यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

आस्तिवसूली शाखा 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,
Website Address: https://www.unionbankofindia.co.in
Email -arb.ludhiana@unionbankofindia.bank.in

सं.क्र.Ref.No.ARB:SLN/264/2026-27 दिनांक Date:04.11.2026

By Registered Post/& Courier

To:

M/S Eshan Yarn Pvt. Ltd. Regd. Office: -Village Lall Kalan, Near Neelon Bridge, Tehsil - Samrala, District - Ludhiana (Punjab) 141113, through its director's Sh. Sanjeev Makkar & Smt. Shweta Makkar (Borrower/Mortgagors) 2nd Address - Unit -2, Plot No. -21 mn & Plot No. 808 Street No. 02, Guru Vihar, Rahon Road,Taraf Gahlewal, Ludhiana.	Mr. Sanjeev Makkar S/o Shri Ashok Kumar Village- Lall Kalan, Near Neelon Bridge, Tehsil Samrala, District- Ludhiana -141113 (Borrower/Mortgagor)
Smt. Shweta Makkar W/o Sh. Sanjeev Makkar Village- Lall Kalan, Near Neelon Bridge, Tehsil Samrala, District- Ludhiana-141113 (Borrower/Mortgagor)	Sh. Ashok Makkar S/o Sh. Gobind Ram B X/X 625, Malerkotla House, Civil line, Near Old DMC Hospital, Ludhiana. (Guarantor/ Mortgagor)
Smt. Banita Makkar W/o Sh. Manoj Kumar Makkar B XIX, 625, Malerkotla House, Civil Line, Near Old DMC Hospital, Ludhiana (Guarantor/ Mortgagor)	Sh. Manoj Makkar W/o Sh. Ashok Makkar B XIX, 625, Malerkotla House, Civil Line, Near Old DMC Hospital, Ludhiana (Guarantor/ Mortgagor)

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, **UMFB Branch, Ludhiana.** the secured creditor, caused a demand notice of M/s **Eshan Yarn Pvt. Ltd.** dated **21.01.2022** under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession notice dated 05.01.2023** issued by the Authorized Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Classification: Internal

यूनियन बैंक ऑफ इंडिया Union Bank of India आस्ति वसूली शाखा Asset Recovery Br. 79960 G.T. Road, Miller Ganj, Ldh. जी.टी. रोड, मिलर गंज, लुधियाना

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public E-auction **on 26-11-2026 between 12:00 Noon To 05:00 PM** by inviting Bids from the public through online mode on https://baanknet.com.
3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully

Place: Ludhiana
Date: 04.11.2026

Encl: Terms of sale

(Swatantar Kumar)
Chief Manager & Authorized Officer
For Union Bank of India



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[Appendix - IV-A]
{See Proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 proviso to Rule 8 (6) 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/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Secured Creditor -Union Bank of India, Will be sold on "As is where is", "As is what is", and "Whatever there is" on 26-11-2026, for recovery of Rs.18,46,51,370.86/-(Rupees Eighteen Crore Forty Six Lacs Fifty One thousand Three hundred seventy and Eighty Six paisa only) as 23.12.2021 plus further interest thereon w.e.f 24.12.2021 at applicable rate of interest, cost and charges till date due to Secured Creditor, Union Bank of India from M/S Eshan Yarn Pvt. Ltd. through its director's Sh. Sanjeev Makkar & Smt. Shweta Makkar, Smt. Banita Makkar W/o Sh. Manoj Kumar Makkar, Sh. Ashok Makkar S/o Sh. Gobind Ram,Sh. Manoj Makkar W/o Sh. Ashok Makkar

Reserve price as under:-
Lot No. 1) Rs. 3,87,00,000/- (Rupees three crore eighty-seven lakhs only)
Lot No. 2) Rs. 3,92,00,000/- (Rupees Three crore ninety-two lakhs Only)
Lot No. 3) Rs. 69,00,000/- (Rupees Sixty-nine lakhs Only)
Lot No. 4) Rs. 75,00,000/- (Rupees Seventy-five lakhs Only)
Lot No. 5) Rs. 6,63,00,000/- (Rupees Six crore sixty-three lakhs Only)

EMD as under
Lot No. 1) Rs. 38,70,000/- (Rupees Thirty-eight lakhs seventy thousand only)
Lot No. 2) Rs. 39,20,000/- (Rupees Thirty-nine lakhs twenty thousand Only)
Lot No. 3) Rs. 6,90,000/- (Rupees Six lakhs ninety thousand Only)
Lot No. 4) Rs 7,50,000/- (Rupees Seven Lakhs fifty thousand Only)
Lot No. 5) Rs. 66,30,000/- (Rupees Sixty-six lakhs thirty thousand Only)

Description of Immovable Property

3. Description of immovable secured assets to be Sold

- 1) Equitable Mortgage of Residential House Measuring 800.00 Sq. yards situated at MC No. B XXXV- 939- A/87,88,89 as per site plot No. 881, Shamsher Avenue, Opposite Raj Guru Nagar, Ferozpur Road, District Ludhiana in the name of Mrs. Shweta Makkar vide wasika no. 76 & 78 dated 06-04-2017 and wasika no. 1168 & 1169 dated 27.04.2017
- Portion of House cum plot no. 88 Min. 89 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in khasra no. 1015, Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H.B. No. 157, Abadi known as Shamsher Aveneue, Ferozpur Road, Tehsil and District Ludhiana (Wasika no. 76 dated 06.04.2017)
- Portion of House cum Plot No. 88 Min. 89 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in Khasra No. 1015 Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H. B. No. 157, Abadi Known as Shamsher Avenue, Ferozpur Road, Tehsil & District Ludhiana (Wasika No. 78 Dated 06.04.2017)
- Portion of House cum Plot No. 87 Min. 88 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in Khasra No. 1015 Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H. B. No. 157,

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Abadi Known as Shamsher Avenue, Ferozpur Road, Tehsil & District Ludhiana (Wasika No.1168 Dated 27.04.2017)

- Portion of House cum Plot No. 87 Min. 88 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in Khasra No. 1015 Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H. B. No. 157, Abadi Known as Shamsher Avenue, Ferozpur Road, Tehsil & District Ludhiana (Wasika No.1169 Dated 27.04.2017)

Bounded by: (As per Sale Deed No. 1168 & 1169 (North Plot No. 86-87 Min, South Plot No. 88-Min-89 Min. East Plot No. 85 90, West Road 30' wide)
As per Sale Deed No. 76 & 78 (North Plot No. 87,88 Min, South Road 20' wide, East Plot No. 90 West Road 30' wide)
Actual Boundaries at site - North - Open Plot, South - Street, East- Open Plot, West - Shamsher Avenue Main Road.

(2) Equitable Mortgage of Residential House Measuring 607.00 Sq. yards vide wasika no. 7879 dated 10.08.2010 for area measuring 195.00 Sq. yards wasika no. 7881 dated 10.08.2010 for area measuring 206.00 sq. yards wasika no. 7882 dated 10.08.2010 for area 206.00 sq. yards at MC no. B-19, 625, Malerkotla House, Civil Line Hambran Road, Ludhiana in the joint name of Sanjeev Makkar, Ashok Makkar & Manoj Makkar.
Boundaries: - as per Sale deed No. 7879 (North- Neighbour, South- Neighbour, East - Rasta 18' wide, West- Arjan Dev.
As per Sale deed No. 7881 (North - Neighbour, South - Neighbour, East - Rasta 18' wide, West-Neighbour.
As Per Sale Deed No. 7882 (North - Rasta 12' wide, South - Neighbour, East- Rasta 18' wide, West - Neighbour.
Actual Boundaries at Site: North - Street 4-E, South - Sunil Sood (H. No. 624), East -Street, West - Neighbour.

- Portion of House bearing MC No. B-19-625 Measuring 195 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7579 dated 10.08.2010)
- Portion of House bearing MC No. B-19-625 Measuring 206 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7881 dated 10.08.2010)
- Portion of House bearing MC No. B-19-625 Measuring 206 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7882 dated 10.08.2010)

(3) EM of Industrial Plot bearing MC No. B 31 2220/A measuring 17M 514 Sq. Yards comprised in Khasra No. 47//2/2 3 4 5 7 8 9/1-27//22/1/ 32//2/2 3/1 9/1 12/1 12/1/1 19/1 19/2 22/1 22/2 , Khata no. 180/184, as per Jamabandi for the Year 1996-97 situated at village Jamalpur Awana H. B. 177, Abadi known as Mahavir Jain Colony, opposite Maharaja Dyeing, Near central Jail, Tajpur Road, Ludhiana as per Sale Deed Wasika No. 134, dated 05.04.2000 in the name of Mr. Manoj Kumar.

Boundaries: North - Road, South - Neighbour/ Tilak Raj Dairy, East- Road, West - Neighbour/ Berry Dyeing.

4) Vacant Plot measuring 1187 Sq. Yards behind Maharaja Dyeing, opposite Central Jail, Tajpur Road Ludhiana in Joint name of Mrs. Shweta Makkar W/o Mr. Sanjeev Makkar , Mrs. Banita Makkar W/o Mr. Manoj Makkar & Manoj Makkar S/o Sh. Ashok Makkar as registered vide Sale Deed wasika No. 18759 dated 05.03.2010, 18761 dated 05.03.2010, 6178 dated 17.07.2015 & 5362 dated 01.06.2016.

- Plot measuring 527 Sq. Yards Comprised in Khasra No. 47//2/2-3 & 9/1, Khata No. 204/209, as per Jamabandi for the year 2006-07, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 18759 dated 05.03.2010)

Classification: Internal

- Plot measuring 527 Sq. Yards Comprised in Khasra No. 47//2/2-3 & 9/1, Khata No. 204/209, as per Jamabandi for the year 2006-07, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 18761 dated 05.03.2010)
- Plot measuring 66.50 Sq. Yards Comprised in Khasra No. 27//22/1, 32//2/2, 3/1, 9/1, 12/2, 19/1,22/2,32//12/1/1,19/2,32//22/1, Khata No. 230/234,231/235,232/236, as per Jamabandi for the year 2011-12, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 6178 dated 17.07.2015)
- Plot measuring 66.50 Sq. Yards Comprised in Khasra No. 27//22/1, 32//2/2, 3/1, 9/1, 12/2, 19/1,22/2,32//12/1/2,19/2,32//22/1, Khata No. 230/234,231/235, 232/236, as per Jamabandi for the year 2011-12, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 5362 dated 03.06.2016)

Boundaries: (As Per Site North- Vacant Plot, South- Maharaja Dyeing, East- Vacant Plot & Neighbour, West - Street.

5) EM of Factory Land and building industrial property comprised of ground floor and first floor only admeasuring 6 Kanal 16 1/3 Marla, (14123.98 Sq. Yards) situated at MC no. B-31-2220/2B and B-31,2220 2B/2 Mahavir Jain Colony, Near Central Jail, Tajpur Road, Abadi Jamalpur Awana, Ludhiana. Vide wasika No. 112 dated 05.04.2000 (998.25 Sq. Yards and wasika No. 2710 dated 31.05.2001 (998.25 sq. yards in the name of Mr. Sanjeev Kumar, Wasika No. 4985 dated 30.07.2002 (1008.23 Sq. Yards and wasika No. 25932 dated 21.02.2000 (1119.25 Sq. Yards) in the name of Mr. Ashok Kumar Comprised in Khasra No. 32//8-13-14-17-18-23-24,25/1 3/2, 27//22/1-32//2/2-3/1 9/1 12/2-19/1 22/2-32//12/1/2-19/2 32//22/1 47/4-5-7-2/2-3-8-9/1-27//22/1-32//2/2-3/1-9/1-12/2/19/122/2 12/1/2-19/2-22/1, Khata No. 133/1140, 195/2200,183/187-183//1 188-184/189,180/184 181/185 182/186 183/187 183/1188, 1991-1992,1996-1997

Boundaries: As Per Site North- Vacant Plot, South- Road, East- Road, West - Road.

Possession Type (All properties) - Symbolic.

- The properties mentioned above for e-auction dated: 26-11-2026 are further collateral in M/s Maharaja Dyeing and Finishing Mills with total O/s dues: Rs. 2,14,17,309.48 (Rupees two crores fourteen lacs seventeen thousand three hundred nine and forty-eight paisa only) as on 31-07-2026, Sh. Sanjeev Makkar S/o Sh. Ashok Makkar with total O/s dues: Rs. 3,34,92,239.08 (Rupees three crores thirty-four lacs ninety-two thousand two hundred thirty-nine and eight paisa only) as on 31-07-2026 and Smt. Shweta Makkar W/o Sh. Sanjeev Makkar Rs. 1,05,63,067.21 (Rupees one crore five lacs sixty three thousand sixty seven and twenty one paisa only) as on 31-07-2026.

In case of sale of above-mentioned properties through e-auction, the sale proceeds will be appropriated in the account of M/s Eshan Yarns, M/s Maharaja Dyeing, Sh. Sanjeev Makkar S/o Sh. Ashok Makkar and Smt. Shweta Makkar W/o Sh. Sanjeev Makkar as per extant guidelines of the bank.

List of Encumbrances: Not Known

For detailed terms and conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx. The same is also enclosed herewith.

Place: Ludhiana
Date :04.11.2026

(SWATANTAR KUMAR)
AUTHORISED OFFICER/CHIEF MANAGER
FOR UNION BANK OF INDIA

Classification: Internal

Encl.: Terms of Sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower & Co-Applicant.	(Mortgagor) (Borrower) M/S Eshan Yarn Pvt. Ltd. Regd. Office:-Village Lall Kalan, Near Neelon Bridge, Tehsil - Samrala, District - Ludhiana (Punjab) 141113, through its director's Sh. Sanjeev Makkar & Smt. Shweta Makkar (Borrower/Mortgagors) 2nd Address - Unit -2, Plot No. -21 mn & Plot No. 808 Street No. 02, Guru Vihar, Rahon Road,Taraf Gahlewal, Ludhiana. Mr. Sanjeev Makkar S/o Shri Ashok Kumar Village- Lall Kalan, Near Neelon Bridge, Tehsil Samrala, District- Ludhiana - 141113(Borrower/Mortgagor) Smt. Shweta Makkar W/o Sh. Sanjeev Makkar Village- Lall Kalan, Near Neelon Bridge, Tehsil Samrala, District- Ludhiana-141113 (Borrower/Mortgagor).
Name and address of the Guarantor	Sh. Ashok Makkar S/o Sh. Gobind Ram B X/X 625, Malerkotla House, Civil line, Near Old DMC Hospital, Ludhiana. (Guarantor/ Mortgagor) Smt. Banita Makkar W/o Sh. Manoj Kumar Makkar B XIX, 625, Malerkotla House, Civil Line, Near Old DMC Hospital, Ludhiana (Guarantor/ Mortgagor) Sh. Manoj Makkar W/o Sh. Ashok Makkar B XIX, 625, Malerkotla House, Civil Line, Near Old DMC Hospital, Ludhiana (Guarantor/ Mortgagor)
2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch, B-XV-295/B&B-XV-295/C, Kalras Building, Miller Ganj, G.T. Road, Ludhiana-141003

3. Description of immovable secured assets to be Sold

- 1) Equitable Mortgage of Residential House Measuring 800.00 Sq. yards situated at MC No. B XXXV- 939- A/87,88,89 as per site plot No. 881, Shamsher Avenue, Opposite Raj Guru Nagar, Ferozpur Road, District Ludhiana in the name of Mrs. Shweta Makkar vide wasika no. 76 & 78 dated 06-04-2017 and wasika no. 1168 & 1169 dated 27.04.2017
- Portion of House cum plot no. 88 Min. 89 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in khasra no. 1015, Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H.B. No. 157, Abadi known as Shamsher Aveneue, Ferozpur Road, Tehsil and District Ludhiana (Wasika no. 76 dated 06.04.2017)
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- Portion of House cum Plot No. 87 Min. 88 Min. measuring 200 sq. yards out of total area 400 sq. yards comprised in Khasra No. 1015 Khata No. 1234/1606, as per Jamabandi for the year 2011-12, situated at village Barewal Awana, H. B. No. 157, Abadi Known as Shamsher Avenue, Ferozpur Road, Tehsil & District Ludhiana (Wasika No.1169 Dated 27.04.2017)

Union Bank of India 79960 Asset Recovery Br. G.T. Road, Miller Ganj, Ludhiana

Classification: Internal

Bounded by: (As per Sale Deed No. 1168 & 1169 (North Plot No. 86-87 Min, South Plot No. 88 Min-89 Min. East Plot No. 85 90, West Road 30' wide)
As per Sale Deed No. 76 & 78 (North Plot No. 87,88 Min, South Road 20' wide, East Plot No. 90 West Road 30' wide)
Actual Boundaries at site - North - Open Plot, South - Street, East- Open Plot, West - Shamsher Avenue Main Road.

(2) Equitable Mortgage of Residential House Measuring 607.00 Sq. yards vide wasika no. 7879 dated 10.08.2010 for area measuring 195.00 Sq. yards wasika no. 7881 dated 10.08.2010 for area measuring 206.00 sq. yards wasika no. 7882 dated 10.08.2010 for area 206.00 sq. yards at MC no. B-19, 625, Malerkotla House, Civil Line Hambran Road, Ludhiana in the joint name of Sanjeev Makkar, Ashok Makkar & Manoj Makkar.
Boundaries: - as per Sale deed No. 7879 (North- Neighbour, South- Neighbour, East - Rasta 18' wide, West- Arjan Dev.
As per Sale deed No. 7881 (North - Neighbour, South - Neighbour, East - Rasta 18' wide, West- Neighbour.
As Per Sale Deed No. 7882 (North - Rasta 12' wide, South - Neighbour, East- Rasta 18' wide, West - Neighbour.
Actual Boundaries at Site: North - Street 4-E, South - Sunil Sood (H. No. 624), East -Street, West - Neighbour.

- Portion of House bearing MC No. B-19-625 Measuring 195 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7579 dated 10.08.2010)
- Portion of House bearing MC No. B-19-625 Measuring 206 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7881 dated 10.08.2010)
- Portion of House bearing MC No. B-19-625 Measuring 206 Sq. Yards comprised in Khasra No. 2475/1008 to 1012-2476/1008 to 1012 2477/1008 to 1012, khata No. 2911/3383 as per Jamabandi for the years 2004-05, situated at Village Mahal Bhagat, H. B. 164, Aabadi known as Civil Line, Malerkotla House, Tehsil & District Ludhiana (Wasika No. 7882 dated 10.08.2010)

(3) EM of Industrial Plot bearing MC No. B 31 2220/A measuring 17M 514 Sq. Yards comprised in Khasra No. 47//2/2 3 4 5 7 8 9/1-27//22/1/ 32//2/2 3/1 9/1 12/1 12/1/1 19/1 19/2 22/1 22/2 , Khata no. 180/184, as per Jamabandi for the Year 1996-97 situated at village Jamalpur Awana H. B. 177, Abadi known as Mahavir Jain Colony, opposite Maharaja Dyeing, Near central Jail, Tajpur Road, Ludhiana as per Sale Deed Wasika No. 134, dated 05.04.2000 in the name of Mr. Manoj Kumar.

Boundaries: North - Road, South - Neighbour/ Tilak Raj Dairy, East- Road, West - Neighbour/ Berry Dyeing.

(4) Vacant Plot measuring 1187 Sq. Yards behind Maharaja Dyeing, opposite Central Jail, Tajpur Road Ludhiana in Joint name of Mrs. Shweta Makkar W/o Mr. Sanjeev Makkar , Mrs. Banita Makkar W/o Mr. Manoj Makkar & Manoj Makkar S/o Sh. Ashok Makkar as registered vide Sale Deed wasika No. 18759 dated 05.03.2010, 18761 dated 05.03.2010, 6178 dated 17.07.2015 & 5362 dated 01.06.2016.

- Plot measuring 527 Sq. Yards Comprised in Khasra No. 47//2/2-3 & 9/1, Khata No. 204/209, as per Jamabandi for the year 2006-07, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 18759 dated 05.03.2010)
- Plot measuring 527 Sq. Yards Comprised in Khasra No. 47//2/2-3 & 9/1, Khata No. 204/209, as per Jamabandi for the year 2006-07, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 18761 dated 05.03.2010)
- Plot measuring 66.50 Sq. Yards Comprised in Khasra No. 27//22/1, 32//2/2, 3/1, 9/1, 12/2, 19/1,22/2,32//12/1/1,19/2,32//22/1, Khata No. 230/234,231/235,232/236, as per Jamabandi for the year 2011-12, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 6178 dated 17.07.2015)
- Plot measuring 66.50 Sq. Yards Comprised in Khasra No. 27//22/1, 32//2/2, 3/1, 9/1, 12/2, 19/1,22/2,32//12/1/2,19/2,32//22/1, Khata No. 230/234,231/235, 232/236, as per Jamabandi for the year 2011-12, situated at village Jamalpur Awana, H. B. No. 177, Adabi Known as Guru

Teg Bahadur Nagar, Near Preet Nagar, Tehsil & District Ludhiana (Wasika No. 5362 dated 03.06.2016)
Boundaries: (As Per Site North- Vacant Plot, South- Maharaja Dyeing, East- Vacant Plot & Neighbour, West - Street.

(5)EM of Factory Land and building industrial property comprised of ground floor and first floor only admeasuring 6 Kanal 16 1/3 Marla, (14123.98 Sq. Yards) situated at MC no. B-31-2220/2B and B-31,2220 2B/2 Mahavir Jain Colony, Near Central Jail, Tajpur Road, Abadi Jamalpur Awana, Ludhiana. Vide wasika No. 112 dated 05.04.2000 (998.25 Sq. Yards and wasika No. 2710 dated 31.05.2001 (998.25 sq. yards in the name of Mr. Sanjeev Kumar, Wasika No. 4985 dated 30.07.2002 (1008.23 Sq. Yards and wasika No. 25932 dated 21.02.2000 (1119.25 Sq. Yards) in the name of Mr. Ashok Kumar Comprised in Khasra No. 32//8-13-14-17-18-23-24,25/1 3/2, 27//22/1-32//2/2-3/1 9/1 12/2-19/1 22/2-32//12/1/2-19/2 32//22/1 47/4-5-7-2/2-3-8-9/1-27//22/1-32//2/2-3/1-9/1-12/2/19/122/2 12/1/2-19/2-22/1, Khata No. 133/1140, 195/2200,183/187-183//1 188-184/189,180/184 181/185 182/186 183/187 183/1188, 1991-1992,1996-1997
Boundaries: As Per Site North- Vacant Plot, South- Road, East- Road, West - Road.

Possession Type (All properties) - Symbolic.

- The properties mentioned above for e-auction dated: 26-11-2026 are further collateral in M/s Maharaja Dyeing and Finishing Mills with total O/s dues: Rs. 2,14,17,309.48 (Rupees two crores fourteen lacs seventeen thousand three hundred nine and forty-eight paisa only) as on 31-07-2026, Sh. Sanjeev Makkar S/o Sh. Ashok Makkar with total O/s dues: Rs. 3,34,92,239.08 (Rupees three crores thirty-four lacs ninety-two thousand two hundred thirty-nine and eight paisa only) as on 31-07-2026 and Smt. Shweta Makkar W/o Sh. Sanjeev Makkar Rs. 1,05,63,067.21 (Rupees one crore five lacs sixty-three thousand sixty-seven and twenty-one paisa only) as on 31-07-2026.
- In case of sale of above-mentioned properties through e-auction, the sale proceeds will be appropriated in the account of M/s Eshan Yarns, M/s Maharaja Dying, Sh. Sanjeev Makkar S/o Sh. Ashok Makkar and Smt. Shweta Makkar W/o Sh. Sanjeev Makkar as per extant guidelines of the bank.

4.The details of encumbrances, if any known to the Secured Creditor	Not Known
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	No Stay / Status Quo /Litigation pending against the property as per knowledge of the bank.
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	26-11-2026, 12:00 Noon to 5:00 PM (with 10 min unlimited auto extensions) E-auction website-https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.18,46,51,370.86/-(Rupees Eighteen Crore Forty Six Lacs Fifty One thousand Three hundred seventy and Eighty Six paisa only) as 23.12.2021 plus further interest thereon w.e.f 24.12.2021 at applicable rate of interest, cost and charges till date.
9.1Reserve price for the properties below which the immovable property may not be sold:	Lot No. 1) Rs. 3,87,00,000/- (Rupees three crore eighty-seven lakhs only) Lot No. 2) Rs. 3,92,00,000/- (Rupees Three crore ninety-two lakhs Only) Lot No. 3) Rs. 69,00,000/- (Rupees Sixty-nine lakhs Only)

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	Lot No. 4) Rs. 75,00,000/- (Rupees Seventy-five lakhs Only) Lot No. 5) Rs. 6,63,00,000/- (Rupees Six crore sixty-three lakhs Only)
9.2 EMD Payable	Lot No. 1) Rs. 38,70,000/- (Rupees Thirty-eight lakhs seventy thousand only) Lot No. 2) Rs. 39,20,000/- (Rupees Thirty-nine lakhs twenty thousand Only) Lot No. 3) Rs. 6,90,000/- (Rupees Six lakhs ninety thousand Only) Lot No. 4) Rs 7,50,000/- (Rupees Seven Lakhs fifty thousand Only) Lot No. 5) Rs. 66,30,000/- (Rupees Sixty-six lakhs thirty thousand Only)

10.1. Registration

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. The intending bidders / purchasers required to register through https://baanknet.com by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10.2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- *For auction related queries e-mail to arb.ludhiana@unionbankofindia.bank or contact Mr. Swatantar Kumar 9813984180*
- *Mr. Jagdev 9466284650*
- *Mr. Keshav Mittal 9877512091*

10.6 Steps Involved

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: https://baanknet.com and https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. In case of bidding the bid increment shall not be less than for **Lot 1- Rs. 1,00,000/- (Rupees one lakh only), Lot 2- Rs.1,00,000/-(Rupees one lakh only), Lot 3- Rs. 69,000/- (Rupees Sixty-nine Thousand only), Lot 4- Rs. 75,000/- (Rupees seventy-five thousand only) & Lot 5- 1,00,000/-(Rupees one lakh only)** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of for **Lot 1- Rs. 1,00,000/- (Rupees one lakh only), Lot 2- Rs.1,00,000/-(Rupees one lakh only), Lot 3- Rs. 69,000/- (Rupees Sixty-nine Thousand only), Lot 4- Rs. 75,000/- (Rupees seventy-five thousand only) & Lot 5- 1,00,000/-(Rupees one lakh only)**

13. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15.The successful bidder so declared by the Bank shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 799601980050000 of the Union Bank of India, Asset Recovery Branch Miller Ganj, Ludhiana, Branch, IFSC Code UBIN0579963** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.

In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorized Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorized Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/-(Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).

20. The Authorized Officer will deliver the property on the basis of **Symbolic possession** taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.



25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/immovable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is" & "Without recourse basis'** condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: Ludhiana

Date: 04.11.2026

SWATANTAR KUMAR

AUTHORISED OFFICER & CHIEF MANAGER

FOR UNION BANK OF INDIA

Union Bank of India 79960 Asset Recovery Br. G.T. Road, Miller Gani Ldh.