

SAPPHIRE SPACE INFRACON PRIVATE LIMITED (IN LIQUIDATION)

AND

CONGLOME TECHNOCONSTRUCTIONS PRIVATE LIMITED (IN LIQUIDATION)

Liquidator's Communication Address- Contact:106, 1st Floor, Kanakia Atrium 2, Cross Road A, Behind Courtyard Marriott, Chakala, Andheri East, Mumbai - 400093 +91 9819799455;

Email: rp.sapphireinfracon@gmail.com and conglome.liquidator@gmail.com or harishkant2007@gmail.com

E -AUCTION – SALE OF ASSETS UNDER IBC, 2016

Date and Time of Auction 12th September 2025 (Friday) at 1:00 P.M. to 2:00 P.M.

(with unlimited extension of 5 minutes each)

Sale of Sapphire Space Infracon Private Limited (In Liquidation) and Conglome Technoconstructions Private Limited (In Liquidation) forming part of their respective Liquidation Estate under section 35(f) of IBC 2016 read with regulation 32 & 33 of IBBI (Liquidation Process) Regulations, 2016. The combined E-Auction process for both the Corporate Debtor's will be conducted on "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**" **AND NO RE COURSE BASIS**".

The E-auction Sale will be done by undersigned through e-auction service provider via eBKray auction platform website <https://ibbi.baanknet.com/eauction-ibbi/home>.

Amount in INR				
Sr No	Particulars	Reserve Price	EMD	Incremental Bid Amount
Option A: Sale of Corporate Debtors as a Going Concern jointly as per Regulation 32(e) of the IBBI Liquidation Process Regulations, 2016				
Date and Time of Auction: 12 th September 2025 (Friday) at 1:00 PM to 02:00 PM				
1	<p>a. Conglome Technoconstructions Private Limited: (Absolute owner of the immovable property comprised in Survey Nos 17, 39/2, 35/1/A and 39/2/1 Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx. 16.22 acres and structures constructed thereupon.</p> <p>b. Sapphire Space Infracon Private Limited (Absolute owner of the immovable property comprised in Survey Nos 17/2B, 39/2, 35 and 11/1A, Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx. 16 acres and structures constructed thereupon.</p>	INR 46,56,80,500	INR 4,65,68,050	INR 25,00,000
Option B: Sale of Assets in Parcel				
Date and Time of Auction: 12 th September 2025 (Friday) at 03:00 PM to 04:00 PM				
1	<p>The real estate project (i.e. Sathyanaagar Project) is jointly owned by the below Corporate Debtors:</p> <p>a. Conglome Technoconstructions Private Limited: (Absolute owner of all that piece and parcel of the immovable property comprised in Survey Nos 17, 39/2, 35/1/A and 39/2/1 Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx. 16.22 acres and structures constructed thereupon.</p> <p>c. Sapphire Space Infracon Private Limited (Absolute owner of all that piece and parcel of the immovable property comprised in Survey Nos 17/2B, 39/2, 35 and 11/1A, Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx. 16 acres and structures constructed thereupon.</p>	INR 46,56,80,500	INR 4,65,68,050	INR 25,00,000

Note:

1. *Bidding shall be allowed on Submission of EMD.*
2. *The Liquidator reserves the right to cancel or modify the process without assigning any reason and without any liability. This is a non-binding process and shall be subject to discretion of Liquidator/Stakeholders Consultation Committee. Refer Process Memorandum for further details.*
3. *The prospective bidder shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and if found ineligible at any stage, the earnest money deposited shall be forfeited.*

Last date for Submission of Bid documents:

06th September 2025 (Saturday)

Last date of EMD submission for E-auction:

09th September 2025 (Tuesday)

Date and time of E-Auction:

12th September 2025 (Friday)

Note: The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction sale are available on <https://ibbi.baanknet.com/eauction-ibbi/home>

Date: 09th August 2025

Place: Mumbai

Sd/-
Harish Kant Kaushik
Liquidator of Sapphire Space Infracon Private Limited &
Conglome Technoconstructions Private Limited

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Reg. No. IBBI/IPA-001/IP-P01469/2018-2019/12340
Authorization for Assignment valid till 31st December 2025