



COIMBATORE ASSET RECOVERY BRANCH: COIMBATORE ZONAL OFFICE

Ref.No:ZO/CBE/ARB/SARFAESI/2025-26/XV B/011B

Date:04.03.2026

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 **25.03.2026**, for recovery of **Rs. 3,32,54,593.37** as on 04.03.2026 + Interest @ 11.76 % p.a with monthly rests from 21.04.2024 for (Cash Credit) and **Rs. 95,64,284.00** as on 04.03.2026 + Interest @ 9.25 % p.a with monthly rests from 30.03.2024 for (Term Loan) aggregating to **Rs 4,28,18,877.37 with interest, costs & other charges** applicable if any due to **BANK OF INDIA, R.S Puram Branch (Account presently transferred to Coimbatore Asset Recovery Branch)** from **M/s. Shahin Gold, No.88/2, Naicker Thottam, Nadar Street, Coimbatore-641001, Proprietor : Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad, G3, K K Residency, Venkatasamy Road East, R. S. Puram, Coimbatore -641002, Guarantor : Mrs. Shaikh Shabnam, W/O. Mr. Shaikh Khushbahar, G3, K K Residency, Venkatasamy Road East, R. S. Puram, Coimbatore - 641002.**

The reserve price, EMD amount and Property details are as mentioned hereunder:

Description of the Immovable Property

ITEM NO. 1 – PROPERTY DETAILS OF FLAT NO. G-1

SCHEDULE - A

In Coimbatore Registration District, Joint II Sub Registration District, Coimbatore Taluk, Kumarapalyam Village, situated in SF No. 562 and 563. The extent in the above survey field numbers have been plotted into layout sites under the name and style of "Meenakshi Nagar" and got it approved from the Director of Town and Country Planning, Chennai under reference DTP No. 147/1997. In this **Site No. 62** having the following boundaries,

Boundaries:

North by : Site No 63

South by : 23 feet East West Layout Road

East by : Site No 61

West by : 30 Feet North South Layout Road.

Measurements:

East to West on the North : 66 feet

East to West on the South : 59 feet

North to South on the West : 60 feet

North to South on the East : 60 feet

South West corner Cross : 05 feet.

Admeasuring a total extent of 3737 Sq.ft of land together with right to use the common roads and with customary rights thereon.

SCHEDULE - B

1/5th undivided share that is 747.4 Sq. Ft in schedule "A" property described hereinabove.

SCHEDULE - C





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Apartment/ Flat bearing No. G1 in ground floor along with 1228 Sq. Ft of super built-up area constructed there in the building known as "Vijayalakshmi Apartment" along with car parking, inclusive of proportionate share in common area and together with all super structures thereon, and all other common rights attached therein.

The property is owned by **Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad and Mrs. S.Shaikh Shabnam, W/o. Mr. Shaikh Khushbahar**. The property is situated within the limits of Coimbatore Municipal Corporation.

ITEM NO. 2 – PROPERTY DETAILS OF FLAT NO. F-1

SCHEDULE - A

In Coimbatore Registration District, Joint II Sub Registration District, Coimbatore Taluk, Kumarapalyam Village, situated in SF No. 562 and 563. The extent in the above survey field numbers have been plotted into layout sites under the name and style of "Meenakshi Nagar" and got it approved from the Director of Town and Country Planning, Chennai under reference DTP No. 147/1997. In this **Site No. 62**, having the following boundaries,

Boundaries:

North by : Site No 63

South by : 23 feet East West Layout Road

East by : Site No 61

West by : 30 Feet North South Layout Road.

Measurements:

East to West on the North : 66 feet

East to West on the South : 59 feet

North to South on the West : 60 feet

North to South on the East : 60 feet

South West corner Cross : 05 feet.

Admeasuring a total extent of 3737 Sq.ft of land together with right to use the common roads and with customary rights thereon.

SCHEDULE - B

1/5th undivided share that is 747.4 Sq. Ft in schedule "A" property described hereinabove.

SCHEDULE - C

Apartment/ Flat bearing No. F-1 in first floor along with 1228 Sq. Ft of super built-up area constructed there in the building known as "Vijayalakshmi Apartment" along with car parking, inclusive of proportionate share in common area and together with all super structures thereon, and all other common rights attached therein.

The property is owned by **Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad and Mrs. S.Shaikh Shabnam, W/o. Mr. Shaikh Khushbahar**. The property is situated within the limits of Coimbatore Municipal Corporation.

ITEM NO. 3 – PROPERTY DETAILS OF FLAT NO. F-2

SCHEDULE - A

In Coimbatore Registration District, Joint II Sub Registration District, Coimbatore Taluk, Kumarapalyam Village, situated in SF No. 562 and 563. The extent in the above survey field numbers have been plotted into layout sites under the name and style of "Meenakshi Nagar" and got it approved from the Director of Town and Country Planning, Chennai under reference DTP No. 147/1997. In this **Site No. 62**, having the following boundaries,

Boundaries:

North by : Site No 63



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South by : 23 feet East West Layout Road
East by : Site No 61
West by : 30 Feet North South Layout Road.

Measurements:

East to West on the North : 66 feet
East to West on the South : 59 feet
North to South on the West : 60 feet
North to South on the East : 60 feet
South West corner Cross : 05 feet.

Admeasuring a total extent of 3737 Sq.ft of land together with right to use the common roads and with customary rights thereon.

SCHEDULE - B

1/5th undivided share that is 747.4 Sq. Ft in schedule "A" property described hereinabove.

SCHEDULE - C

Apartment/ Flat bearing No. F-2 in first floor along with 1228 Sq. Ft of super built-up area constructed there in the building known as "Vijayalakshmi Apartment" along with car parking, inclusive of proportionate share in common area and together with all super structures thereon, and all other common rights attached therein.

The property is owned by **Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad and Mrs. S.Shaikh Shabnam, W/o. Mr. Shaikh Khushbahar.** The property is situated within the limits of Coimbatore Municipal Corporation.

ITEM NO. 4 – PROPERTY DETAILS OF FLAT NO. S-1

SCHEDULE - A

In Coimbatore Registration District, Joint II Sub Registration District, Coimbatore Taluk, Kumarapalyam Village, situated in SF No. 562 and 563. The extent in the above survey field numbers have been plotted into layout sites under the name and style of "Meenakshi Nagar" and got it approved from the Director of Town and Country Planning, Chennai under reference DTP No. 147/1997. In this **Site No. 62** having the following boundaries,

Boundaries:

North by : Site No 63
South by : 23 feet East West Layout Road
East by : Site No 61
West by : 30 Feet North South Layout Road.

Measurements:

East to West on the North : 66 feet
East to West on the South : 59 feet
North to South on the West : 60 feet
North to South on the East : 60 feet
South West corner Cross : 05 feet.

Admeasuring a total extent of 3737 Sq.ft of land together with right to use the common roads and with customary rights thereon.

SCHEDULE - B

1/5th undivided share that is 747.4 Sq. Ft in schedule "A" property described hereinabove.





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SCHEDULE - C

Apartment/ Flat bearing No. S1 in second floor along with 1228 Sq. Ft of super built-up area constructed there in the building known as "Vijayalakshmi Apartment" along with car parking, inclusive of proportionate share in common area and together with all super structures thereon, and all other common rights attached therein.

The property is owned by **Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad and Mrs. S.Shaikh Shabnam, W/o. Mr. Shaikh Khushbahar.** The property is situated within the limits of Coimbatore Municipal Corporation.

ITEM NO. 5 – PROPERTY DETAILS OF FLAT NO. S-2

SCHEDULE - A

In Coimbatore Registration District, Joint II Sub Registration District, Coimbatore Taluk, Kumarapalyam Village, situated in SF No. 562 and 563. The extent in the above survey field numbers have been plotted into layout sites under the name and style of "Meenakshi Nagar" and got it approved from the Director of Town and Country Planning, Chennai under reference DTP No. 147/1997. In this **Site No. 62** having the following boundaries,

Boundaries:

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South by : 23 feet East West Layout Road

East by : Site No 61

West by : 30 Feet North South Layout Road.

Measurements:

East to West on the North : 66 feet

East to West on the South : 59 feet

North to South on the West : 60 feet

North to South on the East : 60 feet

South West corner Cross : 05 feet.

Admeasuring a total extent of 3737 Sq.ft of land together with right to use the common roads and with customary rights thereon.

SCHEDULE - B

1/5th undivided share that is 747.4 Sq. Ft in schedule "A" property described hereinabove.

SCHEDULE - C

Apartment/ Flat bearing No. S2 in second floor along with 1228 Sq. Ft of super built-up area constructed there in the building known as "Vijayalakshmi Apartment" along with car parking, inclusive of proportionate share in common area and together with all super structures thereon, and all other common rights attached therein.

The property is owned by **Mr. Shaikh Khushbahar, S/o. Mr. Shaikh Ahad and Mrs.**

S.Shaikh Shabnam, W/o. Mr. Shaikh Khushbahar. The property is situated within the limits of Coimbatore Municipal Corporation.

Reserve Price for Property	3,49,62,300.00
EMD for Property	34,96,230.00

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.



बैंक ऑफ़ इंडिया
Bank of India

BOI



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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: **25.03.2026 between 11am-5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded)

कृते बैंक ऑफ़ इंडिया For Bank of India


प्राधिकृत अधिकारी / Authorised Officer
कोयंबटूर अंचल / Coimbatore Zone

Chief Manager & Authorised Officer
Coimbatore Zone

