

बैंक ऑफ़ इंडिया
Bank of India

BOI



BY SPEED POST WITH A/D
NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY
INTEREST (ENFORCEMENT) RULES, 2002

Ref. No: CARB: SN:2026-27:131

Date: 05.08.2026

To

M/s. Nibras and Co,
Edan Plaza. 3rd Floor, No.165,
Perambur Barracks Road,
Purusawalkam,
Chennai - 600 007.

Mr. Madar Khaleelur Rahman (Proprietor)
AK Block, 2nd Floor,
Gardenia Apartment. 4th Avenue,
Shanthi Colony, Anna Nagar,
Chennai - 600 040.

Mr. M S Khaleelul Rehman(Guarantor)
(Proprietor - M/s Nibras and Co)
AK Block, 2nd Floor,
Gardenia Apartment. 4th Avenue,
Shanthi Colony, Anna Nagar,
Chennai - 600 040.

Mrs. Gowher Begum Hajee Esmail(Guarantor) M/s Arbaaz Malaspina Soles Pvt Ltd,
(Corporate Guarantor),
AK Block, 2nd Floor,
Gardenia Apartment. 4th Avenue,
Shanthi Colony, Anna Nagar,
Chennai - 600 040.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized Officer of BANK OF INDIA, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09.09.2026, for recovery of Rs. 6,31,23,508.04 + UCI w.e.f 21-01-2025 further interest thereon and cost and other charges due to BANK OF INDIA, Chennai Overseas Branch from M/s. Nibras and Co, Mr. Madar Khaleelur Rahman (Proprietor), and Mr. M S Khaleelul Rehman(Guarantor) (Proprietor - M/s Nibras and Co), Mrs. Gowher Begum Hajee Esmail(Guarantor), M/s Arbaaz Malaspina Soles Pvt Ltd (Corporate Guarantor).

Property - 1

The reserve price will be Rs. 70,00,000/- (Rupees Seventy Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 7,00,000/- (Rupees Seven Lakhs Only).

Property - 2

The reserve price will be Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 17,00,000/- (Rupees Seventeen Lakhs Only).

Property - 3

The reserve price will be Rs. 4,80,00,000/- (Rupees Four Crore Eighty Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only).

Property details are as mentioned hereunder:



आस्ती वसूली शाखा : "स्टार हाउस", चौथी मंजिल, 30 (पु.17), एरबालु स्ट्रीट, चेन्नई-600 001.
Asset Recovery Branch : 'Star House', Fourth Floor, No. 30 (Old No.17), Errabalu Street, Chennai - 600 001.
फोन Phone : 044 - 66777456, 465, 557 ई-मेल E-mail : ARB.Chennai@bankofindia.co.in

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DESCRIPTION OF THE IMMOVABLE PROPERTY

Property - 1

All that piece and parcel of residential Flat bearing No. **A-1, First Floor**, Block- II, "Jains Amrit Kalash" Apartments bearing Old No. 120-A, New No. 159, Strahans Road, Perambur Barracks, Chennai-600 012, having a **super built up area of 1390 Sq ft**, together with a covered **Car parking** slot bearing No. 18, along with **474.47 Sq. Ft. of Undivided share** of Land out of 9 grounds and 2294 sq. ft. (as per Patta 9 Grounds and 1743 Sq. Ft.) little more or less, Comprised in Old R. S. No. 2770, O.S. No. 2654, C.C.No. 1598 (Old No's 1632 and 1633), Present R. S. No. 2779/4, Block No. 42, situated at Purasawalkam Village, Perambur- Purasawalkam Taluk, Chennai District.

Boundaries:

North by	:	Corporation School
South by	:	Strahans Road
East by	:	Kandappa Naicker's land
West by	:	Passage leading to Corporation School

Situated within the Sub- Registration District of Purasawalkam and Registration District of Chennai Central.

Property - 2

Item-1

All that piece and parcel of land bearing Plot No. 10, Vathi Nagar, Ambur Town, Ward- A, Block No. 1, (Present Block No. 15), measuring an extent of 1675 Sq. Ft., Comprised in Sarkar Punjai Survey No. 224/5B, Town Survey No. 33/2 Part (Present Town Survey No. 44) situated within the Sub Registration District of Ambur and Registration District of Thirupattur (earlier Registration District of Vellore).

Boundaries:

North by	:	Plot No. 11, Belonging to Mohammed Ibrahim Sahib
South by	:	House of Neikara Ali Sahib and Canal
East by	:	18 feet wide road (Kunni Yacooob Street)
West by	:	Plot No. 8, Belonging to V. Dilsath Begum.

Admeasuring:

East to West on the both sides	:	50 feet
North to South on the Eastern Side	:	30 feet
North to South on the western Side	:	37 feet

Item-2

All that piece and parcel of land and building bearing Plot No. 9, Vathi Nagar, Ambur Town, Ward-A, Block No. 1, (Present Block No. 15), measuring an extent of 975 Sq. ft. (or) 90.58 Sq.mtrs, Comprised in Sarkar Punjai Survey No. 224/5B, Town Survey No. 33/2, (Present Town Survey No. 43) situated at Ambur Town, Ambur Taluk, Tirupathur District, (earlier Vellore District) and situated within the Sub Registration District of Ambur and Registration District of Tirupattur (earlier Registration District of Vellore).

Boundaries:

North by	:	Property Belonging to Neikara Ali Sahib
South by	:	Property Belonging to V. Dilsath Begum Sahiya
East by	:	Road
West by	:	Common Passages / Place

Admeasuring:

East to West on the both sides	:	50 feet
North to South on the Western side	:	29 feet
North to South on the Eastern side	:	12 feet (in between 17.5 feet)

Item-3

All that piece and parcel of land and building bearing Plot No. 9, (North Portion), Old Door No. 4/2, New Door No. 5/4/2, Vathi Nagar, Ambur Town, Ward-A, Block No. 1, (Present Block No. 15), measuring an extent of 750 sq. ft. (or) 69.68 Sq. Mtrs, comprised in Sarkar Punjai Survey No. 224/5B, Town Survey No. 33/2 (Present Town Survey No. 42) situated at Ambur Town, Ambur Taluk, Tirupathur District, (earlier Vellore District) and situated within the Sub Registration District of Ambur and Registration District of Thirupattur (earlier Registration District of Vellore).



आस्ती वसूली शाखा : "स्टार हाउस", चौथी मंजिल, 30 (पु.17), एरबालु स्ट्रीट, चेन्नई-600 001.

Recovery Branch : 'Star House', Fourth Floor, No. 30 (Old No.17), Errabalu Street, Chennai - 600 001.

फोन Phone : 044 - 66777456, 465, 557 ई-मेल E-mail : ARB.Chennai@bankofindia.co.in

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Boundaries:

North by : Property Belonging to Mohammed Ibrahim Sahib
South by : Property Belonging to Orsalla Niyamathullah
East by : Property Belonging to Orsalla Niyamathullah
West by : Street in T.S. No. 35, Vathi Nagar

Admeasuring:

East to West on the both sides : 37.5 feet
North to South on the both sides : 20 feet

Item-4

All that piece and parcel of land bearing Plot No. 8, Vathi Nagar, Ambur Town, Ward- A, Block No. 1, (Present Block No. 15), measuring an extent of 1500 Sq. ft. (or) 139.36 Sq. mtrs. Comprised in Sarkar Punjai Survey No. 224/5B, Town Survey No. 33/2 (Present Town Survey No. 41) situated at Ambur Town, Ambur Taluk, Thirupathur District, (earlier Vellore District) and situated within the Sub Registration District of Ambur and Registration District of Thirupattur (earlier Registration District of Vellore)

Boundaries:

North by : Plot No. 7, Belonging to Mohammed Saleem Sahib
South by : Plot No. 9, Belonging to Abdul Kalik Sahib
East by : Plot No. 10, Belonging to Madar Khaleelur Rahman
West by : Street.

Admeasuring:

East to West on the both sides : 50 feet
North to South on the both sides : 30 feet

situated within the Sub Registration District of Ambur and Registration District of Tirupattur.

Property - 3

All that piece and parcel of land admeasuring 2 Acres 46 Cents (or) Hec 0.99.50, as per Patta No.395, comprised in Punjai, Survey No.162/2, along a irrigation Well with 5 H.P Electric Motor Pump, Periyavarikkam Village, Ambur Taluk, Tirupathur District, (earlier Vaniyambadi Taluk, Vellore District) and situated within Sub Registration District of Ambur and Registration District of Tirupattur.

All that piece and parcel of land admeasuring an extent of acre 0.40 cents (or) Hec 0.16.00 (17,740 Sq.ft or 620 Sq Mtrs) as per Patta No.395, Comprised in Punjai Survey No.162/1B and Acre 0.03 cents, (or) Hec 0.01.00 (1308 Sq.ft, or 121.52 Sq.mtrs) Comprised in Punjai Survey No.168/2, of Periyavarikkam Village, Ambur Taluk, Thirupathur District, (earlier Vaniyambadi Taluk, Vellore District) and situated within Sub Registration District of Ambur and Registration District of Thirupattur.(Totally admeasuring 18,748 Sq.ft or 1741 Sq.mtrs.)

To the best knowledge and information available with the Authorised Officer, there is no encumbrance on the property referred above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website <https://BAANKNET.COM> For detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.co.in/tenders>

Date & Time of E-auction: **09.09.2026 between 11am-5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded).

For BANK OF INDIA



Authorised Officer

Chief Manager & Authorised Officer
Asset Recovery Branch Chennai Zone

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