

IndusInd Bank

Ref No: ZO_Delhi/26-27/FRRG/116

Date: 28 July, 2026

By Speed Post AD/Registered Post AD/Email

Without Prejudice

To,

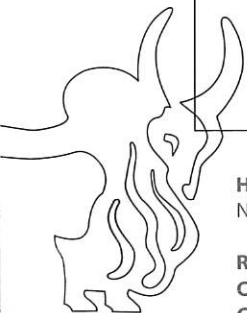
1. M/s Bax International (Borrower and Mortgagor) Through its Partners: Mr. Darpan Dadu and Mr. Parveen Dadu At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017 Also At: 33-34, Green Field South, Model Gram Saket Nagar, Chowk Ludhiana-141002, Punjab Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017	2. M/s. Binodi Lal & Bros (Borrower) Through Its Partners: Mr. Parveen Dadu AND Mr. Darpan Dadu At: 33-34, Green Field South, Model Gram Saket Nagar, Chowk Ludhiana-141002, Punjab Also, At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017
3. Mr. Darpan Dadu (Borrower) S/o- Sh. Parveen Kumar Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana Punjab-141002 Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017	4. Mr. Parveen Kumar Dadu (Guarantor and Mortgagor) S/o- Sh. Girdhari Lal Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana, Punjab-141002 Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017
5. Mr. Darpan Dadu (Guarantor) S/o- Sh. Parveen Kumar Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana, Punjab-141002 Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017	6. Mrs. Neeru Dadu (Guarantor) W/o- Sh. Parveen Kumar Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana, Punjab-141002 Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt Regency Complex Block A, District Centre, Bhikaji Cama Place, R.k Puram, New Delhi 110066. Tel : (11) 42505100.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



7. Mrs. Pooja Dadu (Guarantor) W/o- Sh. Darpan Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana, Punjab-141002 Also At:: 33-34, Green Field South, Model Gram Saket Nagar, Chowk Ludhiana-141002, Punjab Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017	8. Mr. Darpan Dadu (Partner of M/s. Bax International) S/o- Sh. Parveen Kumar Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana Punjab-141002 Also At: 33-34, Green Field South, Model Gram Saket Nagar, Chowk Ludhiana-141002, Punjab Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017
9. Mr. Parveen Dadu (Partner of M/s. Bax International) S/o- Sh. Girdhari Lal Dadu At: House No-78, Near Punjab Kesari office Green field, Pakhowal road, Ludhiana, Punjab-141002 Also At: 33-34, Green Field South, Model Gram Saket Nagar, Chowk Ludhiana-141002, Punjab Also At: Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017	

SUB: INTIMATION FOR SALE OF SECURED ASSET BY WAY OF E AUCTION BEING IMMOVABLE PROPERTIES UNDER RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Sir/Madam,

We hereby inform you that the Authorised Officer of IndusInd Bank Ltd. had issued Demand Notices under Section 13(2) of the SARFAESI Act, 2002 to the Borrowers, Co-Borrowers, Guarantors and Mortgagors, as detailed in the table below, calling upon them to repay the outstanding dues mentioned therein within 60 days from the date of receipt of the respective notices, together with further interest at the contractual rates, incidental expenses, costs, charges and other monies payable till the date of payment and/or actual realization:

Nimlatu Rao


Sr. No	Name of Borrower / Co-Borrower / Guarantor	Date of 13(2) Notice	Outstanding Amount	As on Date
1	M/s Bax International (Borrower and Mortgagor) through its partners: a) Mr Darpan Dadu b) Mr Parveen Dadu (Guarantor/Mortgagor) Mr Parveen Dadu (Guarantor/Mortgagor) Mr Darpan Dadu (Guarantor) Mrs Pooja Dadu (Guarantor) Mrs Neeru Dadu (Guarantor)	12-04-2023	Rs.10,34,83,824.48/- (Rupees Ten Crores Thirty-Four Lakhs Eighty-Three Thousand Eight Hundred Twenty-Four and Forty-Eight Paise Only)	31-03-2023
2	Mr. Darpan Dadu (Borrower) Mr Parveen Dadu (Guarantor/Mortgagor) Mrs Pooja Dadu (Guarantor) Mrs Neeru Dadu (Guarantor) Bax International (Mortgagor) Through Its Partners: Mr. Parveen Dadu and Mr. Darpan Dadu Mr. Darpan Dadu (Partner of M/s. Bax International) Mr Praveen Dadu (Partner of M/s. Bax International)	17-03-2022	Rs. 25,22,459.70/- (Rupees Twenty-five Lakhs Twenty-Two Thousand Four Hundred Fifty-Nine and Seventy Paise Only)	14-03-2022
3	M/s. Binodi Lal & Bros (Borrower) through its partners: a) Mr Parveen Dadu b) Mr Darpan Dadu Mr Parveen Dadu (Guarantor/Mortgagor) Mr Darpan Dadu (Guarantor) Mrs Neeru Dadu (Guarantor) Mrs Pooja Dadu (Guarantor) M/s. Bax International (Mortgagor) Through Its Partners: Mr. Parveen Dadu and Mr. Darpan Dadu	06-05-2025	Rs.1,91,93,868/- (Rupees One Crores Ninety-One Lakhs Ninety-Three Thousand Eight Hundred Sixty-Eight Only)	30-04-2025

The aforesaid Borrowers, Co-Borrowers, Guarantors and Mortgagors have failed and neglected to discharge their liabilities and make payment of the outstanding dues despite service of the aforesaid demand notices. Consequently, in exercise of the powers conferred under Section 13(4) of the SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has taken possession of the secured assets described hereinbelow. Adequate opportunities have been provided to the concerned parties for regularization and repayment of the dues; however, no bona fide efforts have been made towards liquidation of the liabilities.

Accordingly, for recovery of the **total consolidated outstanding dues of Rs. 12,52,00,152.18/- (Rupees Twelve Crores Fifty-Two Lakhs One Hundred Fifty-Two and Eighteen Paise Only)** together with further interest, costs, charges, expenses and other incidental dues thereon till the date of realization, and after having taken physical possession of the secured assets described hereinbelow, we hereby notify you all that the said secured asset shall be sold by way of **Public E-Auction scheduled on 08.09.2026.**

A. Ambekar Rao



The present notice is being issued as a notice of **30 days** for the proposed sale.

This notice is being issued in compliance with the provisions of **Rule 8(6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002** framed under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**, and shall be treated as a statutory notice to all concerned parties.

Details of Auction:

BORROWER NAME: ACCOUNT DETAILS:	(1) M/s Bax International (Borrower and Mortgagor) through its partners: a) Mr Darpan Dadu b) Mr Parveen Dadu (Guarantor/Mortgagor)/Mr Parveen Dadu (Guarantor/Mortgagor)/ Mr Darpan Dadu (Guarantor)/ Mrs Pooja Dadu (Guarantor)/ Mrs Neeru Dadu (Guarantor) - 571000005639, 571000005657, 571000005879, 634000002111, 650014064224, 201003779256, 518003411186, 542000004445, 560000000320 (2) Mr. Darpan Dadu (Borrower) / Mr Parveen Dadu (Guarantor/Mortgagor) / Mrs Pooja Dadu (Guarantor) / Mrs Neeru Dadu (Guarantor) / Bax International (Mortgagor) Through Its Partners: Mr. Parveen Dadu and Mr. Darpan Dadu / Mr. Darpan Dadu (Partner of M/s. Bax International) / Mr Praveen Dadu (Partner of M/s. Bax International) - 542000004630 (3) M/s. Binodi Lal & Bros (Borrower) through its partners: a) Mr Parveen Dadu b) Mr Darpan Dadu / Mr Parveen Dadu (Guarantor/Mortgagor) / Mr Darpan Dadu (Guarantor) / Mrs Neeru Dadu (Guarantor) / Mrs Pooja Dadu (Guarantor) / M/s. Bax International (Mortgagor) Through Its Partners: Mr. Parveen Dadu and Mr. Darpan Dadu - 650014064491, 571000005693, 571000005860, 518003411209
DESCRIPTION OF SECURED PROPERTIES:	All that the piece and parcel of Residential property having Municipal Corporation Number B-18/3652/68, (Comprised of Khata no. 1795/2000, Khasra no. 74//24/2 as entered in the Jamabandi for the years 2000-2001 of taraf Karbara Hadbast no. 161 Tehsil and District Ludhiana) Green field, Model Gram, Ludhiana, Punjab in the name of Mr. Parveen Kumar Dadu, Admeasuring Area 210 Sq. Yds.
SECURED DEBT:	Rs. 12,52,00,152.18/- (Rupees Twelve Crores Fifty-Two Lakhs One Hundred Fifty-Two and Eighteen Paise Only) plus costs, charges and expenses thereon
RESERVE PRICE (RP):	Rs. 1,13,40,000/- (Rupees One Crore Thirteen Lakh Forty Thousand Only)
INSPECTION DATE:	12-08-2026
INSPECTION TIME:	12:30 PM to 1:30 PM
TIME:	11:00 AM To 12:00 PM

Nimlakh Rao



DATE:	08-09-2026
PLACE: For E-AUCTION	https://www.bankeauctions.com
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 07-09-2026
EMD:	Rs. 11,34,000/- (Rupees Eleven Lacs Thirty-Four Thousand Only)
Incremental Bid:	₹1,00,000/- (Rupees One Lac Only)
CONTACT:	Mr. Nirmlankur Rao at Mobile No. +91-9721779359, 9717375920 ✉ nirmlankur.rao@indusind.com

Encumbrances if any: No Encumbrances known to the secured creditor

The property shall be sold on "AS IS WHERE IS, AS IS WHAT IS BASIS, WHATEVER THERE IS AND NO RECOURSE BASIS".

We hereby give you an opportunity to come forward with a better offer to settle the due amount amicably, failing which we shall sell the above properties under SARFAESI Act, 2002.

The said intimation of notice of 30 days is made here as per the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions refer to the Bank's website www.indusind.com and www.bankeauctions.com.

Yours faithfully,



Nirmlankur Rao
Authorised Officer
IndusInd Bank Ltd.