

Ref: ARM II: CR: SARFAESI: SALE: BALAJI-06:2026

Date: 29.05.2026

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 2 nd Floor, Mianwali Nagar, Sunder Vihar, West Delhi – 110087
Sh. Mohit Chotia S/o Sh. Anil chotia (Borrower for M/s Mass Footcare) Add: B 3/18 2 ND floor, Mianwali 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 2 ND floor, Mianwali 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,

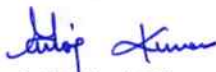
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 8(9) of the Security Interest (Enforcement) Rules, 2002.

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 , First Floor, Karol Bagh, 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,



Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE Annexure 13



ARM-II 1st Floor, Arya Samaj Road, Karol Bagh New Delhi - 110005

Ph- +91-8826933887

Email: cb3038@canarabank.com

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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 20.06.2026 from 12:00 p.m. to 01:00 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 Mianwali Distt. Cooperative house building society limited known as Mianwali 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. 282.00 Lakhs (Rupees Two Crore Eighty Two Lakhs only) EMD: 28.20 Lakhs (Rupees Twenty-Eight Lakhs Twenty Thousand only)	Not known to Bank

The EMD should be deposited on or before 19.06.2026 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.MUKKESH KUMAR . Mobile No: 9654226606 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887, Canara Bank, ARM II Branch, during office hours on any working day.

Place: New Delhi
Date: 29.05.2026



[Signature]
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

DATED: 29.05.2026

- 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
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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 : **M/s PSB Alliance (Baanknet)**
service provider **MOB: 8291220220**
Website: <https://baanknet.com/>
email: support.BAANKNET@psballiance.com

(c) **Date & Time of e- auction: Date 20.06.2026 Time 12:00 p.m. to 1:00 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: Rs. 282.00 Lakh (Rupees Two Crore Eighty Two Lakhs only)

7 . 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 Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- 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).



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Email: cb3038@canarabank.com

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