



#### Registered Post

Date: 27.02.2024

1(a). M/S SHRISHTI PETROLEUM THROUGH ITS PROPRIETOR MRS. SADHANA BHARAT RAI GUT NO. 44, NH- 17, CHINCHGAR, PEN, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA- 402107

Also At

1(b). M/S SHRISHTI PETROLEUM THROUGH ITS PROPRIETOR MRS. SADHANA BHARAT RAI FLAT NO. 3002, B WING, METROPOLIS, JP ROAD, 4 BUNGLOWS, ANDHERI (W) MUMBAI (MAHARASHTRA) – 400053

Also At

1(c). M/S SHRISHTI PETROLEUM
THROUGH ITS PROPRIETOR MRS. SADHANA BHARAT RAI
PLOT NO. 74, A- 14, 4<sup>TH</sup> FLOOR,
MAZDOCKS APARTMENTS,
SEVEN BUNGLOWS, J.P. ROAD,
ABOVE BANK OF MAHARASHTRA,
ANDHERI WEST-MUMBAI- 400061

Also At

1(d). M/S SHRISHTI PETROLEUM
THROUGH ITS PROPRIETOR MRS. SADHANA BHARAT RAI
GALA, GROUND FLOOR,
PRIME HERITAGE BUILDING,
GODAVARI NAGAR, CHINCHPADA ROAD,
PEN, RAIGAD, MAHARASHTRA

Also At

1(e). M/S SHRISHTI PETROLEUM
THROUGH ITS PROPRIETOR MRS. SADHANA BHARAT RAI
FLAT NO. 1304, 13<sup>TH</sup> FLOOR,
A WING, EVERSHINE COSMIC,
OSHIWARA OFF LINK ROAD,
JOGESHWARI (W), MUMBAI- 400102

**2(a). MR. BHARAT BHUVAL P RAI** GUT NO. 44, NH- 17, CHINCHGAR, PEN, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA- 402107

Also At

2(b). **MR. BHARAT BHUVAL P RAI** FLAT NO. 3002, B WING, METROPOLIS, JP ROAD, 4 BUNGLOWS, ANDHERI (W) MUMBAI (MAHARASHTRA) – 400053





Also At

2(c). **MR. BHARAT BHUVAL P RAI** PLOT NO. 74, A- 14, 4<sup>TH</sup> FLOOR, MAZDOCKS APARTMENTS, SEVEN BUNGLOWS, J.P. ROAD, ABOVE BANK OF MAHARASHTRA, ANDHERI WEST-MUMBAI- 400061

Also At

2(d). **MR. BHARAT BHUVAL P RAI**GALA, GROUND FLOOR,
PRIME HERITAGE BUILDING,
GODAVARI NAGAR, CHINCHPADA ROAD,
PEN, RAIGAD, MAHARASHTRA

Also At

2(e). **MR. BHARAT BHUVAL P RAI** FLAT NO. 1304, 13<sup>TH</sup> FLOOR, A WING, EVERSHINE COSMIC, OSHIWARA OFF LINK ROAD, JOGESHWARI (W), MUMBAI- 400102

**3(a). MRS. SADHANA BHARAT RAI** GUT NO. 44, NH- 17, CHINCHGAR, PEN, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA- 402107

Also At

3(b). MRS. SADHANA BHARAT RAI FLAT NO. 3002, B WING, METROPOLIS, JP ROAD, 4 BUNGLOWS, ANDHERI (W) MUMBAI (MAHARASHTRA) – 400053

Also At

3(c). MRS. SADHANA BHARAT RAI PLOT NO. 74, A- 14, 4<sup>TH</sup> FLOOR, MAZDOCKS APARTMENTS, SEVEN BUNGLOWS, J.P. ROAD, ABOVE BANK OF MAHARASHTRA, ANDHERI WEST-MUMBAI- 400061

Also At

3(d). MRS. SADHANA BHARAT RAI GALA, GROUND FLOOR, PRIME HERITAGE BUILDING, GODAVARI NAGAR, CHINCHPADA ROAD, PEN, RAIGAD, MAHARASHTRA

Also At

3(e). MRS. SADHANA BHARAT RAI FLAT NO. 1304, 13<sup>TH</sup> FLOOR, A WING, EVERSHINE COSMIC, OSHIWARA OFF LINK ROAD, JOGESHWARI (W), MUMBAI- 400102

4(a). M/S B.R. BAZAR





THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI GUT NO. 44, NH- 17, CHINCHGAR, PEN, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA- 402107

Also At

4(b). M/S B.R. BAZAR
THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI
FLAT NO. 3002, B WING,
METROPOLIS, JP ROAD,
4 BUNGLOWS, ANDHERI (W)
MUMBAI (MAHARASHTRA) – 400053

Also At

4(c). M/S B.R. BAZAR
THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI
PLOT NO. 74, A- 14, 4<sup>TH</sup> FLOOR,
MAZDOCKS APARTMENTS,
SEVEN BUNGLOWS, J.P. ROAD,
ABOVE BANK OF MAHARASHTRA,
ANDHERI WEST-MUMBAI- 400061

Also At

4(d). M/S B.R. BAZAR
THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI
GALA, GROUND FLOOR,
PRIME HERITAGE BUILDING,
GODAVARI NAGAR, CHINCHPADA ROAD,
PEN, RAIGAD, MAHARASHTRA

Also At

4(e). M/S B.R. BAZAR
THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI
FLAT NO. 1304, 13<sup>TH</sup> FLOOR,
A WING, EVERSHINE COSMIC,
OSHIWARA OFF LINK ROAD,
JOGESHWARI (W), MUMBAI- 400102

Dear Sir/Madam,

#### Sub: Notice for Sale of the Mortgaged Property

- 1. We refer to Demand Notice dated 13.10,2020 issued by Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBL") under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. LNMUM00215-160000348 wherein we had called upon you to pay the dues of Rs. 5,01,57,878/- (Rupees Five Crore One Lakh Fifty Seven Thousand Eight Hundred and Seventy Eight Only), Due And Payable As of 13.10.2020 with interest @36% p.a, from 14.10.2020 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by Essel Finance Business Loans Ltd (Essel) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
- Essel Finance Business Loans Limited (Essel) has vide an assignment agreement dated 29.11.2019
  ("Assignment Agreement") has assigned the debts due and payable by you in favour of the Bank along
  with all the rights, title, interests, benefits in the facilities granted by Essel with other incidental right

Kotak Mahindra Bank Ltd. CIN: L65110MH1985PLC038137

7th Floor, Plot No.7 Sector-125, Noida Uttar Pradesh - 201 313 27 Bar T+91 120 6173761 Bar www.kotak.com Ma

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051, Maharashtra, India.





thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, the Bank has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. The Bank has been subrogated in place of Essel Finance and all right, title and interest of Essel Finance in respect of Outstanding Amount is now vested with The Bank.

- 3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such, the Authorised officer of the Bank has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 17.01.2024 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 16.07.2021 assed by Hon'ble District Magistrate, Raigad Alibag under Section 14 of the said SARFAESI Act.
- 4. After taking possession of the secured assets, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and on the basis of report of valuer, auction of the Secured Assets as mentioned in Annexure "A" has now fixed at the Reserve Price of Rs. 4,10,00,000/- (Rupees Four Crore Ten Lakh Only).
- 5. This is to inform you all, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in Annexure "A" annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002 after a period of 30 (Thirty) days from the date of this notice along with the existing encumbrances if any on 'as is where is basis & As is what is basis & Whatever there is basis', unless we receive the entire outstanding amount i.e. Rs 9,29,20,347/- (Rupees Nine Crore Twenty Nine Lakh Twenty Thousand Three Hundred Fourty Seven Only) as of 20.02.2024 along with future interest applicable @36% p.a. from 21.02.2024 until payment in full with cost and charges and along with interest and other charges as demanded in our notice, within the statutory period of 30 (Thirty) days, from the date of present notice and please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, also as per its discretion. Please also not that you are further liable to make good the loss incurred after sale of the secured asset, if any.
- 6. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under:

S.NO.	PARTICULARS	DETAILS
1.	DATE OF AUCTION .	12.04.2024
2.	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5
		MINUTES
3.	LAST DATE OF	11.04.2024 UP TO 6:00 P.M. (IST.)
	SUBMISSION OF EMD	
	WITH KYC IS	
4.	PLACE OF	KOTAK MAHINDRA BANK LTD.,
	SUBMISSION OF	(KOTAK INFINITI, ZONE 2, 4TH FLOOR, BUILDING
	DOCUMENTS	NO.21, INFINITY PARK, OFF WESTERN EXPRESS
		HIGHWAY, GENERAL A.K. VAIDYA MARG, MALAD -
		EAST, MUMBAI – 400 097)
5.	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE
		https://bankeauctions.in



- 7. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 8(6), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 (Thirty) days for sale of the said secured asset.
- 8. Post the expiration of the said 30 (Thirty) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
- 9. The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

For Kotak Mahindra Bank Limited

Authorized Office



#### ANNEXURE - "A"

Name of the Borrowers & Account No.	Amount outstanding	Description of the Mortgaged properties	Reserve Price fixed (Rs.) & EMD (Rs.)
1. M/S SHRISHTI PETROLIUM THROUGH ITS PROPRIETOR MRS SADHANA BHARAT RAI 2. MR. BHARAT BHUVAL P RAI S/O MRR. PHOOLCHAND HARIDAWAR RAI 3. MRS. SADHANA BHARAT RAI 4. M/S B.R. BAZAR THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL P RAI	Rs 9,29,20,347/- (Rupees Nine Crore Twenty Nine Lakh Twenty Thousand Three Hundred Forty Seven Only) as of 20.02.2024 ALONG WITH FUTURE INTEREST APPLICABLE @36 % p.a. FROM 14.10.2020 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.	ALL THAT PIECE AND PARCEL OF LAND OF ADMEASURING 0-44-73 H.R, LAND BEARING GUT NO. 44, Hissa No. 0, LYING AND SITUATED AT VILLAGE CHINCHGHAR, TALUKA PEN, DISTRICT RAIGAD, WITHIN THE LIMITS OF GROUP GRAMPANCHAYAT TARANKHOP, NH-17, CHINCHGAR, MAHADPANAJI ROAD, RAIGAD, MAHARASHTRA-402107	Reserve Price Rs. 4,10,000,00/- (Rupees Four Crores Ten Lakhs Only)  EMD: Rs. 41,00,000/- (Rupees Forty- One Lakh Only)  BID INCREMENT - WILL BE RS. 1,00,000/ (RS. ONE LAKH ONLY) ABOVE THE RESERVE
Loan Account Number: LNMUM00215- 160000348		Name of the Mortgagors: M/S Shrishti Petroleum through its proprietor Mrs Sadhana Bharat Rai	PRICE

RL 1100950168 (110095> RL A RD005712524IM Counter Moti,CP-Code:001 To:SWISHTI, भारतीय डाक India Post

PAIGNIM MO. PIN:474001
From:KOTAK MAHINERA WAK LTD , MOIDS-201313
W1:40grams,
PS:32.00, ,28/02/2024 ,07:47
<<Track on www.indiapost.gov.in>>

RL 1100950168 (110095) RL A RD0057125381M Counter Mosi,OP-Codes001



To:SRISHT,
RYBAY (FO, PIH:40XXXI
From:NOTAK MAHINDRA BANK LTD , MUIDA-201313
Wt:40grams,
PS:32.00, ,28/02/2024 ,09:49
<<Track on www.indiapost.gov.in>>

Ri 1100750168 (110075) RL A RD0057125411N Counter No:1,(P-Code:001 To:SRISHTI, ROTAY (FO, PIM:400001



भारतीय डाक

From:KUTAK MYHIMBRA BYAK LTD , MIDA-201313 Wt:40grams, PS:32.00, ,28/02/2024 ,09:47 <<Track on www.indiapost.gov.in>>



भारतीय डाक

RL A RDXX57125551M

Counter No:1,CF-Code:001

To:SFRISHI,

FAIGED, PIN:400001

From:NOTAK NAMINDRA BANK LTD , NOIDA-201313

Mt:40grass,
PS:32.00, ,28/02/2024 ,09:50

<Compact on www.indiapost.gov.in>>

#RARUSIO
FL. 1100950168 <1100753
RL A RD00571257ZIM
Counter Mori, OP-CoderOO1 India Post
To:384FAT,
PAISAD, PINEAXXXXI
From: MOTAK MARINORA SANK LTD , MINEA-201313
Wt=40grams,
P8:32.00, ,28/02/2029 ,07:50
<<Track on www.indiapset.gov.in>>

RL 1100950168 (1100950
RL A ROXO57123061N
Counter Mosi,(P-Codes00) India Post
To:R498AT,
 PAICAD, PIN:400001
From:KUTAK MAHINDRA BANK LTD , MUIDA-201313Wi:400grade,
PS:32.00, ,28/02/2024 ,07:50

<(Track on waw.indiapost.gov.in))

FL 1100950148 (110095)
FL A RDXOS712407IN
Crunter Nor1,CP-Code:001 India Post
To:SHAPAT,
 RAIGAD, PIM:40XXXI
From:KOTAK MAHINDRA BANK LTD , NOTDA-201313
Wt:4XXrams,
PS:32.00, ,28/02/2024 ,07:50
<KTrack on www.indiapost.gov.in>)

भारतीय डाक



ML 1100950169 (110095) FE. A REVOST126263H Counter Nosi, (P-Codes)()1 To: SANGLA

भारतीय डाक India Post

FAIGND, PIH:400001

From: KOTAK PAHONDRA BANK LTD , MOTO-201313 Wt: Waranes

PS:32.00, /28/02/2024 ,09:50

<<Track on www.indiapost.gov.in>>

भारतीय डाक

FL 1100950168 (110095) AL A ROXOS712630TH Counter Most, OP-Codes (XX)1 To: 940HH44,



ECTEMY GFO., PIME490001 From: KOTAK MANDERA BANK LTD , NOIDE-201313

Wtz40grans, PS:32.00, ,28/02/2024 ,09:5i <Grack on www.indiapost.gov.in≫



RL 1100750168 (110075) M. A ROXDE712643IN Counter Mos1,09-Codes(X)1 To: SANHAW,

ROPPAY OFO, PIN:40001 From: KOTAK MAHINDEA BANK LTD , MOLDA-201313 What Warrant PS:32.00, 28/02/2024 ,09:51 (<Track on waw.indiapost.gov.in))

भारतीय डाक RL 1100950169 (110095) PAL A ROXXXXXIVASVIA Control West, CP-Codes (VOI India Post

To:SANHAHA, ERMPAY (\$-0. 9354:400001 From KOTAK MAKUMORA BANK LTD , MOLDA-201313 Wax Agrams. PS:32.00, ;28/02/2024 ,09:51 ((Track on www.indiapost.gov.in))

भारतीय डाक RL 1100950169 (110095) Counter Host, CP-Codes (X)1 India Post BAIGAD, PIN:400001 From: KOTAK MAHDONA BANK LTD , MOTOV-201313 Wts4Xmrans, PS:32.00, ,28/02/2024 ,07:51 <(Trad: on wav.indiapost.go/.in>>

FL 1100950168 (110095) ML A RD00571267ATH Capter No.1,(P-Code:001) TOOR R HAZON,



RAJGAD, PINEADOXXXI From: MOTAK MANDARA BANK LTD , MOTOR-201313 WisWorans, PS:32.00, ,28/02/2024 ,09:51 <p

PL 1100950169 (110095) RL A RIVENS7126881H Counter Nasi, CP-Code 2001 TOUB R BAZAR,



भारतीय डाक

BONEAY OFO, FINA-400001 From: KOTAK MANUNDRA BANK LTD , MOLDA-201313 Wtx4Ograms, 99:32,000, ,28/02/2024 ,09:51 

HI 1100950160 (110095) RL A REMOSTIZATION Counter Hesi, CF-Code: 001 India Post TORR R BAZER. EFFERY GFO, FIH: 400001 From: KOTAK MAHDARA BANK LTD , NDIDA-201513 Uts4Ograms, PS:32.00, ,28/02/2024 ,07:51 «Track on waw.indiapost.gov.in>>

भारतीय डाक RL 1100950169 C1100950 RL A R00057127053M Conter Host, OP-Code: 001 India Post TOOR R SAZAR, PATERD, PIM: ACCOU From: KOTAK PYANINGA BYAN LTD , MOIOF-201313 Wts4Ograms, P9:32.00, ,28/02/2024 ,09:51 ((Track on www.indiapost.gov.in))

RL 1100950169 < 1100950 RL A RDXXX57127143H Counter Mosi, OP-Codes (V)1 TOOR R BAZAR, EXTENY GO, PIN:40001

From: KOTAK MWHIDDRA BANK LTD , MDTDW-201313 Wis 40 Arans. PS:32.00, \28/02/2024 .07:52 

