

CHENNAI REGION
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TAMILNAD MERCANTILE BANK LTD

Plot No.7, G.D.Nadar Complex, 60 Feet Road, TNHB, Avadi – 600 054.

AVADI BRANCH

Date 06.06.2026

(BY Speed Post AD)

To

1.Mr.S.M.Ansar Alikhan,

S/o.Mr.Mohamed Hussain, -----Borrower/Guarantor

Prop.M/s. Abirami Readymade and Matching Centre,

No.30, Diwan Narayanswamy East Street,

Ramanathapuram District,

Ramanathapuram – 623 501.

2.Mrs.S.M.Mariyam Siddhika,

W/o.Mr.Mohamed Hussain, -----Borrower/ Guarantor

Prop.M/s. Abirami Niagara,

No.19/1, Periyar Street,

Kannigapuram, Avadi, Chennai – 600 054.

3.Mr.S.M.Hasan Ibrahim,

S/o.Mr.Mohamed Hussain, ----- Borrower Mortgagor/ Guarantor

Prop. M/s.Abirami Mens Wear,

No.19/1, Periyar Street,

Kannigapuram, Avadi, Chennai – 600 054.

4.Mr.M.Mohamed Hussain,

S/o.Mr.Mohamed Ibrahim, ----- Guarantor

No.19/1, Periyar Street,

Kannigapuram,Avadi, Chennai – 600 054.

Sale Notice for Sale of Immovable Properties through E-Auction

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Guarantor

Mr.S.M.Ansar Alikhan, S/o.Mr.Mohamed Hussain, **Prop.M/s.Abirami Readymade and Matching Centre,** **Mrs.S.M.Mariyam Siddhika,** W/o.Mr.Mohamed Hussain,

Prop.M/s.Abirami Niagara and **Mr.S.M.Hasan Ibrahim** S/o.Mr.Mohamed Hussain, **Prop. M/s.Abirami Mens Wear** and guarantor **Mr.M.Mohamed Hussain**, S/o.Mr.Mohamed Ibrahim, that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited Avadi Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **17.07.2026** for recovery of **Rs 7,50,39,582.17 (Rupees Seven Crore Fifty Lakhs Thirty Nine Thousand Five Hundred Eighty Two and Paise Seventeen Only)** (for **M/s.Abirami Mens Wear – Rs.2,02,892.82** **M/s.Abirami Readymade and Matching Centre – Rs.3,72,17,516.50 & M/s.Abirami Niagara – Rs.3,76,19,173.45**) as on **31.05.2026** due to the Tamilnad Mercantile Bank Limited Avadi Branch with subsequent interest and expenses. The reserve price will be **Rs.2,64,00,000/- (Rupees Two Crore Sixty Four Lakh Only)** and the earnest money deposit will be **Rs.26,40,000/- (Rupees Twenty Six Lakh Forty Thousand Only)**.

Description of the Property :

Part-A

Land to the extent of 1216 sq.ft situated at Gramanatham S.No.53, T.S.No.13, Ward No.1, Block No.30, No.25, Paruthipattu Village, Poonamalle Taluk, Tiruvallur Dist., and commercial building constructed thereat measuring to the extent of 4864 Sq.ft (GF-1216 Sq.ft + FF-1216 Sq.ft + SF-1216 Sq.ft + TF-1216 Sq.ft) bearing D.No.2, Gowripet Road, Avadi, standing in the name of Mr.S.M.Hasan Ibrahim.

BOUNDARIES :

North By : Balasubramania Chettiar Property
South By : Dhanasekar naicker Property
East By : Gowripet Road
West By : Nandagopal Property

Part-B

Land to the extent of 1171 sq.ft situated at Gramanatham S.No.53, No.25, Paruthipattu Village, Poonamalle Taluk, Tiruvallur Dist., and commercial building constructed thereat measuring to the extent of 4834 sq.ft (GF-1171 Sq.ft + FF-1171 Sq.ft + SF-1171 Sq.ft + TF-1171 Sq.ft and FF (P) Toilet -150 Sq.ft) bearing D.No.71, Nehru Bazaar Road, Avadi, standing in the name of Mr.S.M.Hasan Ibrahim.

BOUNDARIES :

North By : Old Kallukadai Street
South By : Nehru Bazaar Road
East By : Munusamy & Adhi Kesavan Property
West By : Appasamy, Elumali & Kanniappan Property

Note: Commercial building is constructed jointly in Part A and Part B property

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.2,64,00,000/- (Rupees Two Crore Sixty Four Lakh Only)
Date and time of E - Auction	17.07.2026 between 12.00 PM and 1.00 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.26,40,000/- (Rupees Twenty Six Lakh Forty Thousand Only)
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 16.07.2026 with in 6.00 PM
Place of Submission of BID form and EMD	TAMILNAD MERCANTILE BANK LTD., Avadi Branch, Plot No.7, G.D.Nadar Complex, 60 Feet Road, TNHB, Avadi – 600 054.
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

- 1.The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager to inspect the property /documents related to the property **between 10.00 A.M., and 4.00 P.M.**, on all working days before the auction date (Phone **(Phone No.96594 10888, 99766 34444)**)
- 2 The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again.
- 3.The successful bidder shall deposit the balance 75% of the bid amount within 15 days from the date of confirmation of the sale or such extended period as agreed upon in writing by the Authorized Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
4. No interest shall be payable on any amount deposited for participation in the bid under the SARFEASI Act.
- 5.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.
- 6.The Authorized Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
- 7.The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
- 8.The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.

9.The property/properties will not be sold below the reserve price fixed above.

10.The intending bidders should submit photo copy of any one of the proofs of identity, ie., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

11.The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

12.Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.

13.The sale notice is also uploaded/published on website(www.tmb.bank.in)

Note:

1. Bid form for participating in the e-auction is available in the website **<https://sarfaesi.auctiontiger.net>**
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: M/s.E-Procurement Technologies Ltd,. Ahmedabad, Help Line. No.:079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 800, Email ID: support@auctiontiger.net & ramprasad@auctiontiger.net Mobile No.: 92655 62818, 92655 62821.

For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's website ie., (www.tmb.bank.in).

Place: Chennai

Date.06.06.2026

**Authorised Officer
Tamilnad Mercantile Bank Ltd.,
(For Avadi Branch)
(Contact No.96594 10888, 99766 34444)**