यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Dugri Road Branch, Atam Nagar, Walia Complex, Dugri Road Ludhiana -141003

By Regd. Posd

To:

1. The Borrowers:

1(a) Mr. Parvinder Singh S/O Mr. Mohinder Pal Singh
Address: House No. 30, Block-B, New Sukhdev Nagar, Bhamian Road, Focal Point, Ludhiana, Punjab -141010
Business: M/S Arsh Collection, B-25, G-5/1390, Street No. 01, Sekhowal Road, Jagdeep Nagar, Ludhiana, Punjab -141008

1(b) Mr. Jaspreet Singh S/O Mr. Parvinder Singh
Address: House No. 30, Block-B, New Sukhdev Nagar, Bhamian Road, Focal Point, Ludhiana, Punjab -141010
Address: B-25, G-5/1390, Street No. 01, Sekhowal Road, Jagdeep Nagar, Ludhiana, Punjab -141008
Business: M/S. A. V. International, 1531 First Floor, Street No.1, Bal Singh Nagar, Basti Jodhewal, Ludhiana, Punjab -141008

1(c) Mrs. Jatinder Kaur W/O Mr. Parvinder Singh (Mortgagor)
Address: House No. 30, Block-B, New Sukhdev Nagar, Bhamian Road, Focal Point, Ludhiana, Punjab -141010
Address: B-25, G-5/1390, Street No. 01, Sekhowal Road, Jagdeep Nagar, Ludhiana, Punjab -141008

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1. **Union Bank of India, Dugri Road Branch, Atam Nagar, Walia Complex, Dugri Road Ludhiana -141003**, the secured creditor, caused a demand notice dated **24.07.2025** under Section 13(2) of the Securitisation 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 Authorised Officer, has taken Constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **19.12.2025.**

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 Authorised Officer, will be sold by holding public E-auction on **10.09.2026 between 12:00 PM and 05:00 PM** by inviting Bids from the public through online mode on https://baanknet.com.

3. The Reserve Price will be **₹ 54,20,000/-(Rupees Fifty Four Lakhs Twenty Thousand Only)**

4. 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 and the same is also enclosed herewith.

Yours faithfully
कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

AUTHORISED OFFICER
प्राधिकृत अधिकारी
FOR UNION BANK OF INDIA

Place :Ludhiana
Date :19.08.2026

Encl: Sale Notice

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भारत सरकार का उपक्रम

Union Bank of India
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Ap

[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** 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 **10.09.2026**, for recovery of ₹ 25,66,048.03 (Rupees Twenty Five Lakhs Sixty Six Thousand Forty Eight and Three Paise only) (Loan-508006650001269 Parvinder Singh-5,12,765.22 + Loan- 508004120000005 Jaspreet Singh-20,53,282.81) as on 30.06.2025 plus interest and other expenses thereon due to Secured Creditor, Union Bank of India from **(Borrower(s)) a) Mr. Parvinder Singh S/O Mr. Mohinder Pal Singh, b) Mr. Jaspreet Singh S/O Mr. Parvinder Singh & c) Mrs. Jatinder Kaur W/O Mr. Parvinder Singh (Mortgagor)**. The reserve price will be **Rs 54,20,000/- Only (Rupees Fifty-Four Lakhs Twenty Thousand Only)** and the earnest money deposit will be **Rs 5,42,000/- Only (Rupees Five Lakh Forty-Two Thousand Only).**

Description of Immovable Property

All that part and parcel of the property consisting of Residential Immovable Property House over Plot no.30 min, Bearing M.C.No. B-XXXI-605/30-B, Comprised in Khasra No.67//5, 68//1, Khata No. 272/273, 273/274 as per jamabandi for the year 2006-07, situated at Village Kulliewal, Hadbast No.178, Locality known as new Sukhdev Nagar, Block-B, Bhamian Road, Tehsil & Distt- Ludhiana owned by Smt. Jatinder Kaur W/o. Parvinder Singh vide sale deed bearing vasika no. 26142 dated 16.03.2012 and bounded by:

East: Neighbor Admeasuring 20'	West: Streed 20' Wide Admeasuring 20'
North: Neighbor Admeasuring 45'	South: Neighbor Admeasuring 45'

List of Encumbrances:

a) N/A

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.

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For UNION BANK OF INDIA

प्राधिकृत अधिकारी / Authorised Officer

Place :**Ludhiana**
Date :19.08.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of Sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

<table>
<tr><td rowspan="2">1. Name and address of the Borrower, Co-Applicant and Guarantor</td><td>1</td><td>1. The Borrowers:
1(a) Mr. Parvinder Singh S/O Mr. Mohinder Pal Singh
Address: House No. 30, Block-B, New Sukhdev Nagar, Bhamian Road, Focal Point, Ludhiana, Punjab -141010

Business: M/S Arsh Collection, B-25, G-5/1390, Street No. 01, Sekhowal Road, Jagdeep Nagar, Ludhiana, Punjab -141008

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Address: B-25, G-5/1390, Street No. 01, Sekhowal Road, Jagdeep Nagar, Ludhiana, Punjab -141008</td></tr>
<tr><td>2</td><td></td></tr>
<tr><td>2. Name and address of the Secured Creditor</td><td colspan="2">Union Bank of India, Dugri Road Branch, Atam Nagar, Walia Complex, Dugri Road Ludhiana -141003</td></tr>
<tr><td colspan="3">3. Description of immovable secured assets to be Sold: -</td></tr>
<tr><td colspan="3">All that part and parcel of the property consisting of Residential Immovable Property House over Plot no.30 min, Bearing M.C.No. B-XXXI-605/30-B, Comprised in Khasra No.67//5, 68//1, Khata No. 272/273, 273/274 as per jamabandi for the year 2006-07, situated at Village Kulliewal, Hadbast No.178, Locality known as new Sukhdev Nagar, Block-B, Bhamian Road, Tehsil & Distt- Ludhiana owned by Smt. Jatinder Kaur W/o. Parvinder Singh vide sale deed bearing vasika no. 26142 dated 16.03.2012 and bounded by:
East: Neighbor Admeasuring 20’   West: Streed 20’ Wide Admeasuring 20’
North: Neighbor Admeasuring 45’   South: Neighbor Admeasuring 45’

Possesion: Symbolic</td></tr>
<tr><td>4.The details of encumbrances, if any known to the Secured Creditor</td><td colspan="2">Nil</td></tr>
<tr><td>5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc</td><td colspan="2">N/A</td></tr>
<tr><td>6. Last date for submission of EMD</td><td colspan="2">EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid.</td></tr>
</table>

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For UNION BANK OF INDIA

प्राधिकृत अधिकारी / Authorised Officer

	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	**10.09.2026** between **12:00 PM and 05:00 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:	**₹ 25,66,048.03** (Rupees Twenty-Five Lakhs Sixty-Six Thousand Forty-Eight and Three Paise only) (Loan-508006650001269 Parvinder Singh-5,12,765.22 + Loan-508004120000005 Jaspreet Singh-20,53,282.81) as on 30.06.2025 plus interest and other expenses thereon
9.1. Reserve price for the property / Properties below which the property will not be sold:	**Rs 54,20,000/- Only (Rupees Fifty-Four Lakh Twenty Thousand Only)**
9.2. EMD Payable	**Rs 5,42,000/- Only (Rupees Five Lakh Forty-Two 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 (Buyer Registration - link provided in the home page of the website) 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 UBIN0550809@UNIONBANKOFINDIA.BANK.IN

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.

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- 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://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx and www.unionbankofindia.bank.in tenders 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 Authorised 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. (a) In case of bidding the bid increment shall not be less than **Rs. 54,200/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs. 54,200/-.**

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour 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 Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 508001980050000** of **Union Bank of India Dugri Road Branch**, IFSC Code **UBIN0550809** 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 amount already deposited by the auction purchaser 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 Authorised 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 Authorised 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 Authorised 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.

कृते यूनियन बैंक ऑफ इंडिया
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प्राधिकृत अधिकारी / Authorised Officer