

# SANGHVI LAND DEVELOPERS

## PRIVATE LIMITED (IN LIQUIDATION)

Liquidator's correspondence address: 811, Meadows Sahar Plaza Sub Plot A, Building No. 6,  
Next to Kohinoor Continental, Mumbai - 400059

**E- AUCTION – on a standalone basis &/or assets collectively UNDER IBC, 2016.**  
**Date and Time of Auction – Monday, 5th January 2026 between 2:00pm to 5:00 pm.**

Notice is hereby given by the undersigned to the public in general that the below mentioned "e-Auction Sale -Unit Wise &/Or together of M/s Sanghvi Land Developers Private Limited- In Liquidation ("Corporate Debtor"), with the assets in possession of the liquidator OR not in possession; forming part of Liquidation estate in accordance with Section 36 of IBC 2016, via e-auction, is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE", As such sale is without any kind of warranties and indemnities. Online e-Auction through the portal – <https://ebkraj.in>

Sr. No.	Office No.	Area SQF Carpet	Area SQM Carpet	Possession	Remarks	Reserve Price INR	EMD INR	Incremental Amount INR
<b>A. Units in Sanghvi Square Premises CSL, Ghatkopar</b>								
1	507	97	9.01	Physical	OC Received	12,25,278	1,22,528	12,250
2	511-512	1489	138.33	Physical	OC Received	1,76,94,233	17,69,423	1,77,000
3	601-602	3450	320.51	Physical	No OC Please refer to IOD CC & OC & Approved Floor plan	3,17,00,930	31,70,093	3,17,000
4	004A	224.88	20.90	Eviction Notice issued Litigation in NCLT	OC Received. In Litigation in SCC	1,20,09,810	12,00,981	1,20,100
5	Parking	600	55.74	Physical	OC Received	15,58,450	1,55,860	15,586
<b>TOTAL</b>						<b>6,41,88,700</b>	<b>64,18,885</b>	
<b>B. Plant &amp; Machinery on 6th Floor of Sanghvi Premises Premises CSL, Ghatkopar</b>								
6		Old & Used/ Stocklot		Physical		70,426	7,043	700
<b>TOTAL</b>						<b>6,42,59,126</b>	<b>64,25,928</b>	<b>6,42,600</b>
<b>Note</b>								

1 BMC & Society Claim of Rs. 2,18,46,500/- is contingent to crop up

2 Bidders to do their own complete due diligence independently & bid.

3 Liquidator has shared information on basis of documents made available Corporate Debtor, Banks & BMC; however Liquidator do not owe any

4 responsibility towards its authenticity or otherwise.

Terms & Conditions Apply as will be shared in process memorandum

<b>2 Participating in the Auction</b>	All interested buyers must adhere to the Process Memorandum. To participate in the auction, all the interested bidders are requested to kindly submit the documents, the formats of which are available in the process memorandum. Further, the qualified bidders are also requested to deposit EMD within the timeline, as per the guidelines provided in the process memorandum to fulfil the eligibility criteria. Earnest Money Deposit (EMD) of the successful bidder shall be forfeited if found ineligible during the auction process. All prospective bidders must submit necessary documents, including a declaration of eligibility under Section 29A, as specified in the auction notice on the electronic auction platform or as mentioned in the auction notice. To access the process memorandum, eligibility documents, complete list of assets, visit the auction portal – <a href="https://ebkraj.in">https://ebkraj.in</a> or alternatively you may reach out to the Liquidator on <a href="mailto:sanghvilanddevelopers@gmail.com">sanghvilanddevelopers@gmail.com</a>
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<b>3 Timelines For Participation</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">S. No.</th> <th style="width: 60%;">Event</th> <th style="width: 35%;">Period</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Public Announcement of Auction</td> <td>04th December, 2025</td> </tr> <tr> <td>2</td> <td>Submission of Bid Forms (as per Clause 9), KYC Declaration and Declaration Forms as per the Terms and Conditions of the e-Auction"</td> <td>5th December, 2025 to 27th December 2025</td> </tr> <tr> <td>3</td> <td>Date of declaration of qualified bidder</td> <td>29th December 2025</td> </tr> <tr> <td>4</td> <td>Site visit and due diligence (the same shall be allowed only to the qualified bidders and with prior intimation to the Liquidator)</td> <td>31st December 2026 to 03rd January 2025 By Prior Appointment</td> </tr> <tr> <td>5</td> <td>Deadline for EMD Submission</td> <td>4th January 2026</td> </tr> <tr> <td>6</td> <td>Auction Date: Bidding on E-Auction Portal</td> <td>05th January 2026</td> </tr> <tr> <td>7</td> <td>Announcement of Successful Bidder</td> <td>06th January 2026</td> </tr> <tr> <td>8</td> <td>Payment of Balance Sale Consideration by the Successful Bidder</td> <td>Within 30 days from date of demand (without interest) Within 90 days from date of demand (with 12% PA interest)</td> </tr> <tr> <td>9</td> <td>Refund of Earnest Money Deposit to unsuccessful bidders</td> <td>07th January 2026</td> </tr> </tbody> </table>	S. No.	Event	Period	1	Public Announcement of Auction	04th December, 2025	2	Submission of Bid Forms (as per Clause 9), KYC Declaration and Declaration Forms as per the Terms and Conditions of the e-Auction"	5th December, 2025 to 27th December 2025	3	Date of declaration of qualified bidder	29th December 2025	4	Site visit and due diligence (the same shall be allowed only to the qualified bidders and with prior intimation to the Liquidator)	31st December 2026 to 03rd January 2025 By Prior Appointment	5	Deadline for EMD Submission	4th January 2026	6	Auction Date: Bidding on E-Auction Portal	05th January 2026	7	Announcement of Successful Bidder	06th January 2026	8	Payment of Balance Sale Consideration by the Successful Bidder	Within 30 days from date of demand (without interest) Within 90 days from date of demand (with 12% PA interest)	9	Refund of Earnest Money Deposit to unsuccessful bidders	07th January 2026
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Since Sanghvi Land Developers Private Limited is undergoing Liquidation Proceedings under the provisions of the Insolvency and Bankruptcy Code, 2016, all interested bidders are advised to contact the undersigned by writing to [sanghvilanddevelopers@gmail.com](mailto:sanghvilanddevelopers@gmail.com)

Sd/-  
**Sanjay R. Mahajan**  
Liquidator of Sanghvi Land Developers Private Limited  
IBBI Regn No. IBBI/PA-001/IP-P02122/2021-22/13523  
Process Specific Email ID – [sanghvilanddevelopers@gmail.com](mailto:sanghvilanddevelopers@gmail.com)  
Registered Email- [sanjaymahajan@hotmail.com](mailto:sanjaymahajan@hotmail.com)  
Address for Communication:

Date: 4th December, 2025  
Place: Mumbai.

C/o Orion Resolution & Turnaround PL, 811, Meadows, Sahar Plaza,  
JB Nagar/Chakala, Andheri-Kurla Road, Andheri East, Mumbai-400059