SAMB, MUMBAI First Floor, PNB Pragati Tower, Bandra Kurla Complex, Bandra-E, Mumbai- 400 051 e-mail :zs8356@pnb.co.in

Ref: PNB/SAMB-MUM/MARUT CREATIVE/ E-AUCTION/2026 26.05.2026

M/S Marut Creative Infra Pvt Ltd 401-402 , Trade square, A wing, 4th Floor, Mehra compound, Near Sakinaka Circle, Andheri East, Yashwant Sakshi CHs Ltd, 400 072 Mumbai Maharashtra.	Mrs Suman Tripathi (Director and guarantor) 401-402 , Trade square, A wing, 4th Floor, Mehra compound, Near Sakinaka Circle, Andheri East, Yashwant Sakshi CHs Ltd, 400 072 Mumbai Maharashtra.
Mr Mukesh Pandey (Director and guarantor) F 202 Saraswat Vasant Nagar, Near D Mart, Thakur Village, Kandivali East Mumbai 400101	Rajkumar Mahto (Liquidator) Flat no 32, Bhatnagar Enclave Hsg Soc, Kondhwa Khurd, Pune 411 048

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets 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.

Please refer to the notice issued by the Authorised Officer of the Bank, u/s 13(2) of SARFAESI Act, 2002. In this connection you are hereby called upon to pay the dues mentioned under the schedule of property hereunder with upto date interest and costs (less recoveries if any) in terms of Section 13(8) of SARFAESI Act, 2002 i.e. your right to pay the entire dues in the account along with upto date interest and costs before the date auction for redemption of the properties which is scheduled shortly and failing which Notice is hereby given to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 07.07.2026 from 11:00 AM to 04:00 PM with 10 minutes extension if necessary, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor(s).The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

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Sr No.	Name of the Branch Name of the Account Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Principal Outstanding Amount as on 31.03.2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A)Sale Price (Rs. in Rupees) B)EMD C)Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	SAMB, MUMBAI M/S Marut Creative Infra Pvt Ltd 1. Mr.Mukesh Pandey 2. Mrs Suman Tripathi	Shop No. 4, on Ground Floor and Basement Commercial Premises, having carpet area of 1140 Sq. Ft(Area of shop is 475 sq ft and area of basement is 665 sq ft), in the building known as Om Jagdish Co-operative Hsg. Soc. Ltd., Constructed on PLot of land bearing Survey No. 198/2, Survey No. 168 (Part) Survey No. 200/5, 200/4 (Part), 201/2, 201/5, 201/6, 201/7, 202 (Part) and Survey No. 127/1, C. T. S. No. 1387/11, Eksar Village, next to MTNL House, Devidas Lane, Borivali West, Mumbai 400 103. **3 Car parking's are allotted.**	A) 18.01.2020 B) Rs 2.46 Crore + Further interest and charges as applicable. C) 21.05.2026 D)Physical	A. 3,50,00,000/- B. 35,00,000/- C. 5,00,000/-	07.07.2026 11:00AM to 04:00PM	Not known

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Mumbai- 400 051 e-mail :zs8356@pnb.co.in

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

The auction sale will be through "online e-auction" portal https://baanknet.com

The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com; using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through RTGS/NEFT from any Scheduled Commercial Bank (through Challan generated from the website https://baanknet.com; in bidders Global EMD Wallet. Payment of EMD by any other mode such as Cash/Demand Draft/Cheques will not be accepted. Transfer of EMD amount in wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

2. The registration, verification of KYC documents and transfer of EMD amount must be completed well in advance, before auction.

3. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider

4. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.

(1) https://baanknet.com
(2) www.pnbindia.in

5. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e- Auction from baanknet.in

6. The intending Bidders / Purchasers are requested to register on portal (baanknet.in/) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

7. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as mentioned in the SCHEDULE OF PROPERTY above to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

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9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (http://baanknet.in /).Details of which are available on the e-Auction portal.

10. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email.(On mobile no/ email address given by them/ registered with the service provider).

11. The secured asset will not be sold below the reserve price.

12. The successful bidder shall have to deposit minimum 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day through NEFT/RTGS/Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the Borrower) payable at Mumbai or through Cash/ Transfer for which the bidder has to visit Punjab National Bank Branch. The remaining amount shall be paid within 15 days from the date of auction in the similar mode. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961. TDS, if not deducted by BAANKNET while EMD amount is remitted to the Bank, is to be deducted at applicable rates by the successful bidder only at the time of deposit of full deposit of BID amount.

14. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

15. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

16. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

17. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

18. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

19. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

20. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make

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their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

The bidder should ensure proper internet connectivity; power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

21. It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer https://baanknet.com, https://pnb.co.in

22. In case the subject sale is set aside by any reason whatsoever and not limited to by virtue of any order, decision of any court/tribunal / authority, bank shall not pay any interest, charges, penalties to successful bidder.

Santoshkrishna A
Chief Manager
Authorized Officer
Punjab National Bank
Secured Creditor
Mob-7709754098

Date: 26.05.2026
Place: Mumbai

पंजाब नैशनल बैंक Punjab National Bank PNB Pragati Tower Block G BKC Bandra East Mumbai 400051 SAMB Mumbai

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