पंजाब नैशनल बैंक punjab national bank
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आस्ति वसूली प्रबंधन शाखा, मुम्बई ,
तिसरा माला,पी.एन.बी,प्रगती टावर,
जीव्लाक, बांद्राकूर्लाकम्लेक्स,वान्द्राईष्ट,मुम्बई-400051

ARMB , Mumbai Western
3rd floor, PNB Pragati Tower, Block-G,
BandraKurla Complex, Bandra East, Mumbai 400051.
mail :cs4444@pnb.bank.in

WITHOUT PREJUDICE

Dated: 12.10.2026

PNB/Recovery/NPA/e-Auction/2026-27/

All Legal Heirs of Late. Sri Rajib Gopal Baidya & Late Mrs. Shanti Rajib Baidya Residential Flat No. 703, on the 7th Floor, B Wing, in the building known as "Swati Co-operative Housing Society Ltd.", situated at Sector-5, Anand Nagar, Near Mega Mall, New Link Road, Jogeshwari (West), Mumbai – 400102, constructed on land bearing Survey No. 41 (Part), corresponding to C.T.S. No. 1 (Part), of Village Oshiwara, Taluka Andheri West, Mumbai Suburban District, Maharashtra – 400102	**All Legal Heirs of Late. Sri Rajib Gopal Baidya & Late Mrs. Shanti Rajib Baidya** H.No. 16, Vaibhav Palace, 1st Floor, New Link Road, Near Mega Mall, Jogeshwari West, Mumbai - 400102

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.

Sub: Sale of Secured Assets

Dear Sir,

Please refer to the notice dated 25.06.2026 issued by the Authorized Officer u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and also possession notice dated 29.08.2026 while taking the possession of the under mentioned assets on 29.08.2026.

All that piece and parcel of the immovable property being Residential Flat No. 703, on the 7th Floor, B Wing, in the building known as "Swati Co-operative Housing Society Ltd.", situated at Sector-5, Anand Nagar, Near Mega Mall, New Link Road, Jogeshwari (West), Mumbai – 400102, constructed on land bearing Survey No. 41 (Part), corresponding to C.T.S. No. 1 (Part), of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, Maharashtra, admeasuring 415 Sq. Ft. Carpet Area (equivalent to 54.83 Sq. Mtrs.) and 590 Sq. Ft. Built-up Area, together with proportionate undivided share in the land, common areas, common facilities, easements, rights, appurtenances and all membership rights attached thereto, standing in the names of Mr. Rajeev Gopal Baidya and Mrs. Shanti R. Baidya and mortgaged in favor of Punjab National Bank.

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In this connection, you are hereby called upon to pay the outstanding dues amounting to **Rs. 1,07,15,370.07 (Rupees One Crore Seven Lakh Fifteen Thousand Three Hundred Seventy only)**, as mentioned in the above notices with up to date interest @ contracted rate, less amount paid by you after Date of NPA plus costs incurred by the Authorized Officer while taking possession of the said assets and thereafter for preservation of the same, within **30 days** from the date of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period we shall be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

This notice is sent to you for your information and co-operation for disposal of these secured assets at a reasonable price.

Schedule of Secured Assets & Auction Details:

Property Type & Description	Reserve Price	EMD Amount & Last Date of Deposit	Bid Increment Amount	E-Auction Date & Time
All that piece and parcel of the immovable property being Residential Flat No. 703, on the 7th Floor, B Wing, in the building known as "Swati Co-operative Housing Society Ltd.", situated at Sector-5, Anand Nagar, Near Mega Mall, New Link Road, Jogeshwari (West), Mumbai – 400102, constructed on land bearing Survey No. 41 (Part), corresponding to C.T.S. No. 1 (Part), of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, Maharashtra, admeasuring 415 Sq. Ft. Carpet Area (equivalent to 54.83 Sq. Mtrs.) and 590 Sq. Ft. Built-up Area, together with proportionate undivided share in the land, common areas, common facilities, easements, rights, appurtenances and all membership rights attached thereto, standing in the names of Mr. Rajeev Gopal Baidya and Mrs. Shanti R. Baidya and mortgaged in favor of Punjab National Bank.	Rs. 1,30,00,000/-	Rs. 13,00,000/- upto 19.11.2026 Till 11.59pm	Rs. 1,00,000/-	20.11.2026 (11.00 am to 04.00 pm)

Thanking you,

M Sreenivasa Rao
AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR