



(भारत सरकार का उपक्रम / A Government of India Undertaking)

STRESSED ASSET MANAGEMENT BRANCH, DELHI

Ref.: CB:19208:MVL:SALE NOTICE-23:2025-26

Date: 10.11.2025

To,

- M/s MVL Limited.**
Registered Office:
1201-B, Hemkunt Chamber
89 Nehru Place
New Delhi-110019
- M/s MVL Limited**
Corporate Office:
MVL iPark, 6th Floor, Wing A
Near Red Cross Society
Chandan Nagar, Sector-15 (II), Gurgaon
Haryana(India)-122001
- Shri Prem Adip Rishi (Guarantor)**
S/o Late Shri Ram Prakash Bali,
F-79/18, Sainik Farms,
New Delhi -110062
- M/s Noesis Industries Limited (Guarantor)**
(Formally Known as
M/s MVL Industries Ltd)
1201-B, Hemkunt Chamber
89 Nehru Place
New Delhi-110019
(As per MCA Portal)
- M/s Media Magnetic Cassettes Ltd (Guarantor)**
D- 223, Office No- 112,
Lakshmi Chamber, Lalita Park
Laxmi Nagar, East Delhi,
New Delhi- 110092
(As per MCA Portal)

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

As you are aware, Authorised officer of Canara Bank, have taken symbolic possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our SAM Branch of Canara Bank and Asset Management Branch of UCO 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 (e-auction 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.

कृते केनरा बैंक के पक्ष में
Yours Faithfully
CANARA BANK

प्रमुख अधिकारी
स.ए.एम. शाखा अधिकारी
AUTHORIZED OFFICER
Enclosure: - Sale Notice.

दबावग्रस्त आस्तिप्रबंधनशाखा
सी-34, तीसरीमंजिल, C-34, 3rd Floor,
डीडीएशॉपिंग-कम-ऑफिसकॉम्प्लेक्स, DDA shopping-cum-Office Complex
मूलचंदअस्पतालकेसामने/Opp Mool Chand Hospital
लाजपतनगर, दिल्ली-110024/Lajpat Nagar, Delhi-110024
Email: cb19208@canarabank.com



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STRESSED ASSET MANAGEMENT BRANCH, DELHI

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 properties mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Canara bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.11.2025**, for recovery of Rs. 446,39,07,140.25 (Rupees four hundred forty six crore thirty nine lakh one hundred forty and paise twenty five only) together with interest upto 30.09.2025 plus interest & cost thereon due to SAM BRANCH of Canara Bank and Rs 40,00,15,911.00 (Rupees Forty crores fifteen thousand nine hundred eleven only) as on 29/01/2014 inclusive of interest upto june 2013 plus interest & cost thereon due to Asset Management Branch of UCO Bank from **M/s. MVL LTD. Having its registered office at 1201-B, Hemkunt Chamber 89 Nehru Place New Delhi- 110019** reduced by any recovery made so far.

Details and full description of the immovable property/ies with reserve price and earnest money to be deposit at the time of bid (There are no known encumbrances on the above properties as per the knowledge of the bank):

Sl no	Description of properties	Type of possession	Reserve price fixed (Amt in Rs)	Earnest money to be deposit
1.	ITES/IT Parks, "IBC IT Park", Plot Area Measuring 12110.31 sq. Mtrs (after excluding 763.64 sq. Mtr area falling within proposed road widening of internal sector road of sector-35 Gurgaon) falling in rect/killla Nos 6/22/2, 20/3/2/2, 18/2, 18/1, 19/2/2/3, 22/1/1, 19/2/2/2, 20/3/2/1, 19/2/2/1, 22/1/2, 26 (Industrial Area), Situated in revenue estate village Begampur Khatola, Sector-35, Gurgaon, Haryana,122004 standing in the name of M/S MVL Limited	Symbolic Possession	Rs.57,60,00,000/- (Rupees Fifty seven Crore Sixty Lakh Only)	Rs.5,76,00,000/- (Rupees Five Crore Seventy Six Lakh only)

Bidder has to make due diligence & physical verification of the property with regards to title, extent, area, dues etc. Other charges including court expenses, outstanding dues of local self government (Property Tax, Water tax, Electricity Bills etc.) not in the knowledge of the bank. No claim subsequent to submission of bid shall be entertained by the bank in this regard.

- The Earnest Money shall be deposited on or before 27.11.2025 till 05:00 P.M.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 26.11.2025, at 11:30 am to 3:30pm.
- Outstanding dues of local self Government (Property Tax, Water sewerage, Electricity bills etc: Not in the knowledge of the bank.
- Company is under liquidation and official Liquidator appointed by High Court of Delhi.

दबावप्रस्त आस्ति प्रबंधन शाखा | STRESSED ASSET MANAGEMENT BRANCH
सी-34, तीसरी मंजिल, C-34, 3rd Floor,
डीडीए शॉपिंग-कम-ऑफिस कॉम्प्लेक्स, DDA shopping-cum-Office Complex
मूलचंद अस्पताल के सामने/Opp Mool Chand Hospital
लाजपत नगर, दिल्ली-110024/Lajpat Nagar, Delhi-110024
Email: cb19208@canarabank.com



STRESSED ASSET MANAGEMENT BRANCH, DELHI

- One SA (SA/326/2024) has been filed by the MVL Customer Association and as per DRT order dated 30.09.2024 prospective buyer shall comply the orders passed by Hon'ble Supreme Court and Hon'ble Delhi High Court and prospective buyer will complete the project and handover the possession of respective units to the allottees as per flat buyer purchase agreement.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided at website <https://ebkray.in/> , <https://baanknet.com/> , Email- support.ebkray@psballiance.com or may contact Sh. ABHISHEK SINGH YADAV, Mob No 9643226844 and Sh. RAJNEESH KUMAR Mob No 9557966005 Authorised Officer, SAM Branch of Canara Bank , C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024, during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 10.11.2025
Place: New Delhi

प्राधिकृत अधिकारी / Authorised Officer
एन.ए.एम. शाखा / Branch - SAM Branch, New Delhi
RAJNEESH KUMAR
AUTHORISED OFFICER
CANARA BANK



दबावग्रस्त आस्ति प्रबंधन शाखा STRESSED ASSET MANAGEMENT BRANCH
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डीडीए शॉपिंग-कम-ऑफिस कॉम्प्लेक्स, DDA shopping-cum-Office Complex
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.11.2025

1.	Name and Address of the Secured Creditor	Canara Bank, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 (Loan accounts transferred from Canara Bank East Patel nagar Branch)
2.	Name and Address of the Borrower(s) and Properties in the name of:	M/s MVL Ltd. 1201-B, Hemkunt Chamber 89 Nehru Place New Delhi-110019
3.	Total Liabilities	Rs. 446,39,07,140.25 (Rupees four hundred forty six crore thirty nine lakh one hundred forty and paise twenty five only) together with interest upto 30.09.2025 plus interest & cost thereon due to SAM BRANCH of Canara Bank and Rs 40,00,15,911.00 (Rupees Forty crores fifteen thousand nine hundred eleven only) as on 29/01/2014 inclusive of interest upto june 2013 plus interest & cost thereon due to Asset Management Branch of UCO Bank from M/s. MVL LTD. Having its registered office at 1201-B, Hemkunt Chamber 89 Nehru Place New Delhi-110019 reduced by any recovery in the account and other charges including court expenses etc.
4.	(a) Mode of Auction	Online Electronic Bidding
	(b) Details of Auction service provider	M/s PSB Alliance (Ebkray), Website: https://ebkray.in/ or https://baanknet.com/ Emailid: support.ebkray@psballiance.com , support.ebkray@procure247.com Mob No: 8291220220
	(c) Date & Time of Auction	28.11.2025 Time: 11.00 am to 01.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.),
	(d) Place of Auction	E-auction
5.	Reserve Price	Rs.57,60,00,000/- (Rupees Fifty seven Crore Sixty Lakh Only)

Bidder has to make due diligence & physical verification of the property with regards to title, extent, area, dues etc. Other charges including court expenses, outstanding dues of local self government (Property Tax, Water tax, Electricity Bills etc.) not in the knowledge of the bank. No claim subsequent to submission of bid shall be entertained by the bank in this regard.

6. Other terms and conditions:

- The property/ies will be sold in "AS IN WHERE IS "condition, including encumbrances in any. (There are no encumbrances to the knowledge of the bank. For encumbrance, contact undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 6 (d) below).
- The property can be Inspected, with Prior Appointment with Authorised Officer, on 26.11.2025, between 11:30 am to 3:30pm.
- The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

दबावग्रस्त आस्ति प्रबंधन शाखा STRESSED ASSET MANAGEMENT BRANCH
सी-34, तीसरी मंजिल, C-34, 3rd Floor,
डीडीए शॉपिंग-कम-ऑफिस कॉम्प्लेक्स, DDA shopping-cum-Office Complex
मूलचंद अस्पताल के सामने/Opp Mool Chand Hospital
लाजपतनगर, दिल्ली-110024/Lajpat Nagar, Delhi-110024
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- d) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.5,76,00,000/-** being 10% of the Reserve Price, by way of DD/RTGS/NEFT favouring, Authorised Officer, Canara Bank, A/c No 209272434, A/c name- SL -OL- RTGS-NEFT PMT ENS 0 and IFSC Code CNRB0019208 on or before 27.11.2025 till 05:00 PM.
- e) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f) The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g) All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/> or <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- k) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.11.2025** 5.00 pm, to Canara Bank, SAM Branch, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 by hand or by email: -
- i) EMD deposits acknowledgment receipt thereof with UTR No.
- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- iii) Bidders Name, Contact No, Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- l) Intending bidders should register their name at portal <https://ebkray.in/> or <https://baanknet.com/> and get their user ID and password free of cost. Prospective bidder may avail online training on E-auction form the service provider M/s PSB Alliance (Ebkray) or (Bannknet.com). Help Desk No 8291220220 email: support.ebkray@psballiance.com.
- m) Auction price to be submitted shall be above the Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 1,00,000/- as Incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

दवावग्रस्त आस्तिप्रबंधनशाखा STRESSED ASSET MANAGEMENT BRANCH
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- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or SAM Branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Mr Abhishek Singh Yadav, Manager (M-9643226844), Mr Rajneesh Kumar, Assistant General manager (M-9557966005), 011-35705069 or Canara Bank Branch at C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 e-mail id: cb19208@canarabank.com or the service provider M/s PSB Alliance (Ebkray) Email id: support.ebkray@psballiance.com , Mob No: 8291220220

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.

कृते केनरा बैंक / For CANARA BANK

Place: New Delhi

Date: 10.11.2025

प्राधिकृत अधिकारी / Authorised Officer
ए.एस.ए.एम. शाखा, नई दिल्ली / S. K. KUMAR, New Delhi
AUTHORISED OFFICER
CANARA BANK

दबावग्रस्त आस्ति प्रबंधन शाखा | STRESSED ASSET MANAGEMENT BRANCH
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Internal