

IndusInd Bank

Ref No: ZO_Delhi/26-27/FRRG/10

08 June 2026

By Speed Post AD/Registered Post AD/Email

Without Prejudice

To,

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| <p>1. M/s Bax International (Borrower and Mortgagor) Through its Partners: Mr. Darpan Dadu and Mr. Parveen Dadu Industrial Area-C, General Mohan Singh Road Opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab-141017</p> | <p>2. Mr. Parveen Dadu (Guarantor and Mortgagor) S/o Sh. Girdhari Lal Dadu House No 78, Near Punjab Kesari Office, Green field, Pakhowal Road, Ludhiana, Punjab- 141002</p> |
| <p>3. Mr. Darpan Dadu (Guarantor) S/o Sh. Parveen Kumar Dadu House No 78, Near Punjab Kesari Office, Green Field, Pakhowal Road, Ludhiana, Punjab- 141002</p> | <p>4. Mrs. Pooja Dadu (Guarantor) W/o Sh. Darpan Dadu House No 78, Near Punjab Kesari Office Green Field, Pakhowal Road, Ludhiana, Punjab- 141002</p> |
| <p>5. Mrs. Neeru Dadu (Guarantor) W/o Sh. Parveen Kumar Dadu House No 78, Near Punjab Kesari Office Green Field, Pakhowal Road, Ludhiana, Punjab-141002</p> | |

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,

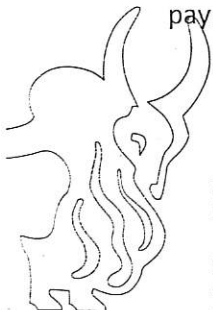
We hereby intend to inform you that Authorised officer of IndusInd Bank Ltd. had issued demand notice dated 12-04-2023 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrower /Guarantor /Mortgagor- **M/s Bax International (Borrower and Mortgagor)** through its partners: a) **Mr Darpan Dadu** b) **Mr Parveen Dadu (Guarantor/Mortgagor)/ Mr Parveen Dadu (Guarantor/Mortgagor)/ Mr Darpan Dadu (Guarantor)/ Mrs Pooja Dadu (Guarantor)/ Mrs Neeru Dadu (Guarantor)**, to repay the amount mentioned in the notice being ₹ 10,34,83,824.48/- (Rupees Ten Crores Thirty-Four Lakhs Eighty-Three Thousand Eight Hundred Twenty-Four and Forty-Eight Paise Only) computed on 31-03-2023 within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01-04-2023 and incidental expenses, costs, charges etc. till date of payment and / or actual realization.

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



(Signature)



The Borrowers / Co-Borrower / Guarantor /Mortgagor having failed neglected to make the requisite payment as mentioned therein and as result of which Authorized Officer has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules While we have given sufficient time and opportunity for repayment of outstanding dues lying against your enterprise, however till date you have not shown any bonafide towards repayment of your liability and failed to make payments as required.

In order to recover total outstanding dues of ₹ 10,34,83,824.48/- (Rupees Ten Crores Thirty-Four Lakhs Eighty-Three Thousand Eight Hundred and Twenty-Four and Forty-Eight Paise Only) computed on 31-03-2023 together with further interest from 01-04-2023 plus costs, charges and expenses thereon, after having taken Physical possession of the premises as mentioned in the below mentioned table, we do hereby inform you that we shall sell the said premises by **Public Auction to be held on 30-06-2026**, which is Fifteen (15) days from the date of the letter/notice as this will be the subsequent sale of the mortgage property.

This notice is being given to you in compliance of Rule 8 sub-rule 6 of Security Interest (Enforcement) Rules, 2002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Details of Auction:

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| ACCOUNT DETAILS: BORROWER NAME: | 571000005639, 571000005657, 571000005879, 634000002111, 650014064224, 201003779256, 518003411186, 542000004445, 560000000320; 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) |
| DESCRIPTION OF SECURED PROPERTIES: | <p>Property 1: 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.</p> <p>Property 2: All that the piece and parcel of Industrial property which is constructed on measuring 8K-15M situated in Village Chhandaran, comprised of khata no. 30/37, Khasra no. 7//23/2, 24/1, 25/2/1, 12//3, 4, 5/1, 6/1/2, 7/3, 8/1 as entered in Jamabandi for years 2014-2015 of village chhandaran, Hadbast no.213 Tehsil Sahnewal and District Ludhiana, Punjab in the name of M/s Bax International. Admeasuring area 5128.01 Sq. Yds.</p> <p>Note: - Any surplus Auction Sale proceeds will be adjusted in the connected accounts-M/s Binodi Lal & Bros. (CIF ID-13314576) and Darpan Dadu (CIF ID- 13315490).</p> |
| SECURED DEBT: | ₹ 10,34,83,824.48/- (Rupees Ten-Crores, Thirty-Four Lacs, Eighty-Three Thousand, Eight-Hundred Twenty-Four & Paise Forty-Eight Only) as on 31.03.2023 |

Ajambur Rao



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| RESERVE PRICE (RP): | For Property 1: ₹ 1,26,00,000/- (Rupees One Crore Twenty-Six Lacs Only) For Property 2: ₹ 2,02,50,000/- (Rupees Two Crores Two Lacs Fifty Thousand Only) |
| INSPECTION DATE: INSPECTION TIME: | 19-06-2026 12:30 PM to 1:30 PM |
| TIME: DATE: PLACE: For E-AUCTION | For Property 1: 11:00 AM To 12:00 PM For Property 2: 12:30 PM To 1:30 PM 30-06-2026 https://www.bankeauctions.com |
| LAST DATE AND TIME FOR BID SUBMISSION: | On or before 5:00 pm on 29-06-2026 |
| EMD: | For Property 1: ₹ 12,60,000/- (Rupees Twelve Lacs Sixty Thousand Only) For Property 2: ₹ 20,25,000/- (Rupees Twenty Lacs Twenty-Five 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(ies) 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 15 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



Nirmlankur Rao
Authorised Officer
IndusInd Bank Ltd.