

**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 12<sup>th</sup> 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 RECOURSE 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>.

Sr No	Particulars	Reserve Price	Amount in INR	
			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 <sup>th</sup> September 2025 (Friday) at 1:00 PM to 02:00 PM				
1	<p>a. <b>Conglome Technoconstructions Private Limited:</b> (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. <b>Sapphire Space Infracon Private Limited</b> (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 <sup>th</sup> September 2025 (Friday) at 03:00 PM to 04:00 PM				
1	<p>The real estate project (i.e. Sathanagar Project) is jointly owned by the below Corporate Debtors:</p> <p>a. <b>Conglome Technoconstructions Private Limited:</b> (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. <b>Sapphire Space Infracon Private Limited</b> (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 & EMD  
Date and time of E-Auction:

09<sup>th</sup> September 2025 (Tuesday)  
12<sup>th</sup> 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>.

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

**Date: 09<sup>th</sup> August 2025**  
**Place: Mumbai**



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

**Communication Address:**  
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**Cross Road A, Behind Courtyard Marriott,**  
**Chakala, Andheri East, Mumbai - 400093**  
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**Reg. No. IBBI/IPA-001/IP-P01469/2018-2019/12340**  
**Authorization for Assignment valid till 31<sup>st</sup> December 2025**