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E-AUCTION/
SALE
NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction and Enforcement of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on date as mentioned in the table herein below, for recovery of its dues due to the Bank/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.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	Reserve Price	Date and Time of E-Auction
	Name of the Account			Earnest Money Deposit (EMD)	
	Name & addresses of the Borrower/Guarantors Account			Bid Increase Amount	
1.	SAMB: CHANDIGARH	All part & parcel of Residential House measuring 302.50 sq yards bearing No. 202/5 bounded East Mr. Gaur, West Passage, North Minakshi Dev, South Yudhister Kumar situated at Shivpur, Khanna Kalan, District Ludhiana registered with the Sub Registrar Samrila in the name of Late Sh. Ramesh Lal Maheshwari S/o Sh. Chaman Lal vide Title Deed No. 2242 dated 04.11.1966	18.09.2013	R.P.: Rs. 39,94,200/-	02/09/2026 From 11.00 AM to 4.00 PM
	M/s R S Fasteners (India) Pvt. Ltd.			EMD: Rs. 3,99,420/-	
	1. M/s.R.S Fasteners (India) Pvt. Ltd. through its Managing Director/Director			Bid Increase amount Rs. 1,00,000/-	
	Registered Office:- 3062, Street No. 12, New Janta Nagar, Ludhiana-141003, 2. Sh. Sanjeev Maheshwari in the capacity of Legal heir of Late Sh. Ramesh Lal Maheshwari, R/o 1341/2A, Shaheed Kamal Singh Nagar, Phase-2, Pakhowal Road, Ludhiana- 141013, 3. Sh. Rituraj Maheshwari W/o Sh. Aday Maheshwari, R/o H. No. 202/5 Shivpur, Khanna, District Ludhiana-141401, 4. Sh. Rajesh Maheshwari S/o Late Sh. Ramesh Lal Maheshwari, R/o H. No. 202/5 Shivpur, Khanna, District Ludhiana-141401, 5. Sh. Rajesh Maheshwari in the capacity of Legal heir of Late Sh. Ramesh Lal Maheshwari, R/o H. No. 202/5 Shivpur, Khanna, District Ludhiana-141401, 6. Smt. Sweety Maheshwari W/o Sh. Rajesh Kumar Maheshwari, R/o H. No. 202/5 Shivpur, Khanna, District Ludhiana-141013, 8. Sh. Ajay Maheshwari S/o Late Sh. Ramesh Lal Maheshwari, R/o H. No. 202/5 Shivpur, Khanna, District Ludhiana-141401.				
	(Attachment order of notice ITCP-16 from Income Tax Department vide report no. 921 dated 20/05/2014 is reflected in revenue record)				
			SYMBOLIC POSSESSION		
2.	SAMB: CHANDIGARH	Property/ House built on Plot No. 7 Min, measuring 2000 sq yards comprised in Khata No. 470/678, Khasra No. 402 as per Jamabandi for the year 1991-92 situated at Barewal Awana, Hadbast No. 157, Tehsil & Distt Ludhiana	18.09.2017	R.P.: Rs. 7,91,83,300/-	02/09/2026 From 11.00 AM to 4.00 PM
	M/s UI Agro Enterprises Pvt. Ltd.			EMD: Rs. 79,13,330/-	
	1. M/s UI Agro Enterprises Pvt. Ltd., BXX 550, Pearl Palace, Ghumar Mandi, Ludhiana-141001, 2. Sh. Shivraj Pal Singh (Director/ Guarantor Mortgage) H. No. 7, Lodhi Enclave, Near Magnet Resorts, Barewal Awana, Ludhiana-141012, Smt. Rajinder Kaur (Guarantor/ Mortgage) H. No. 7, Lodhi Enclave, Near Magnet Resorts, Barewal Awana, Ludhiana-141012.			Bid Increase amount Rs. 1,00,000/-	
	Note: Hon'ble Court of Sh. Himanshu Arora, CJSD, Ludhiana (CS 5951/2020) vide order dated 02.09.2023 has restrained Sh. Rajnish Singh, Shivraj Singh and Rajinder Kaur from interfering in the peaceful possession of the plaintiff over the suit property msg. 500 square yards out of total 2000 sq. yards and from dispossessing him from the suit property in any manner and from alienating the suit property to any other person except the plaintiff, illegally and forcibly except in due course of law. Rapat No. 240 dated 18.12.2020				
	(Guarantor/ Mortgage) H. No. 7, Lodhi Enclave, Near Magnet Resorts, Barewal Awana, Ludhiana-141012, Smt. Rajinder Kaur (Guarantor/ Mortgage) H. No. 7, Lodhi Enclave, Near Magnet Resorts, Barewal Awana, Ludhiana-141012.				
			SYMBOLIC POSSESSION		
3.	BO: SAMB CHANDIGARH	1. All that part & parcel of the property consisting of Factory land and building constructed on plot measuring 70 Biswa situated at Chakerian Road, Mansa bearing Registered Title Deed 5557 dated 02.02.1990, 3240 dated 21.10.1997, RTD No. 3510 dated 31.08.2001 in the name of Sh. Sham Lal & Sh. Sohan Lal & RTD No. 5433 dated 29.03.1995 in the name of Sh. Sohan Lal S/o Sh. Hem Raj	01.06.2021	R.P.: Rs. 2,29,41,000/-	02/09/2026 From 11.00 AM to 4.00 PM
	M/s H S Akash Agro India Pvt. Ltd.			EMD: Rs. 22,94,100/-	
	1. M/s H S Akash Agro India Pvt. Ltd. Talwandi Sabo Road, Opp. Mansa Cold Store, Mansa-151505			Bid Increase amount Rs. 1,00,000/-	
	2. Mrs. Pushpa Devi W/o Sh. Sham Lal Water Works Road, Sodhi Street, Mansa-151505				
	3. Sh. Rohit Goyal S/o Sh. Sham Lal, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 5. Sh. Sohan Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 6. Sh. Sham Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505				
			SYMBOLIC POSSESSION		
4.	SAMB: CHANDIGARH	1. All that part and parcel of the property of store and labour quarters constructed on plot measuring 75.6 Biswas situated at Chakerian Road, Mansa bearing RTD No. 5431 dated 08.01.04 and RTD 5432 dated 08.01.04. In the name of Sh. Sham Lal & Sh. Sohan Lal	01.06.2021	R.P.: Rs. 1,91,11,500/-	02/09/2026 From 11.00 AM to 4.00 PM
	M/s H S Akash Agro India Pvt. Ltd.			EMD: Rs. 19,11,150/-	
	1. M/s H S Akash Agro India Pvt. Ltd. Talwandi Sabo Road, Opp. Mansa Cold Store, Mansa-151505			Bid Increase amount Rs. 1,00,000/-	
	2. Mrs. Pushpa Devi W/o Sh. Sham Lal Water Works Road, Sodhi Street, Mansa-151505				
	3. Sh. Rohit Goyal S/o Sh. Sham Lal, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 5. Sh. Sohan Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 6. Sh. Sham Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505				
			SYMBOLIC POSSESSION		
5.	BO: SAMB CHANDIGARH	1. All that part and parcel of the property of store and labour quarters constructed on plot measuring 2K-17M situated at Talwandi Sabo Road, Village Ramditta Wala, Mansa bearing RTD No. 3591 dated 16.9.2003. In the name of Sh. Sohan Lal S/o Sh. Hem Raj	01.06.2021	R.P.: Rs. 15,63,000/-	02/09/2026 From 11.00 AM to 4.00 PM
	M/s H S Akash Agro India Pvt. Ltd.			EMD: Rs. 1,56,300/-	
	1. M/s H S Akash Agro India Pvt. Ltd. Talwandi Sabo Road, Opp. Mansa Cold Store, Mansa-151505			Bid Increase amount Rs. 50,000/-	
	2. Mrs. Pushpa Devi W/o Sh. Sham Lal Water Works Road, Sodhi Street, Mansa-151505				
	3. Sh. Rohit Goyal S/o Sh. Sham Lal, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 5. Sh. Sohan Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, 6. Sh. Sham Lal S/o Sh. Hem Raj, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505				
			SYMBOLIC POSSESSION		

