

ASREC (India) Limited

Building No. 2, Unit No. 201-202A & 200-202B, Ground Floor, Solitaire Corporate Park,
Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A

PUBLIC NOTICE FOR E-AUCTION - SALE OF IMMOVABLE PROPERTY **(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002**

WHEREAS,

ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Oaisis Alcohol Ltd & Rajlaxmi Petrochem Pvt. Ltd. by virtue of Assignment Agreement dated 29.03.2025 executed with CFM Asset Reconstruction Co. Ltd. and has acquired the, secured debt of

(I) **Oaisis Alcohol Ltd and its Mortgagor/Director/Guarantor**, 1) Mr. Vijaykumar Ramgopal Gilda, 2) Mr. Dineshkumar Murlidhar Inani 3) Mr. Jayprakash Shivsharanappa Chitkote, 4) Mr. Ramnivas Vishnudas Agarwal, 5) Mrs. Sunita Jaiprakash Chitkote 6) Mrs. Vandana Dineshkumar Inani 7) Mr. Laxminiwas Vishnudas Agarwal, deceased through its legal heirs 8) Mr. Vinod Govardhandas Agarwal, deceased through its legal heirs a) Mrs. Smita Vinod Agarwal b) Mr. Yash Vinod Agarwal (son) c) Ms. Aishwarya Vinod Agarwal (daughter) 9) Mr. Ravindra Gopikishan Agarwal, 10) Mrs. Rukminidevi Murlidhar Inani 11) Mr. Vinod Kumar Ramgopal Gilda 12) Rajlaxmi Petrochem Pvt. Ltd., along with underlying securities from CFM Asset Reconstruction Co. Ltd., assignee of original lenders viz. (i) Janata Sahakari Bank Ltd. Pune (ii) Nagpur Nagarik Sahakari Bank Ltd. (iii) The Vaidyanath Urban Co-operative Bank Ltd. (iv) Solapur Janata Sahakari Bank Ltd. (v) SVC Co-operative Bank Ltd. (vi) The Thane Janata Sahakari Bank Ltd.

and

(II) **Rajlaxmi Petrochem Pvt. Ltd and its Mortgagor/Director/Guarantor** 1) M/s Radhakishan Ramchandra & Company (Partnership firm), 2) Mr. Dineshkumar Murlidhar Inani 3) Mr. Murlidhar Pusaram Inani, deceased through its legal heirs, 4) Mr. Ramnivas Vishnudas Agarwal, 5) Mr. Yagnesh Ramnivas, along with underlying securities from CFM Asset Reconstruction Co. Ltd., assignee of original lender viz. Janata Sahakari Bank Ltd. Pune

The Authorised Officer of CFM Asset Reconstruction Co. Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, in respect of the account of Oaisis Alcohol Ltd. had issued a demand notice dated 19-12-2022 u/s. 13(2) of the said Act calling upon the Mortgagor/Director/Guarantor to repay sum of **Rs. 125,50,10,008.01 (Rupees One Hundred Twenty Five Crore Fifty Lakh Ten Thousand and Eight and paise One Only)** as on 15.12.2022, together with further interest at the contractual rate and other applicable charges.

Similarly, in respect of the account of Rajlaxmi Petrochem Private Limited, the Authorised Officer of CGM Asset Reconstruction Co. Ltd. had issued a demand notice dated 18-03-2023 u/s. 13(2) of the said Act calling upon the Mortgagor/Director/Guarantor to repay sum of **Rs. 74,72,77,754.47/- (Rupees Seventy Four Crore Seventy Two Lakh Seventy Seven Thousand Seven Hundred Fifty Four and paise Forty Seven Only)** as on 15.03.2023 together with further interest at the contractual rate and other applicable charges after adjusting recovery made if any, in respect of the advances granted by the original lenders viz. (i) Janata Sahakari Bank Ltd. Pune (ii) Nagpur Nagarik Sahakari Bank Ltd. (iii) The

Vaidyanath Urban Co-operative Bank Ltd. (iv) Solapur Janata Sahakari Bank Ltd. (v) SVC Co-operative Bank Ltd. (vi) The Thane Janata Sahakari Bank Ltd. assignor to CFM Asset Reconstruction Co. Ltd., in account of Oaisis Alcohol Ltd. and in respect of the advances granted by the original lender viz. Janata Sahakari Bank Ltd. Pune assignor to CFM Asset Reconstruction Co. Ltd. in account of Rajlaxmi Petrochem Pvt. Ltd., within the stipulated period of 60 days.

Pursuant to Assignment Agreement dated 29.03.2025, ASREC (India) Ltd., has acquired the financial assets of aforesaid both the borrowers from CFM Asset Reconstruction Co. Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFAESI Act, 2002.

As the Mortgagor/Director/Guarantor, have failed to pay as per the said Demand Notice dated 19-12-2022 in respect of M/s. Oaisis Alcohol Ltd & 18-03-2023 in respect of Rajlaxmi Petrochem Private Limited, issued under section 13 (2) of the said Act, pursuant to notice served upon the Mortgagor/Director/Guarantor and in exercise of the powers conferred under section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took possession of the property more particularly described below on 28.11.2025.

As the abovementioned Mortgagor/Director/Guarantor in both the accounts have failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by CFM Asset Reconstruction Co. Ltd. in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned properties for recovery of the dues.

Notice is hereby given to the public in general and Mortgagor/Director/Guarantor of Oaisis Alcohol Ltd. and Rajlaxmi Petrochem Pvt. Ltd. respectively in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below. The property shall be sold strictly on **"As is where is", "As is what is", "As is whatever there is" and "No Recourse basis"**

Sr. No.	Description of the Secured Assets	Reserve Price (Rs. in Crore)	EMD (Rs. in Crore)	Bid Increment (Rs. in Lakh)
1	Plant and machinery lying at Gat no.237, 238, 240, 241, 197 & 741, at village Pangarkhel, Satara owned by Oaisis Alcohol Ltd.	Rs. 21.43	Rs. 2.14	Rs.1.00
2	Land & Building lying at Gat no.237, 238, 240, 241, 197 & 741, at village Pangarkhel, Satara owned by Oaisis Alcohol Ltd.	Rs. 8.07	Rs. 0.80	Rs.1.00
3	Plant & Machinery of Rajlaxmi Petrochem Pvt. Ltd.	Rs. 3.25	Rs. 0.32	Rs.1.00
	Total	Rs. 32.75	Rs.3.26	

Note: The aforesaid properties at sr.no.1 to sr. no.3 shall not be sold separately. The bidder shall be required to submit a combined bid for the purchase of all the properties mentioned at Sr. Nos. 1 to 3 above otherwise the bid will be rejected.

DATE & TIME OF E-AUCTION: 09.10.2026 between 11.00 a.m. to 12.00 p.m.

(With unlimited auto time extension of 5 minutes each, till the sale is concluded)

Inspection of Property: On 28.09.2026 from 12.00 p.m. to 3.00 p.m.

LAST DATE FOR SUBMISSION OF BID FORM: 08.10.2026 upto 4.00 p.m.

TERMS & CONDITIONS:

1. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse basis".
2. **THE E-AUCTION WILL BE HELD ON 09.10.2026 BETWEEN 11.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.**
3. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankeauctions.com>. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91- 124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email gujarat@c1india.com, support@bankeauctions.com.
4. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
5. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.
6. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse basis". The property shall not be sold below reserve price and sale is subject to confirmation of ASREC India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be uploaded on the website of C1 India Pvt. Ltd. viz. bankeauctions.com on or before **08.10.2026 upto 4.00 p.m.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
7. The intending purchasers/bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 8003413031, with Indian Bank, Andheri East Branch, Name of the Account / Name of the Beneficiary: ASREC-PS 10/2024-25 TRUST, IFSC Code: IDIB000A633. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
8. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can inspect the property on **28.09.2026 from 12.00 p.m. to 3.00 p.m.** Contact Details: Mr. Harshad Garude - Cell No. 9594692251, 022-61387060, e-mail: harshad@asrecindia.co.in, may be contacted for any queries.

12. The Authorized officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law. All out goings, i.e. Municipality/Local Body Taxes, Water Taxes/dues, Electricity charges or any other Overdues in respect of the said property shall be paid by the successful bidder/purchaser.

14. The highest bid will be subject to approval of the secured creditor. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002.

15. THIS NOTICE SERVE AS 30 (Thirty) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/GUARANTORS FOR SALE OF SECURED PROPERTIES UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL

Date: 03.09.26

Place: Mumbai

Authorised Officer,

ASREC (India) Ltd.