

(A GOVERNMENT OF INDIA UNDERTAKING)
SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH CHENNAI

COVERING LETTER TO SALE NOTICE

Ref No.CB/SARMB/2361/MPIRE/SALE NOTICE/2026/03

Date:15.10.2026

To,

M/s.Honeycomb Technologies Pvt Ltd, (Borrower)
(Private limited company, now dissolved)
Plot No.53B, 8/330,
Vishalakshi Nagar, Fourth Cross Street,
Santhosapuram, Chennai – 600073

M/s.MPIRE Consultants Pvt Ltd, (Corporate Guarantor to the borrower)
(Formerly known as M/s.Growth Trust Investment and Hire Purchase Co Pvt Ltd)
Khaleelee Centre – 2nd Floor,
No.4, Montieth Road, Egmore,
Chennai – 600008

Mrs.Usha Ravi Shankar, (Guarantor)
W/o. Late Sundara Rajan Ravishankar,
Old NO.24, New No.53, I Floor,
Sai Chakra Apartments, 1st Avenue,
Indira Nagar, Adyar, Chennai - 600020

Ms.M.S.Uthra, (Guarantor)
D/o.Late Sundara Rajan Ravishankar,
Old No.24, New No.53, I Floor,
Sai Chakra Apartments, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600020

Legal Heirs of Late Sundara Rajan Ravishankar, (Director/ guarantor)
W/o. Late Sundara Rajan Ravishankar,
Old NO.24, New No.53, I Floor,
Sai Chakra Apartments, 1st Avenue,
Indira Nagar, Adyar, Chennai - 600020

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2), 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, Canara Bank Specialized Asset Recovery Management Branch Chennai have taken symbolic possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Stressed Assets Management Branch of Canara Bank. The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully, CANARA BANK

प्रतिकृत
आ व प्र उपनि-18, SARMB Branch, Chennai-18.
Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH CHENNAI
(Auction Sale Notice for Immovable properties)
CANARA BANK

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 6(2) & 8(6) & 9 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 Physical possession of which has been taken by the Authorised Officer of **SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH CHENNAI**, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **07.11.2026**, for recovery of **Rs. 1,49,78,84,270.91/-** (Rupees One Hundred Forty Nine crores Seventy Eight Lakhs Eighty Four thousand Two Hundred Seventy and paise Ninety One only) as on 30.09.2026 plus interest and charges from 01.05.2026 till the date of realization) due to the consortium lenders:

1. Canara Bank- Rs 75,65,93,103.91/- (Rupees Seventy Five crores Sixty Five Lakhs Ninety Three Thousand One Hundred Three and paise Ninety One only),
2. Punjab National Bank- Rs 74,12,91,167/- (Rupees Seventy Four crores Twelve Lakhs Ninety One Thousand One Hundred Sixty Seven only)

due to the Secured Creditor from M/s.Honeycomb Technologies Pvt Ltd, M/s.MPIRE Consultants Pvt Ltd, Mrs.Usha Ravi Shankar, Ms.M.S.Uthra, Legal Heirs of Late Sundara Rajan Ravishankar.

Details of property(ies) to be auctioned:

Item: Property in the name of M/s.Mpire Consultants Pvt Ltd, vide Doc.No. 1484/1989 (Cersai Asset ID: 100000297874)

All that piece and parcel of Commercial property at Door No 15 (Old) and 146 to 149 (current) Khaleeli Centre, Montieth Road, Egmore, Chennai - 600 008, to the extent of 4496 sq.ft with 413.59 / 10,000 undivided share in the land of 20 grounds 828 sq.ft., situated at S.No.1625/14, Old R.S.No.1623, 1624, 1625 of Egmore Village, Egmore - Nungambakkam Taluk, Madras District. The land bounded on the

North by : S.No.1620
South by : S.No.1626/24, 1626/20
East by : S.No.1625/1, 1625/15 & 1625/5
West by : S.No.1623/1, 1624/2 & 1624/13

The Reserve Price will be:

Rs 2,47,06,000/- (Rupees Two Crore forty seven lakhs six thousand only)

The Earnest Money Deposit will be:

Rs 24,70,060/- (Rupees Twenty four lakhs seventy thousand Two Lakhs Ten Thousand Only)

The Earnest Money Deposit shall be deposited on or before **06.11.2026** by 5.00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara Bank Asset Recovery Management Branch, Chennai (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date : 15.10.2026
Place : Chennai

कृते केनरा बैंक For CANARA BANK
AUTHORISED OFFICER
प्रतिष्ठित अधिकारी
आ व न शाखा केनरा बैंक, चेन्नई-18.
CANARA BANK

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SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH CHENNAI

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.10.2026

1. **Name and Address of the Secured Creditor** : **Canara Bank,
Specialized Asset Recovery Management Branch Chennai,
524, 8th Floor, Canara Towers,
Anna Salai, Teynampet, Chennai – 600 018 (Ph.No.044 -
2849 6339, 2849 6900)**
2. **Name and Address of the Borrowers and Guarantors** : **M/s.Honeycomb Technologies Pvt Ltd, (Borrower)
(Private limited company, now dissolved)
Plot No.53B, 8/330,
Vishalakshi Nagar, Fourth Cross Street,
Santhosapuram, Chennai – 600073**

**M/s.MPIRE Consultants Pvt Ltd, (Corporate Guarantor to the
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**Legal Heirs of Late Sundara Rajan Ravishankar, (Director/
guarantor)
W/o. Late Sundara Rajan Ravishankar,
Old NO.24, New No.53, I Floor,
Sai Chakra Apartments, 1st Avenue,
Indira Nagar, Adyar, Chennai - 600020**
3. **Total liabilities as on 31.08.2026** : **Rs. 1,49,78,84,270.91/-** (Rupees One Hundred Forty Nine crores Seventy Eight Lakhs Eighty Four thousand Two Hundred Seventy and paise Ninety One only) with further interest and other incidental charges thereto incurred by the Bank
4. (a) **Mode of Auction** : **Online Auction (E-Auction)**
(b) **Details of Auction service provider** : **Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.
7046612345/ 6354910172/ 8291220220/ 9892219848/
8160205051, Email:support.baanknet@psballiance.com/
support.baanknet@procure247.com)**
(c) **Date & Time of Auction** : **07.11.2026 & Time 10:30 A.M. to 11:30 A.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) **Portal of E-Auction** : **<https://baanknet.com>**
5. **Reserve Price** : **Rs. 2,47,06,00,000/-** (Rupees Two crores forty seven lakhs six thousand only)
6. **Earnest Money Deposit** : **Rs 24,70,060/-** (Rupees Twenty four lakhs seventy thousand Two Lakhs Ten Thousand Only)
7. **Property Inspection Date** : **05.11.2026**

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OTHER TERMS AND CONDITIONS

- The property/ies will be sold in "**As is where is**", "**As is what is**", and "**Whatever there is**" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Monet deposit (EMD) referred to in (e).
- The property/ies will be sold above the reserve price.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **05.11.2026** between 11.00 A.M. & 4.00 P.M.
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like Pan Card & Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above auction from Baanknet.com portal (M/s PSB Alliance Pvt Ltd), you may contact the helpdesk support of Baanknet (Contact details - 8291220220, Email: support.baanknet@psballiance.com).
- The intending bidders shall deposit Earnest Money deposit (EMD) , 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan **on or before 06.11.2026 till 5.00 PM**
- Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.5,00,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- The incremental amount/price during the time of each extension shall be **Rs.5,00,000/-** and time shall be extended to **5 minutes** when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS / NEFT to Account No. **209272434** of Canara Bank, **ARM branch**, IFSC Code **CNRB0002361**.
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate **1 %** of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- The intending bidders are requested to verify and satisfy themselves to the dues payable to Greater Chennai Corporation and Maintenance Charges to Khaleeli Centre Association and any such matters which is affecting security interest. The intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future



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encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **05.11.2026** between 11.00 A.M. & 4.00 P.M.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai – 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd),** (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : Chennai
Date : 15.10.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी Authorized Officer
आ व प्र शाखा, चेन्नई-18. / ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK