

USILAMPATTI BRANCH
D.No:93, Madurai Main Road,
Usilampatti - 625532.
Phone Number: 04552-251 142, 252142
Mobile Number: 98422-52142
Email Id: usilampatti@tmbank.in
CIN No: L65110TN1921PLC001908



Speed Post with AD

09.06.2026

M/s.P.M.T. Traders, Prop: Mr.M.Jawahar, **Borrower**
Door No:185, Sankar Rice Mill, Madurai Road, Usilampatti – 625532

Also at : Door No: 5/3A, Ward No:14, Mayandi Thevar Street, Keelapudur, Usilampatti – 625532

Mr.M.Jawahar S/o Mr.Muthumani Thevar, **Proprietor / Mortgagor**
Door No:185, Sankar Rice Mill, Madurai Road, Usilampatti – 625532

Also at : Door No: 5/3A, Ward No:14, Mayandi Thevar Street, Keelapudur, Usilampatti – 625532

Mr.J.Vinoba S/o Mr.M.Jawahar, **Guarantor**
Door No: 5/3A, Ward No: 14, Mayandi Thevar Street, Keelapudur, Usilampatti - 625532

AUCTION SALE NOTICE

Auction Sale Notice for sale of Immovable Assets mortgaged / charged the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower(s) M/s.P.M.T. Traders, Prop: Mr.M.Jawahar and Proprietor / Mortgagor Mr.M.Jawahar S/o Mr.Muthumani Thevar and Guarantor(s) Mr.J.Vinoba S/o Mr.M.Jawahar** that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Ltd., Madurai Regional Office, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **29.06.2026** for recovery of **Rs.4,28,50,531.07 (Rupees Four Crore Twenty Eight Lakhs Fifty Thousand Five Hundred and Thirty One and Paise Seven Only) as on 31.05.2026** to Tamilnad Mercantile Bank Limited, Usilampatti Branch (Secured Creditor). For the property the reserve price will be **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)** and the earnest money deposit will be **Rs.12,00,000/-**

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **29.06.2026** for recovery of a sum of **Rs.4,28,50,531.07 (Rupees Four Crore Twenty Eight Lakhs Fifty Thousand Five Hundred and Thirty One and Paise Seven Only) as on 31.05.2026** plus future interest and costs payable by the above party.

Place of Auction:	Tamilnad Mercantile Bank Ltd., Usilampatti Branch, D.No:93, Madurai Main Road, Usilampatti - 625532. Phone Number: 04552-251142, 252142 Mobile Number : 98422-52142 & 98421 45637
Reserve Price	Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)
Date and Time of Auction	29.06.2026 at 4.00 P.M. (Monday)

Description of Properties:

Land to the extent of 38368 Sq.ft / 88.08 cent (as per title deed), 38193.40 sq.ft / 87.68 cent (as per MODTD) comprised in R.S.No:178/14,178/15B,178/15C,178/16 & 178/17, at present TS No.19/15B, 19/17, 19/18-2, 19/19, 19/20B, situated at Keelapudur, Madurai to Theni Main Road, Usilampatti Taluk, Periyakulam Registration District, Madurai District stands in the name of **Mr.M.Jawahar** S/o Mr.Muthumani Thevar.

Boundaries:

Schedule No.1 (Survey.No.178/14 (TS No.19/15B) – 14.5 cents)

North : Land belongs to Thedamani

South : Land in S.No.178/17 measuring 15 ¼ Cents

East : Land belongs to Muthumani

West : East-West 20 ft width South-North Common Pathway

Schedule No.2 (Survey.No.178/15, R.S.No.178/15B (TS No.19/17) – 32 cents)

North : Land belongs to Vanitha

South : Land belongs to Mayandi Thevar

East : Partition land allotted to Ayyarkalai

West : Land belongs to Mayandi Thevar and Common Well

Schedule No.3 (Survey.No.178/15, R.S.No.178/15C (TS No.19/18-2) – 21 cents)

North : Land belongs to Ramesh

South : Nanja Land belongs to Mayandi Thevar

East : Land belongs to Raja @ Veeranan Vagaiyara

West : Land belongs to Jawahar

Schedule No.4 (Survey.No.178/16 (TS No.19/19) – 9 cents)

North : Land belongs to Muthumani

South : Pond(Oorani)

East : Pond(Oorani)

West : Land in S.No.178/17 measuring 15 ¼ Cents

Schedule No.5 (Survey.No.178/17 (TS No.19/20B) – 6.18 cents)

North : Land in S.No.178/14 & Muthumani Land

South : Land belongs to Jagdeesan & Selvi

East : Land in S.No.178/16 measuring 9 cents

West : East-West 20 ft width South-North Common Pathway

Schedule No.6 (Survey.No.178/17 (TS No.19/20B) – 5 cents)

North : Land belongs to Jawahar

South : Land belongs to Tamilselvi

East : Pond(Oorani)

West : 20 ft width South-North Common Pathway

TERMS & CONDITIONS

1. The intending bidders should pay Ten Percent (10%) of the reserve price of the property as Earnest Money Deposit (EMD) by means of a "Demand Draft" drawn in favour of "Tamilnad Mercantile Bank Ltd" payable at **Usilampatti Branch** on or before **29.06.2026** within 03.30 P.M.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Usilampatti** Branch Manager to inspect the property / documents related to the property between 10.00 A.M., and 4.00 P.M., before the auction date (Phone No: **04552 - 251142, 252142** Mobile: **98422 52142 & 98421 45637**)
3. 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 by public auction.

4. 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.
5. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. 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 bring any one of the proof of identity, ie., Aadhar Card, Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
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 (Rs.50.00 Lacs and above property)
13. The sale notice is also uploaded / published on website (www.tmb.bank.in).

Place: Madurai
Date : 09.06.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Regional Office, Madurai
[For Usilampatti Branch]