

SAPPHIRE SPACE INFRACON PRIVATE LIMITED (IN LIQUIDATION)**AND****CONGLOME TECHNOCONSTRUCTIONS PRIVATE LIMITED (IN LIQUIDATION)**

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COMPOSITE E-AUCTION – SALE OF ASSETS UNDER IBC, 2016

Date and Time of Auction 09th October 2026 (Wednesday) at 12:00 P.M. to 01:00 P.M.

(with unlimited extension of 5 minutes each)

Sale of assets owned by 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 sale of assets of both the Corporate Debtors will be conducted on "AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" AND NO RECOURSE BASIS".

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

Amount in INR

Sr No	Particulars	Reserve Price	EMD	Incremental Bid Amount
1	Composite sale of the Sathyanagar Project of Conglome Technoconstructions Private Limited and Sapphire Space Infracon Private Limited, by way of a slump sale under Regulation 32(b) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, as amended, comprising all assets, rights, title, interests, benefits, entitlements and obligations forming part of the Sathyanagar Project and capable of being transferred under Applicable Law, including: (a) Conglome Technoconstructions Private Limited: immovable property comprised in Survey Nos. 17, 39/2, 35/1/A and 39/2/1, Ranishigaon (Nevale) village, Boisar-Palghar, District Palghar, Maharashtra, admeasuring approximately 16.22 acres, together with all structures constructed thereon and all rights and appurtenant interests relating thereto; (b) Sapphire Space Infracon Private Limited: immovable property comprised in Survey Nos. 17/2B, 39/2, 35 and 11/1A, Ranishigaon (Nevale) village, Boisar-Palghar, District Palghar, Maharashtra, admeasuring approximately 16 acres, together with all structures constructed thereon and all rights and appurtenant interests relating thereto; (c) all Development Rights, including rights arising under the Joint Development Agreement and other Project-related arrangements; (d) all FSI, fungible FSI, premium FSI, TDR, loading rights and other development potential relating to the Sathyanagar Project, to the extent available and transferable under Applicable Law; (e) all buildings, structures, works-in-progress, infrastructure, common areas, amenities, utilities and other improvements forming part of the Sathyanagar Project; (f) all Units forming part of the Sathyanagar Project, other than Units in respect of which possession has been handed over to the respective Allottees prior to the applicable Insolvency Commencement Dates of the respective Corporate Debtors and which are excluded from the liquidation estate under Regulation 46A of the Liquidation Regulations; (g) all registered Agreements for Sale in respect of the Units forming part of the Sathyanagar Project, together with the rights, benefits and continuing contractual obligations arising thereunder and capable of being transferred under Applicable Law;	INR 36,00,00,000	INR 3,60,00,000	INR 25,00,000



	(h) all Project Receivables arising from or in relation to the Sathyanagar Project, the Sale Assets, the Units and the registered Agreements for Sale, excluding any receivables, monies, interest, compensation or other amounts exclusively attributable to Units in respect of which possession has been handed over to the respective Allottees prior to the applicable Insolvency Commencement Date; (i) all Approvals, sanctions, permissions, licences, registrations and other regulatory entitlements relating to the Sathyanagar Project, to the extent transferable, capable of transfer, renewal or revalidation under Applicable Law; (j) all Project Documents, designs, drawings, plans, technical documents, intellectual property, records and data relating to the Sathyanagar Project; (k) all contractual rights, benefits and obligations relating to the Sathyanagar Project and capable of being transferred to the Successful Bidder; and (l) all other assets, rights, interests, benefits and entitlements forming part of or incidental to the Sathyanagar Project and more particularly described in the Process Memorandum. The Sale shall be undertaken as a single composite and indivisible slump sale for a single lump-sum consideration, on an "As Is Where Is", "As Is What Is", "Whatever There Is", "No Recourse" and "Without Representation or Warranty" basis, subject to the terms of the Process Memorandum and the Liquidation Regulations.			
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Notes to the Auction Process:

1. Bidding shall be allowed only on submission of EMD. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform only.
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/ Committees of Creditors. Refer Process Memorandum for further details.
3. Prospective bidder shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform. In the event, bidder is found ineligible, EMD shall be forfeited.

Site Inspection / EMD submission

: 07 October 2026

Date and time of E-Auction

: 09 October 2026 at 12:00 P.M. to 01:00 P.M

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>.

Prospective bidder is advised to submit all the bid related documents including EMD on the Baanknet portal through (<https://ibbi.baanknet.com/eauction-ibbi/home>) only.

In case of any clarification, please contact the undersigned at conglome.liquidator@gmail.com and rp.sapphireinfracon@gmail.com

Date: 09th September 2026

Place: Mumbai



Harish Kant Kaushik
Liquidator of Sapphire Space Infracon Private Limited and
Conglome Technoconstructions Private Limited

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