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 02.09.2026

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 **24.09.2026** 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.

Punjab National Bank
Pragati Tower, 1st floor, Plot no C-9 BKC Bandra (E) Mumbai 400051
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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 Surpvey 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. 2,85,00,000/- B. 28,50,000/- C. 5,00,000/-	24.09.2026 11:00AM to 04:00PM	Not known

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TERMS AND CONDITIONS OF E-AUCTION SALE

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

1. The auction sale will be "online through e-auction" portal **https://baanknet.com.**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi-locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-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.
4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s.PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
   (1) **https://baanknet.com** **(2) www.pnbindia.in**
6. 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 Otherwise-Auction from e-auction portal (**https://baanknet.com**).
7. Bidder's e-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 increase in the bid amount must be of increment amount mentioned. **10 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 **10 minutes** to the last highest bid, the e-auction shall be closed.
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.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the (**https://baanknet.com**).
11. 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).
12. The secured asset will be sold only above the reserve price.i.e one incremental bid.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT / RTGS / TRANSFERs issued / transferred from a Scheduled Commercial Bank drawn in Account Name: **SUNDRY – NPA / SARFAESI / AUCTION RELATED, Account No: 835600317118A, IFSC: PUNB0835600, Branch: SAMB MUMBAI, Bank: PUNJAB**

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NATIONAL BANK. 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.

14. 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 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorized 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.
16. 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.
17. The properties are being sold on "***AS IS WHERE IS BASIS***" and "***AS IS WHAT IS BASIS***" and "***WHATEVER THERE IS BASIS***".
18. 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.
19. 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.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser including GST if any.
21. 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 their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. 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.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
24. All Additional Amount as Govt. taxes over and above the successful bid price shall be borne by the successful bidder. For detailed term and conditions of the sale, please refer https://baanknet.com
25. 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: 02.09.2026
Place: Mumbai

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