

**APPENDIX-IV-A**

[See proviso to Rule 8(6)]

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.03.2021** for recovery of Rs. 118,91,09,938.68 (Rupees One hundred Eighteen Crore Ninety One lac Nine thousand Nine hundred Thirty Eight and Sixty Eight Paise) (A/c Central Bank of India - A/c Nos. TL-3167013167; Allahabad Bank- A/c Nos.TL-50096748167; FIDC-50200329682; FITL-50274192505; Bank of Baroda-A/c Nos. TL-12300600001228; FITL-12300600001316) as mentioned in the notice under section 13(2) dt.09.08.2016 & interest accrued thereon along with Cost & Charges' incurred after 01.08.2016). **Intt. & other charges** due to the Central Bank of India, Boring Road Branch (Secured Creditor and Lead Bank under consortium Finance) from **M/s RAMNANDI HOTEL & RESORTS LIMITED ( and its Guarantors-1. Mr. Akhouri Gopal S/o Late Akhouri Banshidhar 2. Late Sangeeta Akhouri W/o Sri Akhouri Gopal ( Through legal heirs) 3. Mr. Akhouri Nishant S/o Sri Akhouri Gopal 4. Mr. Akhouri Nitesh S/o Sri Akhouri Gopal. 5. Mrs. Megha Akhouri W/o Sri Pratush Akhouri,.6. Mrs. Neha Akhouri W/o Sri Pranav Kumar,.Corporate Guarantors:-7. M/s Ramnandi Motars Pvt. Ltd..8. M/s Pareena Motars Pvt. Ltd. 9. M/s Ramnandi Automobiles Pvt. Ltd.. The reserve price will be Rs.54,00,00,000/- (Rupees Fifty Four Crore) and the earnest money deposit for Rs. 5,40,00,000/-**

**Description of immovable property: Land/Land & Building in the name of Description of the Asset/Immovable Property: 1. All that part and parcel of the property consisting of (Primary Security) Building Structure constructed over the Land of Borrower Company: M/s Ramnandi Hotel & Resorts Ltd. Address: Baiju Bigha, P.S. Bodh Gaya, Dist.-Gaya.**

**1. a. Sale Deed No.10157 dt. 07.08.2008 Tola-Baiju Bigha, Bodh Gaya, Khata No. 856 (New)/236, 284(Old), Plot No.113 & 125(New)/79 & 84(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat TypeCommercial Area-2.250 Acres equivalent to-Two acres and 25 Decimal, Boundary-North-Nij Seller, South-R.S. Plot No. 125 & 124, East-R.S. Plot No.115, West-R.S. Plot No. 118 & 119(P).**



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- b. Sale Deed No.11034 dt. 29.08.2008 Tola-Baiju Bigha, Bodh Gaya, Khata No. 778 (New)/246(Old), Plot No.118(New)/82(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat Type-Commercial Area-0.400 Acres equivalent to-40 Decimal, Boundary-North-20' Ft. Wide Proposed Rasta and Nij Seller, South-Plot No.119, East-Plot No.118(P) Shanti Devi, West-Gaya-Dhobi Road.
- c. Sale Deed No.4786 dt. 09.05.2009 Tola-Baiju Bigha, Bodh Gaya, Khata No. 778 (New)/246(Old), Plot No.118(New)/82(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat Type-Commercial Area-0.047 Acres equivalent to-2040 Sq.ft., Boundary-North-Ramanand Singh, South-Sanjay Sahay Plot No.119, East-Niz Purchaser, West-Niz Purchaser.
- d. Sale Deed No.15011 dt. 05.12.2008 Tola-Baiju Bigha, Bodh Gaya, Khata No. 778 (New)/246(Old), Plot No.118(New)/82(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat Type-Commercial Area-0.063 Acres equivalent to-6¼ Decimal (2720 Sq.ft.), BoundaryNorth-20' Ft Wide Rasta and Nij Seller, South-Plot No.119, EastNiz Seller, West-Wife of Yugal Kishore Pd.
- e. Sale Deed No.14970 dt. 04.12.2008 Tola-Baiju Bigha, Bodh Gaya, Khata No. 778 (New)/246(Old), Plot No.118(New)/82(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat Type-Commercial Area-0.078 Acres equivalent to-7.8 Decimal (3400 Sq.ft.), BoundaryNorth-20' Ft Wide Rasta, South-Sanjay Sahay, East-Shanti Devi, West-Purchaser.

2. All that part and parcel of the property consisting of (Collateral Security)-Individual: Shri Akhouri Gopal, Managing Director/ Guarantor Situated at Mauza-Baiju Bigha, P.S.-Bodh Gaya, Dist.-Gaya Building and Structure constructed over the land, Sale Deed No.11647 dt. 28.07.2010, Tola-Baiju Bigha, Bodh Gaya, Khata No. 778 (New)/246(Old), Plot No.118(New)/82(Old), P.S. No.-359, P.S.-Bodh Gaya, Nagar Panchayat-Bodh Gaya, Dist.-Gaya, Tauzi No.-Samilat Type-Commercial Area-60.8356 Decimal, Boundary-North-Nij Seller, South-20 Ft. Road Nij Mokir & Ramnandi Hotel & Resorts Ltd., East-Ramnandi Hotel & Resorts Ltd., West-Gaya-Dhobi Road

Encumbrance known to the Secured Creditor: **Not Known**

For detailed terms and conditions of the sale, please refer to the link provided in Central Bank of India (Secured Creditor's) website, i.e. <https://centralbankofindia.co.in> and <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>

Date:01.03.2021  
Place: Patna

Authorised Officer