



Asset Reconstruction Company (India) Ltd.,

Acting in its capacity as Trustee of Arcil-Trust-2025C-018-Trustset up in respect of financial assets relating to M/s Smeets Fabrics Pvt Ltd AND SNP Merchants 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 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 AND SNP Merchants Pvt Ltd Office 702, 7th Floor, Union Trade Centre, Near Apple Hospital, Udhana Darwaja, Ring Road, Surat – 395 002.		
Name of the Guarantors/ Co-Borrowers/ Mortgagors	1. Mr. Purnendu Ajit Pani 2. Mrs. Nilima Purnendu Pani 3. Deeptendu Shreedharkumar Panda 4. Beena Pani Panda 5. Shambhunath Pani 6. Anupam Pani 7. Renuwala Pani 8. Purnendu Pani HUF		
Outstanding amount as per SARFAESI Notice dated 15-02-2018	Rs 21,78,04,210.80/ Rs Twenty One Crore Seventy Eight Lac Four Thousand Two Hundred Ten and Eighty Paise Only) along with further interest thereon from 15-02-2018		
Possession	HDFC Bank took Physical Possession of the property number 4, 9, 10 & 11 under section 13(4) of the said act on December 25 2024 and Arcil took possession of property number 1,2,3, 5,6,7,8 & 9 on September 07, 2025		
Date of Inspection	November 2, 2026 from 12:00 pm to 5:00 pm.		
Earnest Money Deposit (EMD)	1) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 2) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 3) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 4) EMD- Rs.15,00,000/- (Rupees Fifteen Lac Only). 5) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 6) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 7) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 8) EMD- Rs.1,60,000/- (Rupees One Lac And Sixty Thousand Only). 9) EMD- Rs.7,90,000/- (Rupees Seven Lac And Ninety Thousand Only). The Earnest Money has to be deposited by way of RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, Bank Name: HDFC Bank Ltd, Branch: Ground Floor Express Towers Building Nariman Point Mumbai Maharashtra 400021, IFSC Code: HDFC0000291.		
Last Date for submission of Bid & EMD	November 9, 2026, by 4.00 PM		
Reserve Price	1.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 2.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 3.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 4.RP- **Rs. 1,50,00,000/- (Rupees One Crore And Fifty Lac Only). 5.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 6.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 7.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 8.RP- **Rs. 16,00,000/- (Rupees Sixteen Lac Only). 9.RP- **Rs.79,00,000/- (Rupees Seventy Nine Lac Only).		
Bid Increment	Kindly refer the bid documents		
Date & Time of E-Auction	Auction Date	Auction Time	R.P
	12-Nov-26	12.30 PM	16,00,000
	12-Nov-26	3.15 PM	16,00,000
	12-Nov-26	4.30 PM	16,00,000
	12-Nov-26	5.00 PM	1,50,00,000
	12-Nov-26	5.15 PM	16,00,000
	12-Nov-26	5.30 PM	16,00,000
	13-Nov-26	4.15 PM	16,00,000
	13-Nov-26	4.30 PM	16,00,000
	13-Nov-26	5.00 PM	79,00,000
	13-Nov-26	5.15 PM	84,00,000
	13-Nov-26	5.30 PM	3,39,00,000
Link for Tender documents	www.arcil.co.in		
Pending Litigations known to ARCIL	NA		
Encumbrances/Dues known to ARCIL	- Employee Provident Fund (EPFO) – Not Known - Employee Dues – Not Known - Claims of Operational Creditors – Not Known - Sales Tax Dues – Not Known - Workmen Dues – Not Known - Unsecured Financial Creditors – Not Known - Income Tax Dues – Not Known - ESIC – Not Known		
Description of the Secured Asset being auctioned.	1. C-1/1002, Shiv Ranjani Residency, -Surat-Sachin Palsana Road, Sachin, Surat, Gujarat 395015 (RP- Rs. 16,00,000/- (Rupees Sixteen Lac Only). 2. C-1/1003, Shiv Ranjani Residency, -Surat-Sachin Palsana Road, Sachin, Surat, Gujarat 395015 (RP- Rs. 16,00,000/- (Rupees Sixteen Lac Only). 3. B-1004, Shiv Ranjani Residency-Surat-Sachin Palsana Road, Sachin, Surat, Gujarat 395015 (RP- Rs. 16,00,000/- (Rupees Sixteen Lac Only). 4. 702- UTC, -Ring Road-Udhana Darwaja, Surat, Gujarat 395015 (RP- (Rs. 1,50,00,000/- (Rupees One Crore And Fifty Lac Only) 5. B-901, Shiv Ranjani Residency, Sachin Palsana Road, Sachin, Surat, Gujarat 395015 (RP- Rs. 16,00,000/- (Rupees Sixteen Lac Only) 6. B-902, Shiv Ranjani Residency, Sachin Palsana Road, Sachin, Surat, Gujarat 39501 (RP- Rs. 16,00,000/- (Rupees Sixteen Lac Only) 7. C-1-901, Shiv Ranjani Residency, Sachin Palsana Road, Sachin, Surat Gujarat 395015 (Rs. 16,00,000/- (Rupees Sixteen Lac Only) 8. C-1/902, Shiv Ranjani Residency, Sachin Palsana Road, Sachin, Surat, Gujarat 395015 (Rs. 16,00,000/- (Rupees Sixteen Lac Only) 9. Office No 703, 7th Floor, Union Trade Centre, B/s Apple Hospital, Nr Udhna Darwaja, Ring Road, Khatodra Surat 395002 (RP- Rs.79,00,000/- (Rupees Seventy Nine Lac Only)		

Terms and Conditions:

- The Auction Sale is being conducted by the Authorised 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.
- 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 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 Authorised Officer/ ARCIL/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Ashutosh Gupta, Contact Number- +91 8657423595, email id: ashutosh.gupta@arcil.co.in & Aniket Chavan, Contact Number- +91 8898235146, email id: aniket.chavan@arcil.co.in
- 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 Number: Ashutosh Gupta, Contact Number- +91 8657423595, email id: ashutosh.gupta@arcil.co.in & Aniket Chavan, Contact Number- +91 8898235146, email id: aniket.chavan@arcil.co.in
- At any stage of the auction, the Authorised 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 without 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.

Place: Ahmedabad

Date: 17.06.2026

Sd/
Authorized Officer

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