Singh S/o Shri	it is bounded as and measuring : North-Mohini		21. 1. Mr. Rajinder Singh S/o Mr.	Rs. 31,17,220.75	Residential property No. B-21/6955 (UID No.	Rs. 30,50,000/-
Manjinder Singh, Streer No. 12A, Mohalla- Dashmesh	(45'), South- Prem Parkash (45'), East- Rasta (1		Jeet Singh, Address: House No.	as on 15.11.2023	B021-16955) measuring 112 square yards	
Nagar, (Khwaspur), Hoshiarpur Punjab.	Possession Type: Symbolic.		354, 08/1, Guru Gobind Singh Marg,	Plus Intt. thereon	bearing Khasra No. 652 Khewat No. 11, Khatuni	Rs. 30,500/-
9. M/s VO Maggo Hosiery (Through Rs. 44,79,266.93	1. Immovable Property (Total 100 Sq. Yards) i.e.	Rs. 46,50,000/-	Grace Public School, Ludhiana-		No. 17 as per Jamabandi for the year 2010-2011,	
Proprietor Sh. Sanjay Maggo S/o Sh. 35 On 30 06 2023	House Bearing MC No. B-IX-434, Situated at	Rs. 4.65.000/-	141006. 2. Smt. Mandeep Kaur W/o Mi House No. 354, 08/1, Guru Gobind Sin		Situated within the revenue estate of village Gill-1, a Near Janta Nagar, Tehsil and District-Ludhiana, vid	
Om Prakash), House No. B-IX-434, Divident thereon	Mohalla Bajrian, Near Gulchaman Gali, Tehsil &	Do 40 500/	School, Ludhiana-141006.		2022-23/103/1/5106 dated 01.11.2022 in the name	
Mohalla Bajarian, Chauri Sadak, Tehsil & District Ludhiana, Pin 141008. 2. Sh. W.e.f. 01.07.2023	District Ludhiana. 50 Sq. Yards in the Name of Sh. Sanjay Maggo S/o Om Prakash Vide Sale Deed Vasi				Neighbour School 24'-0", North- Gurdev Singh 42'-0	,
Sanjay Maggo S/o Sh. Om Prakash) (Borrower), House No. B-IX-	Sg. Yardsin the Name of Smt. Kavita Rani W/o Sh. Sa	nano. 10442 Daleu 16.02.2004.50 InjayMaggo Vide, Sale Deed Vasika	· ·		13.3.3.3.3. 33.130.2.1 3, 140.41 Gardov Olligh 42.4	, Joan House of World Olingin
434. Mohalla Bajarian, Chauri Sadak, Tehsil & District Ludhiana, Pin	No 26265 Dated 11 03 1008 Roundaries: East	Somnath Adm 11' 6" curvo incido	22. Smt. Renu W/o Sh. Deepak	Rs. 28,95,419.40	Immovable property one house built over plot no.	Rs. 23,50,000/-
141008. 3. Mrs. Kavita Rani W/o Sh. Sanjay Maggo. (Guarantor) Mortgagor), House No. B-IX-434, Mohalla Bajarian, Chauri	/ 17'-3' curve outside, 11'-6" Amarjit Singh, West –	·House Rani & Sudesh Adm. 28'-	Verma, H.No. 160-A, Golden Avenue	as on 30.04.2023	160-A, bearing MC No. B-XXXI-1148-CP-160- A,	,,
Sadak, Tehsil & District Ludhiana, Pin 141 008.	6", North – Neighbour adm 31' curve inside 6-9 Nighbour adm.26' Curve inside 7'-3' + 5' street clo	" + 22'-6" Street Closed, South-	Colony, Backside Majid, Rahon Road,	Plus Intt. thereon	measuring 143 Sq. yards out of land comprised in	Rs. 23,500/-
OF POSSESSION : SYMBOLIC.	Inighbodh adm.20 Curve inside / -3 + 5 Street Cic	, ,	Basti Jodhewal, Ludhiana-141007. 2.	w.e.f 01.05.2023	Khata no. 711/813, 756/857, Khasra no. 322, 323, 324, 325, 326, 327, 331, 332, 333, 334, 336,	
2. Immovable Property (Total 50 Sq. Yards) i.e. House bearing M	IC No. B-IX-433/3, Situated at Mohalla Bairian. Nea	ır Gulcharan Gali, Tehsil & District	Sh. Vishal Verma S/o Late Sh. Deepa		522/348.1013/619/349,1014/619/349, 344/1, 34	
Ludhiana 25 Sq. Yards in the Name of Sh. Sanjay Maggo S/o C	om Prakash vide Sale Deed Vasika No. 16444 Date	d 16.02.2004. 25 Sq. yards in the	Golden Avenue Colony, Backside Ma	ıjıd, Kanon Koad, Basti	504/350/1 as per jamabandi of the year 2008-2009,	Situated in the revenue estate of
Name of Smt. Kavita Rani W/o Sh. Sanjay Maggo vide Sale Dee	ed Vasika No. 24876 Dated 23.02.1998. Bounded as	sunder: East – Somnath 20'-3",	Jodhewal, Ludhiana-141007.		Village- Taraf Gehlewal, Abadi Golden Avenue, Basti	

Name of Smt. Kavita Rani W/o Sh. Sanjay Maggo vide Sale Deed Vasika No. 24876 Dated 23.02.1998. Bounded as under: East – Somnath 20'-3", West – Passage 07'-03" + inside curve 5' +5'-3" & Raj Kaur Etc., North – Raj Kaur 20'-3", South – Street 20'-3" + inside Curve 5'-3" Roshan Lal. TYPE OF POSSESSION: SYMBOLIC. 10. 1. M/s Vee Kay Enterprises Factory land & building measuring 4840 Sq. yards,

possession: Symbolic.

(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 & Mortgagor), 171-D, Opposite Park, BRS Nagar, Rajguru Nagar Ludhiana,Punjab-141012. **3. Mr. Vishal Behal** S/o Kewal

Rs. 13,22,99,195.96

Krishan Behal (Partner, Guarantor & Mortgagor), 64-B, Near G.T.B. Hospital, Shastri Nagar, Ludhiana, Punjab-141001. 11. M/s Jasdeep Fabricators (through Rs. 42,10,544.03 its Proprietor Mrs. Seema), Address: as on 31.03.2021 Village Jawaharpur, Tehsil Derabassi, Plus Intt. thereon District S.A.S. Nagar Mohali, Punjab w.e.f. 01.04.2021 140507. 2. Mr. Malkit Singh S/o Bhag

Singh, Address: - Village Jawaharpur, Tehsil Derabassi, Distri S.A.S. Nagar Mohali, Punjab 1 40507. **3. M/s New Dashmesh Tent &** covered area 625 sq feet) Situated at Village Jawaharpur, HB No. 202, Tehsil-**Decorator** (through its proprietor Mr. Malkit Singh), **Address**: Ambala Chandigarh Highway, Chahal Building Opp. Khera Mandir Boundaries: - East- Plot Sh. Naib Singh, West - House of Parvinder Singh Derabassi, Distt. S.A.S. Nagar Mohali, Punjab- 140507. 4. Mrs. North- Common Way 24-foot, South- Land of Bakhshish Singh. Type of Harvinder Kaur W/o Malkit Singh, Address: - Village Jawaharpur Tehsil Derabassi, District S. A.S. Nagar Mohali, Punjab 140507. M/s Kesari Gas Service, Rs. 1,48,07,417.91

#2701, Street No. 07, Dashmesh Nagar, as on 30,06,2023 Near Dhuri Phatak, Link Road, Plus Intt. thereon Ludhiana, (Borrower). 2. Mr. Kishan Gopal S/o Late Sh Saudagar Mal (Partner, Guarantor & Mortgagor), 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. Ravi Bhushan W/o Late Kulbhushan, (Partner & Guarantor) R/o 400/1, Rani Jhansi Road, Ghumar Mandi, Ludhiana. 4. Mrs.

Ruchika Neelam Mahajan W/o Krishan Gopal (Guarantor & Mortgagor), R/O 4401, LIG Flat, Dugri, Ludhiana. Also at Property No. 58, Village Phulawal Near Shiv Vatika Mandir, Flower Enclave, Babba Inder Nagar, Ludhiana. 13. Borrower: M/s Satguru Trading Rs. 28,80,215/-

Co. Prop. Mohinder Pal Chawla S/o 05.03.2022 Plus Intt. thereon Chanan Ram, Shop No. 11 New Grain Market, Muktsar 152026. Guarantors: 1. Smt. Mamta Rani W/o 1192 Khasra No. 3751 (40-19) Hadbast No. 54, Mohinder Pal Chawla, Street No. 3 Kotli Road, Adarsh Nagar, Muktsar 152026. **2. Mr. Prince Chawla** S/o Sh. Mohinder Pal Chawla, Street No. 3, Kotli Road, Adarsh Nagar, Muktsar-152026.

LOT: 1. All that part & parcel of area admeasuring 2 Marla (544 Sq. Feet) i.e. 2/819 share out of 40 Kanal 19 Marla Khewal No. 723 Khatoni No. situated as Street No. 3 Adarsh Nagar, Kotli

Situated at khasra no. 50//6/1, 51//8-9-10, khata

No. 118/13.8 Situated at Village Bajra, District

Ludhiana jointly owned by Mr. Vikas Behal & Mr.

Property/Land comprising in Khata/Khatoni 2/13

Khasra 20//2/1/2, Rakba 1 Bigha 11 Biswa having

266/620 share i.e 0 Bigha 13 Biswa 6 Biswasi

(Size 31 foot 6 inch X 190 foot = 665 Sq. Yards)

Multi Story Commercial Property No. B-XXII-270,

Street No. 07, Dashmesh Nagar, Near Dhuri Line, &

National Laboratory, Link Road, Ludhiana. Measuring

63.33 sq. Yards. At Ground Floor & 60.00sq. yards.

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

(commercial single Story covered area 4750 Sq. feet total share double story

Derabassi, Distt. Mohali in name of Mr. Malikit Singh S/o Bhag Singh

FirstFloor Total=123.33 sq. yards. From FirstFloor 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). **Type of Possession: Symbolic Possession**.

Karam, West: Vikas Behal, 8 Karam, Possession Type: Symbolic Possession.

LOT : 1 Rs. 6.50.000/-Rs. 65,000/-Rs. 6,500/-Road, Muktsar and belongs to Mrs. Mamta Rani W/o Mahinder Pal Chawla vide Vasika No. 1043 dated 21.05.2008. Boundaries as per sale deed: East: Smt. Phulan Devi, West: Street, North: Shri Kala Ram, South: Smt. Veena Devi. Possession Type: Symbolic.

LOT: 2. All that part & parcel of area admeasuring 15 Marlas 61/2 Sarsai (3511 Sq. feet) i.e. 283/54900 share out of 152 Kanal 10 Marla Khewat No. 1412 Khatoni No. 1998, 1999 Salam Khata Kitte 25 Rakba situated at Muktsar-III, Tehsil & District Shri Muktsar Sahib, H.B. No. 54 and belongs to Mr. Prince Chawla S/o Mahinderpal Chawla vide Vasika no 230 dated 20.04.2016. Boundaries: East: Open plot West: Open plot Mamta Rani, North: Street South: LOT: 3. All that part & parcel of total area 0.39 Marla (108 Sq. Feet) i.e. 105/98112 share out of Khewat No. 282

Khatoni No. 579 khasra No.164 and belongs to Mrs. Mamta Rani W/o Mahinder Pal Chawla, vide Vasika no 1344 dated 20.06.2007. Boundaries: East: Street 9-0 West: Des Ra¡Da Aara. North: Bishan Master. South: Murari Lal. Possession Type: Symbolic. Rs. 31,06,659/-

14. Borrower: M/s N.S. IRON Prop. **as on** 30.09.2019 Navnish Kumar, Opposite, Bag Wala Plus Intt. thereon Gurudwara, Near Peer Khana, Sirsa Road, Moosa Chungi- Mansa-151505. Guarantor/s: 1. Mr. Situated at Opposite- Bagh Wala Gurudwara, Near Peer

Open Plot. Possession Type: Symbolic.

All part and parcel of Residential House built on land measuring 17.05 Marlas comprised in Khasra No. 781min(0-17.05 Marlas) measuring 38 feet x122 feet,

Rs. 3,150/-Rs. 32,50,000/-Rs. 3,25,000/-Rs. 32.500/-Ashok Kumar S/o Baboo Ram, Opposite, Bag Wala Khana Sirsa Road, Moosa Chungi, Mansa-151505. Bounded as under: East-122' Navnish Kumar Gurudwara, Near Moosa Chungi- Mansa, Punjab - 151505. 2. West-122KewalKrishan, North-38Gali, South-38AshokKumar. Possession Type: Symbolic. Mr. Jimmy Kumar S/o Ashok Kumar, Opposite, Bag Wala Gurudwara, Near Moosa Chungi- Mansa, Punjab-151505.

Sh. Sumit Kumar Gupta S/o Kuldeep Kumar Gupta, R/o House No. 228 Mohalla Naraiana Kachi Chawani, Jammu. 5. Sh. Sunil Kumar S/o Kuldeep Kumar Gupta, R/o House No. 228, Mohalla Naraiana Kachi Gupta, R/o House No. 228 Mohalla Naraiana Kachi Chawani, Jammu. Mohalla Naraiana Kachi Chawani, Jammu.

146001.

26. Borrower: Mrs. Sukhwinder Kaur Rs. 37,14,880.96 as on 30.11.2024 W/o Sukhcharan Singh Sandhu, Plus Intt. thereon Address: Near Ruldu DI Chakki, w.e.f. 01.12.2024 Village Burj Rathi, PO Bhaini Bagha,

23. M/S Bhagat Sucha Singh Ji Rs. 15,22,02,340/-

Dhillon, M.C. No. B 02/0069, 1st Floor, Opp. ICICI Bank, Tehsil

Raikot, District- Ludhiana- 141109. 2. Mr. Pawandeep Singh

Camp, VPO Chauni Kalan, Distt. Hoshiarpur, Punjab 146001

2. Mrs. Lakhwinder Kaur W/o Mr. Parminder Singh, Ram

2. Sh. Shukeel Kumar Gupta, R/o House No. 228, Mohalla Naraiana

Randhir Singh Nagar, Ferozepur Road, Ludhiana 141012.

as on 30.06.2023

Plus Intt. thereon

w.e.f 01.07.2023

Rs. 36,36,852.70

as on 07.03.2017

Plus Intt. thereon

Rs. 1,09,18,421.19

as on 04.06.2019

Plus interest thereon

Memorial Education Society

(Budding Brain International School)

Through Promotors Sh. Pawandeep

Singh Dhillon & Mrs. Manpreet

24. Borrower: M/s Santosh

Handicrafts & Art Facts Prop.

Lakhwinder Kaur, Ram Colony

25. Borrowers/Guarantors : 1. M/s

Shukeel Kumar & Bros. through its Prop

Sh. Shukeel Kumar Gupta, R/o 82-F

Mohalla Naraiana Kachi Chawani, Jammu.

District Mansa, Punjab, Pin Code-151508. Also At: House Situated at Ward No. 7 (New Ward No. 6) backside court comples, Ragba Mansa Kalan, District Mansa Pin Code: 151302. **Guarantor : Mr. Sukhcharan Singh** S/o Sohan Singh Sandhu, Address: Near Ruldu DI Chakki, Village Burj Symbolic Possession. Rathi, PO Bhaini Bagha, District Mansa, Punjab, Pin Code:151508. Also At: House situated at ward no. 7 (new ward no.6) backside court complex, Ragba Mansa Kalan, District Mansa Pin Code: 151302. Guarantor: Mr. Harpal Singh S/o Gurtej Singh (Guarantor), Address: House No. 789, Street No.12, Ward No.2, Near Over Bridge, Distt. Mansa, Pin Code-151505. 27. Borrower: Mr. Rizwan S/o Rs. 27,62,561.49

Mohammad Ahmed, House Number-217 as on 20.05.2021 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,

08") West: Neighbour (20'), North: Vacant Plot (60'-06"), South: Vacant Plot (64'-00"). Possession Type: Symbolic. Commercial (Institutional) Land & building comprises of Ground, First & second floor only, situated at Raikot City 5, Barnala Bathinda Byepass, Near B.K. Motor, Raikot, Distt.

A House situated at Ward no. 7, Ragba Mansa

10), 1364.min(5-0), Situated at Premgarh Road

of Smt. Renu W/o Late Sh. Deepak Verma on the basis of Ttile Deed bearing Vasika no. 14572 dated 02.11.2017. Bounded by - East: Street 20" wide (20'-

Rs. 1,00,000/-Ludhiana, measuring 32417.71 Sq. yards / 6.70 acres (as per sale deed and as per valuation report/site) comprised Wasika No. 1435 Dated: 09-07-2009, Wasika No:

Rs. 11,00,00,000/-

Rs. 1,10,00,000/-

1224 Dated 24-06-2013, Wasika No: 1225 Dated: 24-06-2013, Wasika No: 202 **Dhillon** S/o Sh. Davinder Singh, R/o 16-H, Bhai Randhir Singh Dated: 15-04-2010, Wasika No. 2109 Dated: 03-09-2009, & Wasika no: 2110 Dated: Nagar, Ferozepur Road Ludhiana 141012. **3. Mrs. Manpreet** 03-09-2009 327//3(7-2), 4(5-6),327//5(4-7),6(8-0), 7(8-0), 14(3-2), 15/1(1-7), **Dhillon** W/o Mr. Pawandeep Singh Dhillon, R/o 16-H, Bhai 327//2/2, 327//26, 304//2/2, 304//19(9-8), 22/1(2-16), 327//5(4-7), 6(8-0), 7(8-0), 14(3-2), 15/1(1-7), 327//8,9/1 Khata No. 109/130,108/129,110/131,360/391 364/395.360/391.3983/398 Khatoni No. 361 Wakya Raikot City-5 Tehsil & Distt. Ludhiana, Bounded as: North- Drain & Mr. Lal Din (185'-9" + 37'-3" curve out 16'-6" + 24' curve out 72'+198' curve out 8'-9'+372'-3"+ 60'-0"), **South-** Rasta & Agriculture land. (490'-0" Curve in 176'-0" + 261'-0"), **East-**Agriculture land. (236'-0"), West-Rasta. (202'-0"). Possession Type: Symbolic.

Equitable Mortgage of Factory land and Building Rs. 66,50,000/measuring 3 kanal out of Khasra number 24/9(7-4), Rs. 6,65,000/-Khewat No. 379/451, Situated at village Chauni Rs. 66,500/kalan, Chandigarh Road, Hoshiarpur Owned by

Smt. Lakhwinder Kaur W/o Parminder Singh vide sale deed no. 8406 dated 23.02.2010 Colony Camp, VPO Chauni Kalan, Distt. Hoshiarpur, Punjab bounded as under: East: Land of S Gurbax Singh. West-Road, North-Land of S Gurbax Singh, South-Plot of S Manminder Singh. Possession Type: Physical Lot-1: Plot Land measuring 2 Kanal 17 Marla Under LOT: 1

Rs. 54,00,000/-Khasra No. 240 min (01 Kanal 02 Marlas) and Khasra Rs. 5,40,000/-No. 245 min (01 Kanal 15 Marlas), Khata No. 471, Chewat No. 85/12 min, Situated at Battal, Tehsil Rs. 54,000/-2. Sh. Shukeel Kumar Gupta, R/o House No. 228, Mohalla Naraiana Kachi Chawani. 3. Sh. Nardeep Singh Jamwal S/o Sh. K. S. Jamwal, at Main National Highway, Near Bhim Singh College of Education on Main National

R/o Ward No. 7, Hari Nagar, Near Food & Supply Store, Udhampur. 4. Highway. Possession Type-Symbolic. LOT: 2 LOT: 2. Three Storied commercial building with 2 Rs. 49,50,000/shops on Ground Floor measuring 17 &1/2 (in total)

Chawani, Jammu. 6. Sh. Love Kumar Gupta S/o Kuldeep Kumar | bearing Khasra No. 178 min (13-1/2 Marlas) Khata Rs. 4,95,000/-No. 123/185 min and Khewat No. 18, Situated at Rs. 49,500/-7. Sh. Kush Kumar S/o Kuldeep Kumar Gupta, R/o House No. 228 Sair, Tehsil Kalakot and bearing Khasra No. 178 min (Marlas), Khata No. 123/125 and Khewat No. 18, situated at Sair, Tehsil Kalakot, Rajouri in the name of Mr. Sumit Gupta, Mr. Love Gupta, Mr. Sunil Gupta and Mr. Kush Gupta. **Possession Type-Symbolic.**

> Kalan backside Court Complex measuring 10 Rs. 3,35,000/-Marla i.e. 10/151 share of 7 Kanal 11 Marla Rs. 33,500/comprised in Khasra No. 87//20(7-11) khewat / Khata No. 453/3/1471, in the name of Mrs. Sukhwinder Kaur W/o Sukhcharan Singh, Situated at Village Mansa Kalan, Tehsil and District Mansa. Boundaries as under:

North: Dal it Singh 60 feet, South: Davinder Singh 60 feet, East: Street 45 feet width 20 feet, West: Pharmasist Village Guman Kalan, 45 feet. Type of Possession:

Rs. 13,00,000/-

All that piece and parcel of Residential property belongs to Mr. Rizwan measuring 5M 183 Sq.feet Rs. 1,30,000/-Khewat No. 1029/1197, 1198, Khasra No. 1364Min(4-

Hoshiarpur, it is bounded as and measuring: North-Other Owner (39'-10"), South - Karnail

Singh (41'-2"), East- Rasta (30'-1"), West- Resham Singh (30'). Type of possession:

Ravidass Nagar, Hoshiarpur, Punjab-146001 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://ebkray.in on on 26.09.2025 between 12:00 NOON to 5:00 PM. For any information regarding above mentioned properties, Please contact the concerned Branch Manager. 3. For detailed Terms & Conditions of the sale, Please refer https://ebkray.in, https://unionbankofindia.co.in.4ForRegistrationAndLoginAndBiddingRuleshttps://ebkray.in and Click"BuyerGuideForLoginAndRegistration".

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. DATE: 08.09.2025 PLACE: Ludhiana

Rs. 5,51,00,000/-

Rs. 55,10,000/-

Rs. 1,00,000/-

Rs. 34,00,000/-

Rs. 3,40,000/-

Rs. 34,000/-

Rs. 59.00.000/-

Rs. 5,90,000/-

Rs. 59,000/-

LOT: 2

Rs. 12,00,000/-

Rs. 1,20,000/-

Rs. 3,15,000/-

Rs. 31,500/-

Rs. 12,000/-

LOT: 3

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AUTHORISED OFFICER, UNION BANK OF INDIA

Chandigarh

Rs. 33,50,000/-

Rs. 13,000/-