

Public Auction Notice
Debts Recovery Tribunal
(Government of India, Ministry of Finance)
A, B & F Wings, Karpuri Thakur Sadan, Ashiyana Digha Road,
Patna - 800 025

Central Bank of India, (Lead Bank), Boring Road Branch, 2nd Floor, Laxmi Complex, Boring Road, Patna & other Two Banks

Vs.

M/s Ramnandi Hotel & Resorts Limited (RH & RL) & Others

(In R.P. Case No. 114/2020 arising out of O. A. Case No. 394/2017)

E-AUCTION SALE NOTICE

As per Order dated 02.04.2025, under mentioned property will be sold by **public online e-Auction** on the date and time mentioned herein for recovery of 131,79,92,435/- (as per Recovery Certificate dated 30.12.2020) and as per Current Dues Calculation submitted by Certificate Holder Bank Rs.195,50,36,447/- from 16.05.2017 + 150000/- as on 14.11.2024 from M/s Ramnandi Hotel & Resorts Limited (RH & RL) & Others and, the sum is recoverable together with interest, cost, charges, as per the certificate. The auction sale will be by way of **online e-Auction**.

Description of Property:

Description of Property	Reserve Price	EMD	Date and time of Auction
<p style="text-align: center;"><u>Description of the Property</u> <u>Schedule "A"</u></p> <p>Equitable Mortgage created by Certificate Debtor No. 1 M/s Ramnandi Hotel & Resorts Ltd., through Managing Director by deposit of Title Deeds which are as follows -</p> <p>All that Part and Parcel of the property consisting of (Primary Security) - Building Structure constructed over the land (Proposed Hotel Aranya Budha) of Borrower Company: M/s Ramnandi Hotel & Resorts Ltd. Address : Baiju Bigha, P.S. : Bodh Gaya, District : Gaya.</p> <p>(i) The Property vide Sale Deed No. 10157 dated 07.08.2008 situated at 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, District: Gaya, Tauzi No.-Samilat, Type : Commercial Area - 2.250 Acres equivalent to Two Acres and 25 Decimals. Boundary - North: Nij Seller; South: R.S. Plot NO. 125 & 124; East: R.S. plot No. 115; and West: R.S. Plot</p>	<p>Rs.45,00,00,000.00 (Rupees Forty Five Crores Only).for the scheduled property</p>	<p>Rs.4,50,00,000.00(Rupees Four Crores Fifty Lacs Only) for the Scheduled Property on or before 18.06.2025 upto 4.00 P.M.</p>	<p>24.06.2025 between 12.30 P.M. to 4.00 P.M. with auto extension clause in case of bid in last 5 minutes before closing, if required. The amount by which the biddings are to be increased shall be Rs.1,00,000/-</p>

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No. 118 & 119(P).

(ii) The Property vide Sale Deed No. 11034 dated 29.08.2008 situated at 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, District: Gaya, Tauzi No.- Samilat, Type : Commercial Area - 0.400 Acres equivalent to 40 Decimals. Boundary - North: 20' Ft wide Proposed Rasta: South: Plot No. 119, East: Plot No. 118 (P) Shanti Devi; and West: Gaya - Dobhi Road.

(iii) The Property vide Sale Deed No. 4786 dated 09.05.2009 situated at 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, District: 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; and West: Niz Purchaser.

(iv) The Property vide Sale Deed No. 15011 dated 05.12.2008 situated at 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, District: Gaya, Tauzi No. - Samilat, Type: Commercial Area 0.063 Acres equivalent to 6¼ decimals. Boundary- North: 20' ft wide rasta; South: Plot NO.-119; East: Plot No.-Niz Seller; and West: Wife of Yugal Kishore Prasad.

(v) The Property vide Sale Deed No. 14970 dated 04.12.2008 situated at 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, District: Gaya, Tauzi No. Samilat, Type: Commercial Area 0.078 Acres equivalent to 7.8 decimals. Boundary -North: 20' ft wide Rasta; South: Sanjay Sahay; East: Shanti Devi; and West: Purchaser. \

Schedule "B"			
<p>Equitable Mortgage created by Certificate Debtor No. 2, Sri Akhouri Gopal by Deposit of Sale Deed - Sale Deed No. 11647 dated 28.07.2010.</p> <p>All that Part and Parcel of the property consisting of collateral security -</p> <p>1. Individual: Shri Akhouri Gopal, Managing Director/Guarantor situated at Mauza: Baiju Bigha, P.S.: Bodh Gaya, District: Gaya. Building and structure constructed over the land;</p> <p>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 at Bodh Gaya, District- Gaya, Tauzi No.-Samilat, Type: Commercial and Area: 60.8356 Decimals. Boundary- North: Nij; South : 20' ft. Road Nij Mokery & Ramnandi Hotel & Resorts Ltd.; East: Ramnandi Hotel & Resorts Ltd.; and West: Gaya - Dobhi Road</p>			

Name and Address of E-Auction Agency:-

PSB Alliance Pvt. Ltd., Unit 1, Third Floor, VIOS Tower, Sewri - Chembur Road, Near Wadala Truck Terminal, Sion, Mumbai, Maharashtra.

Website: <http://ebkray.in>

Bidder Support:

Helpdesk No. of Service Provider - 8291220220.
E mail Address - support.ebkay@psballiance.com.

Facilitating Agency:

Address:-(i) Office of Recovery Officer, A, B & F Wings, 2nd Floor, Karpuri Thakur Sadan, Ashiyana Digha Road, Patna - 25 and (ii) Name of Contact Person of Boring Road Branch : Sri Manish Kumar, Chief Manager/Branch Head,, Mobile No. 8298196411 ,9265291506.

ACCOUNT DETAIL FOR ONLINE MONEY TRANSFER

ACCOUNT NO.& NAME	NAME	IFSC CODE
3315153029 Central Bank of India, R/O PATNA SARFAESI E-AUCTION	Central Bank of India, Budh Marg Branch, Patna	CBIN0281488

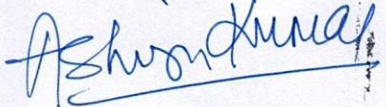
TERMS & CONDITIONS OF SALE:-

1. The property shall be sold "as is where is basis".

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2. The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite Earnest Money Deposit be paid by prescribed mode.
3. To take part in Auction, each bidder shall deposit Earnest Money (EMD) @ of 10 % of the Reserve Price which shall be paid by electronic transfer to the concerned Bank's EMD Account or through DD/pay order drawn in favour of Recovery Officer, DRT., Patna alongwith copy of PAN card, Address proof and Identity proof with E-mail ID, Mobile No. of bidder. The Envelope containing EMD alongwith details of documents should be superscribed R.P.No. 114/2020 and in case of the company copy of resolution by the Board members of the company or any other document confirming representation/attorney of the company should reach on or before 4.00 P.M. of 18.06.2025 in the office of Recovery Officer, DRT., Patna or should credit the amount in respective Bank's/Financial Institution's account. EMD received thereafter shall not be considered.
4. The successful bidder shall have to pay 25% of the sale proceeds (including EMD) on the Next working day of sale through the mode as stated above.
5. The purchaser shall deposit the balance 75% of the sale proceeds before the undersigned on or before 15th day from the date of sale of the Property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day alongwith the poundage fee @2% upto Rs.1,000/- and @ 1% on the excess of such gross amount over Rs.1,000/- by prescribed mode as stated above.
6. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.
7. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.
8. EMD of unsuccessful bidder shall be returned the same day of auction by DRT/Bank by credit to the account of bidder mention in bid form.
9. Prospective bidder may avail online training from service provider.
10. Prospective bidders are advised to go through the website for details terms & conditions of sale before submitting their bids or contact Branch Manager of the concerned Branch.

Dated: 28.04.2025


Recovery Officer