



KAPOL BANK

Serving Society

THE KAPOL CO-OPERATIVE BANK LTD.
Multi State Scheduled bank

THE KAPOL CO OP BANK LTD
(UNDER LIQUIDATION)
Multi State Scheduled Bank

• Administrative Office : Royal House, 1st Floor, Mathuradas Road, Kandivali (West) Mumbai 400 067.

E-AUCTION SALE NOTICE

(Auction Sale / Bidding would be conducted only through Website <https://sarfaesi.auctiontiger.net/EPROC/>)

SALE OF IMMOVEABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorised Officer of The Kapol Co-operative Bank Limited (U/L) has taken over possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charge assets in the below-mentioned case for realization of Bank's dues will be held on "AS-IS-WHERE-IS BASIS", "AS-IS-WHAT-IS BASIS" and "WITHOUT RECOURSE" as specified hereunder :-

DESCRIPTION OF IMMOVABLE PROPERTY

Sr. No.	Name of the Borrower (NPA)	Description of property	Amount Outstanding Rs. (Secured Debt)	Reserve Price* & EMD	Bid Increase Amount	Inspection Date & Time	E-Auction Date & Time
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	I)M/s. Visuall Lights Pvt Ltd Director : 1)Mr.Rahul Jagdishraj Gupta 2)Mr.Rohit Jagdishraj Gupta II)M/s. Monalisa Enterprise Proprietor Mr.Rahul Jagdishraj Gupta Andheri Branch	Flat Nos.305 & 306, 3rd floor, Casa Blanca CHS Ltd, Yamuna Nagar, CTS NO.1(pt) village Oshiwara, Andheri (west), Mumbai-400053 area 520 sq ft super built up & 485 sq ft super built up respectively standing in the name of Mrs.Ameeta Rahul Gupta	Rs. 48,86,68,285/- as on 30.09.2025 with further interest thereon.	Rs.2,75,00,000/- (Reserve Price for combine flat) EMD of Rs.27,50,000/- to deposit at the time of submission of KYC documents	50000/-	20 th, 21st November 2025 & 25th , 26th November 2025 BETWEEN 10 A.M. TO 05 P.M.	10th December 2025 BETWEEN 10 A.M. TO 02 P.M
2	I)M/s. Visuall Lights Pvt Ltd Director : 1)Mr.Rahul Jagdishraj Gupta 2)Mr.Rohit Jagdishraj Gupta II)M/s. Monalisa Enterprise Proprietor Mr.Rahul Jagdishraj Gupta Andheri Branch	a) Shop no 1 & 2 Anita Apt, Anita Parks CHS Ltd Off N. Dutta Marg, Four Bunglows, Versova Andheri (west), Mumbai-400053 area 400 sq ft built up each standing in the name of Ms. Nikita Rahul Gupta & Mrs.Ameeta Rahul Gupta. b) Garage No.1, Gr floor, Anita Apt, Anita Parks CHS Ltd, Off N. Dutta Marg, Four Bunglows, Versova, Andheri (west) Mumbai-400053 area 120 sq ft built up standing in the name of Mrs.Ameeta Rahul Gupta		Rs.1,50,00,000/- (Reserve Price for shop No1.) EMD of Rs.15,00,000/- to deposit at the time of submission of KYC documents Rs.1,50,00,000/- (Reserve Price for shop No.2.) EMD of Rs.15,00,000/- to deposit at the time of submission of KYC documents Rs.20,00,000/- (Reserve Price for Garage No.1.) EMD of Rs.2,00,000/- to deposit at the time of submission of KYC documents	25000/- 25000/- 25000/-	20 th, 21st November 2025 & 25th , 26th November 2025 BETWEEN 10 A.M. TO 05 P.M.	10th December 2025 BETWEEN 10 A.M. TO 02 P.M
3	I)M/s. Visuall	Flat Nos. 78 & 81st		Rs. 1,35,00,000/-	50000/-	20 th, 21st	10th

3	M/s. Visual Lights Pvt Ltd Director : 1) Mr. Rahul Jagdishraj Gupta 2) Mr. Rohit Jagdishraj Gupta II) M/s. Monalisa Enterprise Proprietor Mr. Rahul Jagdishraj Gupta Andheri Branch	Flat Nos. 7 & 8, 1st floor, Samunder Darshan CHS Ltd, N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai-400053 area 1688 sq ft built up standing in the name of Mr. Rahul Jagdishraj Gupta, Mr. Rohit Jagdishraj Gupta and Mr. Ashwin Jagdishraj Gupta	Rs. 4,25,00,000/- (Reserve Price for combine flat) EMD of Rs. 42,50,000/- to deposit at the time of submission of KYC documents	50000/-	20th, 21st November 2025 & 25th, 26th November 2025 BETWEEN 10 A.M. TO 05 P.M.	10th December 2025 BETWEEN 10 A.M. TO 02 P.M.
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Other dues known to Bank (Rs. In Lakhs)

Description	Society Dues	Other Dues	Total	GST	Grand Total
Flat No. 7 & 8 Samunder Darshan	Rs. 3.00 lacs upto 30.09.2025	Rs. 0.24 lacs upto March'2025 (Property Tax) Rs. 0.23 lacs upto Oct 2024 (Electric Bill) Rs. 0.06 lacs upto Nov 2024 (MGL for Flat No. 8)	Rs. 3.53 lacs	Rs. 223.47 lacs upto July 2024	Rs. 266.02 lacs
Flat No. 305 & 306 Casa Blanca	Rs. 5.31 lacs upto 30.09.2025	Rs. 0.02 lacs upto August'2025 (Electric Bill) Rs. 0.03 lacs upto January'2025 (MGL for Flat No. 305)	Rs. 5.36 lacs		
Shop No. 1. Anita Apartment	Rs. 13.00 lacs upto 31.12.2024	Rs. 0.46 lacs upto March'2025 (Property Tax)	Rs. 13.46 lacs		
Shop No. 2. Anita Apartment	Rs. 15.00 lacs upto 31.12.2024		Rs. 15.00 lacs		
Garage No. 1 Anita Apartment	Rs. 5.20 lacs upto 31.12.2024		Rs. 5.20 lacs		
Total	Rs. 41.51 lacs	Rs. 1.04 lacs	Rs. 42.55 lacs		

The Successful bidder shall have to deposit 25% of the final bid amount (including EMD before Bid) not later than next working day. The auction will be conducted through the Bank's approved service provider M/s. e-Procurement Technologies Limited-Auction Tiger, bid form, terms and conditions of the said sale/auction, and procedure of submission of bid/offer are available from their website at <https://sarfaesi.auctiontiger.net/EPROC/>.

STATUTORY 30 DAYS NOTICE TO THE BORROWER / MORTGAGER / GUARANTORS UNDER THE SARFAESI ACT 7 RULES 2002.

The notice is also mandatory notice of 30(thirty) days to the borrower / mortgager / guarantors of the above-loan account. Under Rule 8 & 9 of the Security Interest. (Enforcement) Rules, 2002 and Provision of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about old auction / sale of the above-referred date and time with the advise to redeem the secured assets, if so desired by them, by paying the outstanding dues as mentioned therein above along with further interest, cost & expense, as per the rules / conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the secured assets shall at the direction of the authorized officer / secured creditor, be sold through any of the modes as prescribed under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002.

Earnest Money Deposit (EMD) shall be deposited through RTGS / NEFT fund transfer to credit of THE KAPOL CO-OP BANK LTD. "Account No. 12460200003291 IFSC Code : BARB0TARDEO, on or before 09.12.2025 upto 7.00 p.m.

KYC documents should reach the undersigned on or before 09.12.2025 upto 5.00 p.m.

For any other clarifications with regard to inspection, terms and conditions of the auction, kindly contact The Kapol Co-operative Bank Ltd. (U/L) on 9967307387/9768074005/8208183130

The bidder(s) who has deposited the earnest money amount before the cut off date with KYC shall be considered for the e-auction.

For detailed terms and conditions of the sale, please visit <https://sarfaesi.auctiontiger.net/EPROC/>

Date : 07.11.2025.

Place: Mumbai

Sd/-
Authorised Officer
On or Behalf of Liquidator
The Kapol Co-Operative Bank Ltd.(U/L)