



Asset Reconstruction Company (India) Ltd.,

Acting in its capacity as Trustee of ARCIL TRUST-2025C-018(Arcil) set up in respect of financial assets relating to Smeets Fabrics Pvt Ltd And SNP Merchant Pvt Ltd
ARCIL office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Website: www.arcil.co.in; CIN-U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of ARCIL TRUST-2025C-018("ARCIL") (pursuant to the assignment of financial asset by HDFC Bank Limited to ARCIL vide registered Assignment Agreement dated March 28, 2025) will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	M/s Smeets Fabrics Pvt.Ltd. (Borrower) Registered Office at: Office 702, 7th Floor, Union Trade Centre, Near Apple Hospital, Udhana Darwaja, Ring Road, Surat – 395 002 SNP Merchant Pvt.Ltd (Borrower) Registered Office at: 702, 7th Floor, Union Trade Centre, Near Apple Hospital, Udhana Darwaja, Surat – 395 002																								
Name of the Guarantors / Co-Borrowers / Mortgagors	1) Mr. Purnendu Aji Pani 2) Mrs. Nilima Purnendu Pani 3) Mr. Deeplendu Shreedharkumar Panda 4) Mr. Beena Pani Panda 5) Mr. Shambhunath Pani 6) Mr. Anupam Pani 7) Renuwala Pani 8) Deeplendu Panda																								
Outstanding amount as per SARFAESI Notice	For Smeets Fabrics as per SARFAESI Notice dated is 9th September 2018 is Rs. 12,06,30,757.53/- (Rupees Twelve Crore Six Lac Thirty Thousand Seven Hundred Fifty Seven And Paise Fifty Three Only) AND For SNP Merchants as per SARFAESI Notice dated 15th February 2018 is Rs. 21,78,04,210.80/- (Rupees Twenty One Crores Seventy Eight Lakhs Four Thousand Two Hundred Ten And Paise Eighty Only) Please note that as on 15.06.2026 the combined total outstanding amount in your loan accounts is Rs 1,02,16,11,283/- (Rupees One Hundred Two Crores Sixteen Lakhs Eleven Thousand Two Hundred And Eighty-Three Only) , + further interest thereon + Legal Expenses																								
Possession	ARCIL has taken handover of physical possession from HDFC Bank as per provisions of SARFAESI Act, 2002																								
Date of Inspection	Will be arranged on request																								
Earnest Money Deposit (EMD)	Item 01: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 02: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 03: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 04: Rs. 15,00,000/- (Rupees Fifteen Lac Only). Item 05: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 06: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 07: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 08: Rs. 1,60,000/- (Rupees One Lac And Sixty Thousand Only). Item 09: Rs. 7,90,000/- (Rupees Seven Lac And Ninety Thousand Only). Item 10: Rs. 8,40,000/- (Rupees Eight Lac And Forty Thousand Only). Item 11: Rs. 33,90,000/- (Rupees Thirty Three Lac And Ninety Thousand Only). The Earnest Money has to be deposited by way of Demand Draft / RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 0291232000561, HDFC Bank Limited, Branch: Express Tower, Nariman Point, Mumbai-400021, IFSC Code: HDFC0000291																								
Last Date for submission of Bid & EMD	20th August 2026 before 5:00 p.m.																								
Reserve Price	Item 01: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 02: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 03: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 04: Rs. 1,50,00,000/- (Rupees One Crore And Fifty Lac Only). Item 05: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 06: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 07: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 08: Rs. 16,00,000/- (Rupees Sixteen Lac Only). Item 09: Rs. 79,00,000/- (Rupees Seventy Nine Lac Only). Item 10: Rs. 84,00,000/- (Rupees Eighty Four Lac Only). Item 11: Rs. 33,90,000/- (Rupees Three Crore And Thirty Nine Lac Only).																								
Bid Increment	Kindly refer Bid Document																								
Date & Time of E-Auction	Item No. 1 on 29th August 2026 at 12:00 PM Item No. 2 on 29th August 2026 at 12:30 PM Item No. 3 on 29th August 2026 at 02:00 PM Item No. 4 on 29th August 2026 at 02:30 PM Item No. 5 on 29th August 2026 at 03:00 PM Item No. 6 on 29th August 2026 at 12:00 PM Item No. 7 on 29th August 2026 at 12:30 PM Item No. 8 on 29th August 2026 at 02:00 PM Item No. 9 on 29th August 2026 at 02:30 PM Item No. 10 on 29th August 2026 at 03:00 PM Item No. 11 on 29th August 2026 at 03:30 PM																								
Link for Tender documents	www.arcil.co.in																								
Pending Litigations known to ARCIL	Nil																								
Encumbrances/Dues known to ARCIL	To the best of knowledge and information of the Authorized Officer, Municipal Tax and Maintenance on the property.																								
Description of the Secured Asset being auctioned.	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description of the mortgaged Properties</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>C-1/1002, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>2.</td> <td>C-1/1003, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>3.</td> <td>B-1004, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>4.</td> <td>702-UTC-RING ROAD-UDHANA DARWAJA, SURAT, GUJARAT 395015 (2518 sq ft) Google co-ordinates 21.182763, 72.831590</td> </tr> <tr> <td>5.</td> <td>B-901, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>6.</td> <td>B-902, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>7.</td> <td>C-1-901, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>8.</td> <td>C-1/902, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974</td> </tr> <tr> <td>9.</td> <td>Office No 703, 7th Floor, Union Trade centre, b/s apple hospital, nr Udhnadarwaja, ring road, khatodrasurat 395002 (1327 sq ft) Google co-ordinates 21.182763, 72.831590</td> </tr> <tr> <td>10.</td> <td>Plot No 44, Shashank Residency, Nr. Vaishnodevi Township, Vanakla, Surat – 395005 (Land 980 sqft / Building 588+588 sq ft) Google co-ordinates 21.238027, 72.777349</td> </tr> <tr> <td>11.</td> <td>Shop no 401, 4th floor, D R World, Block No A, R S No 44/1/A, Block No 54, T.P.S. No 34, Old F.P.No. 10/A/P, New F.P.No.13/P, Sub Plot No 5+6+7/P, Dumbhal, Surat – 395015 Google co-ordinates 21.195716, 72.860000 (4847 sq ft)</td> </tr> </tbody> </table> <p>(all under Physical Possession)</p>	Sr. No.	Description of the mortgaged Properties	1.	C-1/1002, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	2.	C-1/1003, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	3.	B-1004, SHIV RANJANI RESIDENCY-SURAT-SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	4.	702-UTC-RING ROAD-UDHANA DARWAJA, SURAT, GUJARAT 395015 (2518 sq ft) Google co-ordinates 21.182763, 72.831590	5.	B-901, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	6.	B-902, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	7.	C-1-901, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	8.	C-1/902, SHIV RANJANI RESIDENCY, SACHIN PALSANA ROAD, SACHIN, SURAT, GUJARAT 395015 (1075 sq ft) Google co-ordinates 21.098109411961183, 72.87489532473974	9.	Office No 703, 7th Floor, Union Trade centre, b/s apple hospital, nr Udhnadarwaja, ring road, khatodrasurat 395002 (1327 sq ft) Google co-ordinates 21.182763, 72.831590	10.	Plot No 44, Shashank Residency, Nr. Vaishnodevi Township, Vanakla, Surat – 395005 (Land 980 sqft / Building 588+588 sq ft) Google co-ordinates 21.238027, 72.777349	11.	Shop no 401, 4th floor, D R World, Block No A, R S No 44/1/A, Block No 54, T.P.S. No 34, Old F.P.No. 10/A/P, New F.P.No.13/P, Sub Plot No 5+6+7/P, Dumbhal, Surat – 395015 Google co-ordinates 21.195716, 72.860000 (4847 sq ft)
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Terms and Conditions:

- The Auction Sale is being conducted by the Authorized Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for e-auction.
- The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Dharmesh Modi, Email id dharmesh.modi@arcil.co.in, Contact Number: 9909969300
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For inspection of the property or more information, the prospective bidders may contact Mr. Dharmesh Modi, Email id dharmesh.modi@arcil.co.in, Contact Number: 9909969300 or the above mentioned address
- At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned; however undersigned shall not be responsible/ liable for any error, misstatement or omission.
- In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or "Sale Proceeds" only with interest and the purchaser/ bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.

In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
(Trustee of ARCIL TRUST-2025C-018)

Place: Ahmedabad
Date: 17.06.2026