Ref: ARM II: CR: SARFAESI: SALE: BALAJI-04:2025

Date: 26.02.2026

To,

M/s Shri Balaji Footcare Prop. Shri Anil Chotia (Borrower) Add1: 2254 & 2255, Ground Floor, MIE Part B, Bahadurgarh, Jhajjar, Haryana – 124507 Add2: 2027, MIE Part B, Bahadurgarh, Jhajjar, Haryana – 124507
M/s Mass Footcare Prop. Sh. Mohit Chotia S/o Anil Chotia (Borrower) Add1: Plot no. C-36, MIE Part B, Bahadurgarh Jhajjar, Haryana -124507 Add2: 294-295, Part A MIE Sankhol, Bahadurgarh, Jhajjar, Haryana – 124507
Sh. Anil Chotia S/o Dwarka Prasad Chotia (Prop for M/s Shri Balaji Footcare and Borrower for Housing loan in the name of Shri Anil Chotia and Smt. Sushma Chotia) Add: B 3/18 2nd Floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087
Sh. Mohit Chotia S/o Sh. Anil chotia (Borrower for M/s Mass Footcare) Add: B 3/18 2ND floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087
Smt. Sushma Chotia W/o Anil Chotia (Guarantor & Mortgagor for M/s Shri Balaji Footcare and M/s Mass Footcare and Borrower & Mortgagor for Housing loan in the name Shri Anil Chotia and Smt. Sushma Chotia) Add: B 3/18 2ND floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087
Sh. Rajesh Chotia S/o Sh. K L Chotia (Guarantor in Housing loan of Sh. Anil Chotia and Smt. Sushma Chotia) Add: 11/367 Upper Ground Floor, Sunder Vihar, Paschim Vihar, West Delhi -110087

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 8(9) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has taken 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27,Ist Floor, Hauz Khas, New Delhi for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through E-auction) 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.

Yours faithfully,

केनरा बैंक Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016 ए-27, प्रथम तल, हौज़ खास, नई दिल्ली

Authorised Officer
Canara Bank
ENCLOSURE – SALE NOTICE Annexure 13

केनरा बैंक Canara Bank
Syndicate

Annexure 13

SALE NOTICE

E-Auction sale notice for sale of Immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to rule 8(6) and 8(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 creditors, the **Constructive 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"** basis on **24.03.2026 from 12.30 p.m. to 01.30 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of
    - **Rs 4,07,60,538.32 (Rs. Four Crores Seven Lakhs Sixty Thousand Five Hundred Thirty-Eight and Paise Thirty-Two only) for M/s Shri Balaji Footcare,**
    - **Rs. 1,11,45,105.50 (Rs. One Crore Eleven Lakhs Forty-Five Thousand One Hundred Five and Paise Fifty Only) for M/s Mass Footcare and**
    - **Rs. 47,40,944.00 (Rs. Forty-Seven Lakhs Forty Thousand Nine Hundred Forty-Four only) for housing loan of Anil Chotia and Sushma Chotia**

  as on 26.09.2025 plus further interest along with expenses, other charges, etc. less recovery if any due to Canara Bank from **M/s Shri Balaji Footcare Prop Sh. Anil chotia S/o Dwarka Prasad Chotia (Borrower) and Smt. Sushma Chotia W/o Anil Chotia (Guarantor and Mortgagor), M/s Mass Footcare Prop. Sh. Mohit Chotia S/o Anil Chotia (Borrower) and Smt. Sushma Chotia W/o Anil Chotia (Guarantor and Mortgagor) and Sh. Anil Chotia S/o Dwarka Prasad Chotia and Sushma Chotia W/o Anil Chotia (Borrower's) and Sh. Rajesh Chotia S/o Shri K L Chotia (Guarantor)**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sl No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
1	**Entire Second Floor (Third Floor as per DDA sanction plan) without roof/terrace rights, along with 25% share in the stilt parking area and right to use common lift, Part of entire build up residential freehold Property bearing no. 18, area measuring 230.99 Square yards, in Block B-3, shown in the lay out plan of the mainwali Distt. Cooperative house building society limited known as Mainwali nagar, situated at Paschim Vihar, New Delhi 110087 bounded as under:** **North: Plot no. 19, South: Road 9 meter wide** **East: Road 9 meter wide, West: Service Lane (Property Under Symbolic Possession)**	**Rs. 329.00 Lakhs (Rupees Three Crore Twenty-Nine Lakhs only)** **EMD: 32.90 Lakhs (Rupees Thirty-Two Lakhs Ninety Thousand only)**	**Not known to Bank**

The EMD should be deposited on or before 23.03.2026 up to 5.00 pm.

The property will be sold above the Reserve Price.
For detailed terms and conditions of the sale please refer the link "E-Auction" provided website, https://baanknet.com/ , **Email- support.BAANKNET@psballiance.com** or may contact **SH. NITIN KAKKAR . Mobile No: 9096368559 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887, Canara Bank, ARM II Branch,** during office hours on any working day.

Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016

Place: New Delhi
Date: 26.02.2026

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 26.02.2026

1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch**
2.Name and address of the Borrower(s)/Guarantor(s) :

M/s Shri Balaji Footcare Prop. Shri Anil Chotia (Borrower) **Add1: 2254 & 2255, Ground Floor, MIE Part B, Bahadurgarh, Jhajjar, Haryana – 124507** **Add2: 2027, MIE Part B, Bahadurgarh, Jhajjar, Haryana – 124507**
M/s Mass Footcare Prop. Sh. Mohit Chotia S/o Anil Chotia (Borrower) **Add1: Plot no. C-36, MIE Part B, Bahadurgarh Jhajjar, Haryana -124507** **Add: 2: 294-295, Part A MIE Sankhol, Bahadurgarh, Jhajjar, Haryana – 124507**
Sh. Anil Chotia S/o Dwarka Prasad Chotia (Prop for M/s Shri Shri Balaji Footcare and Borrower for Housing loan in the name of Shri Anil Chotia and Smt. Sushma Chotia) **Add: B 3/18 2nd Floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087**
Sh. Mohit Chotia S/o Sh. Anil chotia (Borrower for M/s Mass Footcare) **Add: B 3/18 2ND floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087**
Smt. Sushma Chotia W/o Anil Chotia (Guarantor & Mortgagor for M/s Shri Balaji Footcare and M/s Mass Footcare and Borrower & Mortgagor for Housing loan in the name Shri Anil Chotia and Smt. Sushma Chotia) **Add: B 3/18 2ND floor, Mainwali Nagar, Sunder Vihar, West Delhi – 110087**
Sh. Rajesh Chotia S/o Sh. K L Chotia (Guarantor in Housing loan of Sh. Anil Chotia and Smt. Sushma Chotia) **Add: 11/367 Upper Ground Floor, Sunder Vihar, Paschim Vihar, West Delhi -110087**

3. **Total liabilities:** of **Rs 4,07,60,538.32 (Rs. Four Crores Seven Lakhs Sixty Thousand Five Hundred Thirty-Eight and Paise Thirty-Two only) for M/s Shri Balaji Footcare, Rs. 1,11,45,105.50 (Rs. One Crore Eleven Lakhs Forty-Five Thousand One Hundred Five and Paise Fifty Only) for M/s Mass Footcare and Rs. 47,40,944.00 (Rs. Forty-Seven Lakhs Forty Thousand Nine Hundred Forty-Four only) for housing loan of Anil Chotia and Sushma Chotia as on 26.09.2025** Plus further interest along with expenses, other charges, etc less recovery if any due to Canara Bank

4. (a) Mode of Auction : Online E-Auction
   (b) Details of Auction service provider : **M/s PSB Alliance (Baanknet)**
   MOB: 8291220220
   Website: https://baanknet.com/
   email: **support.BAANKNET@psballiance.com**

(c) **Date & Time of e- auction: Date 24.03.2026** Time **12.30 p.m. to 1.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: Property no. 1: Rs. 329.00 Lakh (Rupees Three Crore Twenty-Nine Lakhs only)
Property no. 2: Rs. 32.90 Lakhs (Rupees Thirty-two Lakhs Ninety Thousand only)

7 . Other terms and conditions:

a. 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 Money Deposit (EMD) referred to in 9(e) below).
b. The property/ies will be sold above the Reserve Price.
c. The property can be inspected on 23.03.2026 between 11.00 and 4.00 pm.
d. 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-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.**
e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 32.90 Lakhs being of 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 23.03.2026 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder.

g. 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.

h. The incremental amount/price during the time of each extension shall be Rs. 50,000/-(incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j. 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.

k. 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 2 Delhi Name of Branch, IFSC Code 209272434(Branch IFSC Code).

l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

m. 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.

n. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, 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 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.

o. 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 23.03.2026 from 11.00 a.m. to 4.00 P.M.

p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

q. For further details **SH. NITIN KAKKAR, Mobile No: 9096368559 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887**, Canara Bank ARM II Branch, e-mail id-cb3038@canarabank.com may be contacted during office hours on any working day. **The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com.**

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: New Delhi
Date: 26.02.2026

Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016

AUTHORISED OFFICER
CANARA BANK