



भांडागारण विकास और विनियामक प्राधिकरण

भारत सरकार

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हौज़ खास, नईदिल्ली - 110016, दूरभाष: - 49536496, 49092978

**Warehousing Development and Regulatory Authority
Government of India**

NCUI Building, 4th Floor, 3, Siri Institutional Area, August Kranti Marg,
Hauz Khas, New Delhi - 110016, Tel. No. 49536496, 49092978.

No. T-21032/1/2026-Technical **1875**

Dated:03.07.2026

ORDER

To,

Sh Mukesh Singh Patel (Warehouseman)
Warehouseman identification No- 5756119
Patel Khad Beej Bhandar, (WH ID- 6886865),
C/o of Rudra Warehouse Kh No- 450,R.N.,
Damoh, Madhya Pradesh - 470661.

Order under Rule 33 of the Warehousing (Development & Regulation) Registration of Warehouses Rules, 2017 for cancellation of registration certificate Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450, R.N., Damoh, Madhya Pradesh – 470661.

1. Whereas, Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450,R.N., Damoh, Madhya Pradesh – 470661 (hereinafter referred to as “said warehouse”), is a registered warehouse with Warehousing Development and Regulatory Authority (hereinafter referred to as “WDRA”), in terms of the provisions of the W(D&R) Act, 2007 and Warehousing (Development & Regulation) Registration of Warehouses Rules, 2017 (hereinafter referred to as “said rules”).
2. Whereas, the registration certificate against the said warehouse was granted subject to adherence and compliance of the regulatory provisions under the W (D&R) Act, 2007, rules, regulations, notifications and guidelines/circulars issued thereunder, with respect to the said warehouse.
3. Whereas, a stock inspection was conducted by inspecting officer Shri VD Sharma (Inspecting Officer of WDRA Inspection Agency M/s True Quality Certification Pvt. Ltd.) on 30.08.2025. The Inspecting Officer subsequently submitted a report with following findings: (Annexure-I)
 - a. Shri Mukesh Patel, warehouseman of registered warehouse Patel khad Beej

Bhandar, Damoh had taken Rudra Warehouse, Village Kariya Rakh on lease from its owner Shri Vikram Patel vide lease agreement dated 28/11/2023. The said warehouse was further registered with WDRA vide WH ID/ Registration certificate no-- 6886865.

- b. The above said warehouse was vacated by the warehouseman Shri Mukesh Patel and its possession was taken over by warehouse owner Shri Vikram Patel on 21.09.2024. The Panchnama dated 21.09.2024 drawn in this respect by the relevant parties records that the lease agreement in favour of Shri Mukesh Patel, warehouseman of registered warehouse Patel khad Beej Bhandar, Damoh stands cancelled since 21.09.2024. Warehouseman Shri Mukesh Patel himself verbally informed that he had vacated the warehouse after delivery of all the stock in the year 2024.
 - c. No staff of registered warehouse Patel khad Beej Bhandar, Damoh was present and no record was available.
 - d. Registered warehouse Patel Khad Beej Bhandar is not in control and possession of the warehouseman Shri Mukesh Patel.
 - e. The Warehouseman Shri Mukesh Patel was not present during time of inspection.
 - f. During inspection, locks of another party were found on the warehouse.
 - g. Warehouse owner Shri Vikram Patel informed that warehouse premises are now leased to a new lease holder StarAgri (w.e.f. 01.04.2025) who had further sub leased to another entity namely, Britannia Company. It was also informed that the present stock pertains to Britannia Company which has no connection with Patel Khad Beej Bhandar Warehouse registered with WDRA.
4. Whereas, vide email dated 23.01.2026, CCRL (a registered repository with WDRA) informed WDRA that the warehouseman Sh Mukesh Singh Patel had issued total 10 eNWRs, out of which 01 eNWR had been pledged for Rs. 43.05 lakh approx. with Bank of India. Copy of eNWRs are enclosed herewith. (Annexure-II).
5. Whereas as per rule 2(1)(e) of the W(D&R) Registration of Warehouses Rules 2017, *"effective control" means the ability of an applicant or a warehouseman to demonstrate physical possession and complete operational control with respect to a warehouse concerned through document specified in the First Schedule.* Above findings indicate loss of effective control over the said warehouse with the Warehouseman Shri Ashwani Sharma.
6. Whereas as per rule 12(4) of the said rules the certificate of registration issued shall be valid for a period of five years from the date of issuance of the certificate, subject to the maintenance of ownership or continuous effective control over the warehouse concerned by the warehouseman.
7. And Whereas, as per rule 33(1) of the said rules, the Authority may cancel the registration of warehouse if:
- ... (b) *the warehouseman is no longer able to demonstrate ownership of, or effective control over, the warehouse;*
 - (g) *the warehouseman does not cooperate in any enquiry, inspection or audit conducted by the Authority or external person;*

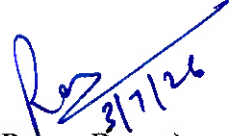
8. Whereas, vide Office order dated 22.01.2026, an Enquiry Officer was appointed under Rule 33 of W (D&R) Registration of Warehouses Rules, 2017 to look into the matter of cancellation of registration of Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450, R.N., Damoh, Madhya Pradesh – 470661. This was subsequently modified vide office order dated 10.04.2025.
9. Whereas, a show cause notice under Rule 33(3) of W(D&R) Registration of Warehouses Rules, 2017 was issued to the warehousemen vide letter dated 02.04.2026 (Annexure-III) directing warehouseman to submit a reply against aforementioned violations within 15 days, failing which the Authority may initiate further action as per provisions of the Act and the Rules, Regulations framed thereunder.
10. Whereas, no representation either in the form of written reply or any other mode to the said show cause notice dated 02.04.2026 is received from the warehouseman. Copy of Show cause Notice(s) served upon the warehouseman vide email/post are attached herewith as Annexure-IV
11. Whereas the Enquiry Officer has submitted the Enquiry Report dated 10.06.2026 (Annexure-V). Enquiry officer in the report has concluded that the warehouseman had committed multiple violations of the provisions of the Act, the Rules, and the Guidelines therein by not maintaining effective control of the warehouse, not extending cooperation for inspection, not providing relevant records.
12. The enquiry report submits that the warehouseman Sh Mukesh Singh Patel has violated the following provisions under the W(D&R) Act 2007 and the rules, regulations, guidelines therein in reference to Patel Khad Beej Bhandar, (WH ID- 6886865)
 - a) Rule 22(1)(a), 25(d), 25(f), 25(g), 25(h), 25(l) of **Warehousing (Development and Regulation) Registration of Warehouses Rules, 2017**
 - b) Section 6(1), 6(3), 7(1)(b), 8, 43(3) of the **Warehousing (Development and Regulation) Act, 2007**
 - c) Clause 7(6), 9(5) of the **Warehousing Development and Regulatory Authority (Electronic Negotiable Warehouse Receipts) Regulations, 2017**
13. After carefully, examining the inspection reports dated 30.08.2025, the enquiry report dated 10.06.2026 and the records/ documents placed before it, the Authority passes the following order:
 - A. The Authority concurs with the findings of the Enquiry Officer and is satisfied that the warehouseman has failed to comply with the mandatory statutory obligations under the Act, and the rules, regulations, guidelines therein as elaborated in the enquiry report and thus resolved to cancel the registration of Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450,R.N., Damoh, Madhya Pradesh – 470661 under Rule 33 of the W (D&R) Registration of Warehouses Rules, 2017 with immediate effect.

The warehouseman has not maintained effective control of the warehouse, not extended cooperation for inspection, not provided relevant records. The warehouseman has not replied to Show Cause Notice dated 02.04.2026

B. That, as per Rule 34 of the Warehousing (Development and Regulation) Registration of Warehouses Rules, 2017 the warehouseman shall on and from the date of cancellation of the registration of the said warehouses:

1. cease to conduct the warehousing business in respect of Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450, R.N., Damoh, Madhya Pradesh – 470661; and
2. continue to discharge its obligations in respect of negotiable warehouse receipts issued by it
3. Patel Khad Beej Bhandar, (WH ID- 6886865), C/o of Rudra Warehouse Kh No- 450, R.N., Damoh, Madhya Pradesh – 470661 is prevented from issuing any negotiable warehouse receipts as the registration certificate of the said warehouse stands cancelled with immediate effect.

14. If aggrieved by this order, Sh Mukesh Singh Patel (warehouseman) has the right to appeal before the Appellate Authority under Section 42 of the Warehousing (Development and Regulation) Act, 2007, within Sixty (60) days, from the date of issuance of this order, in accordance with the procedure prescribed under the Warehousing (Development and Regulation) Appellate Authority Procedure Rules, 2010.


(Reenu Banga)
Dy. Director (SR&R)