

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



Speed Post with AD

25.08.2026

M/s.P.M.T. Jawahar Agro Foods and Co,
Prop: Mr.J.Vinoba S/o Mr.M.Jawahar,
Door No: 186, Sankar Rice Mill, Madurai Road, Usilampatti – 625532

Borrower

Now at: Door No: 5-13A, Ward No: 15, Mayandi Thevar Street, Keelapudur, Usilampatti - 625532

Mr.J.Vinoba S/o Mr.M.Jawahar,
Door No: 5-13A, Ward No: 15, Mayandi Thevar Street, Keelapudur, Usilampatti - 625532

Proprietor

Mr.M.Jawahar S/o Mr.Muthumani Thevar,
Door No: 5-13A, Ward No: 15, Mayandi Thevar Street, Keelapudur, Usilampatti – 625532

Guarantor / Mortgagor

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. Jawahar Agro Foods and Co and Proprietor Mr.J.Vinoba S/o Mr.M.Jawahar and Guarantor(s) / Mortgagor(s) Mr.M.Jawahar S/o Mr.Muthumani Thevar** 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 **17.09.2026** for recovery of **Rs.1,54,31,066.12 (Rupees One Crore Fifty Four Lakh Thirty One Thousand and Sixty Six and Paise Twelve Only)** as on **31.07.2026** to Tamilnad Mercantile Bank Limited, Usilampatti Branch (Secured Creditor). For the property the reserve price will be

Property Item No.	Reserve Price	EMD amount
1	Rs.25.70 lakh	Rs.2,57,000.00
2	Rs.25.20 lakh	Rs.2,52,000.00

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **17.09.2026** for recovery of a sum of **Rs.1,54,31,066.12 (Rupees One Crore Fifty Four Lakh Thirty One Thousand and Sixty Six and Paise Twelve Only)** as on **31.07.2026** 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.25,70,000/- (Rupees Twenty Five Lakh Seventy Thousand Only) for Item No.1 (Mentioned in the Description of Properties) Rs.25,20,000/- (Rupees Twenty Five Lakh Twenty Thousand Only) for Item No.2 (Mentioned in the Description of Properties)
Date and Time of Auction	Item No.1 – 17.09.2026 at 04.00 P.M. (Thursday) Item No. 2 – 17.09.2026 at 04.30 P.M. (Thursday)

Description of Properties:

Item No-1

Schedule 1

Land to the extent of 1313 Sq.ft (as per Title Deed), 1194 sq.ft (as per patta) at R.S.No:181/1(old), UDR.S.No:181/1A2A (new), T.S.No:100, Old Ward No.11, Municipal Ward No.14, Block No.37 situated at Mayandi Thevar Street, Madurai to Theni Main Road, Usilampatti Town, Usilampatti Sub Registration District, Periyakulam Registration District, Madurai District.

Boundary:

North : House belonging to Neelavathi

South : Land belongs to Jawahar

East : South North Mayandi Thevar Street

West : House belonging to Chitammal and Land belongs to Ochammal.

Measurement: East west on the Northern side 34 ½ feet, Southern side 36 feet, South North on the Western & Eastern side – 37 ¼ feet each totally 1313 sq.ft.

Schedule 2

Land to the extent of 677.50 Sq.ft (as per Title Deed), 651 sq.ft (as per patta) at R.S.No:181/1(old), UDR.S.No:181/1A2 (new), T.S.No:101, Old Ward No.11, Municipal Ward No.14, Block No.37 situated at Mayandi Thevar Street, Madurai to Theni Main Road, Usilampatti Town, Usilampatti Sub Registration District, Periyakulam Registration District, Madurai District.

Boundaries:

North : Property earlier belongs to Ponnusamy now Property Item mentioned in Schedule 3

South: Land belongs to Seeniammal in S.No.181/1A2

East : North South Street

West : House belongs to Mookan & his wife Sowdhamani and Land belongs to Tailor Mayee in S.No.181/1A2

Measurement: East West: At North Side 34 ¼ feet, At South Side 33 ½ feet; North South: At East Side 20 ½ feet, At West Side 19 ½ feet

Schedule 3

Land to the extent of 490 Sq.ft at R.S.No:181/1(old), UDR.S.No:181/1A2A (new), T.S.No:102, Old Ward No.11, Municipal Ward No.14, Block No.37 situated at Mayandi Thevar Street, Madurai to Theni Main Road, Usilampatti Town, Usilampatti Sub Registration District, Periyakulam Registration District, Madurai District.

Boundaries:

North : Property belongs to Buskarampatti Pandi now M.Jawahar's Property

South : Land belongs to Kathiresan, now property Item mentioned in Schedule 2

East : North South Street

West : House belongs to Sowdha

Measurement: On East West 28 feet; On North South 17 ½ feet

and shed constructed thereat standing in the name of Mr.M.Jawahar S/o Mr.Muthumani Thevar

Item No-2

The Land situated at Usilampatti Village in R.S.No.176/5 comprised in Patta No.1544 to the extent of 0.18.5 Hec., corresponding to 46 cents out of which the western portion to the extent of 23 cents, now within the limits of Usilampatti Municipality comprised Usilampatti Municipality Town Survey No.17/8, in Block No.36, at present in R.S.No.176/5A corresponding T.S.No.17/8, to in the extent of 0.09.5 Hec., or 23 cents, Usilampatti, Usilampatti Taluk, Madurai District, within the jurisdiction of Sub-Registrar, Usilampatti, Periyakulam Registration District, Madurai District.

Boundaries (as per document):

North : Common Pathway

South: Land belongs to Rajakani Vagaiyira

East : Property belongs to Ayyarkalai

West: Common Pathway & Oorani Border

The above said property stands in the name of Mr.M.Jawahar S/o Mr.Muthumani Thevar

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 **17.09.2026** within 03.30 P.M. for Property item no.1 and on or before **17.09.2026** within 04.00 P.M for Property item no.2.
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 – 251 142, 252 142** 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 : 25.08.2026

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