

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 07th November 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>.

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: 07 th November 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 41,91,15,000	INR 4,19,11,500	INR 25,00,000
Option B: Sale of Assets in Parcel Date and Time of Auction: 07 th November 2025 (Friday) at 02:00 PM to 03:00 PM				
1	<p>The real estate project (i.e. Sathanagar 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>b. 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 41,91,15,000	INR 4,19,11,500	INR 25,00,000



(Handwritten signature)

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.
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. Prospective bidders 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.

Last date for submission of Expression of Interest /

Site Inspection / EMD submission

Date and time of E-Auction

:

05th November 2025 (Wednesday)

:

07th November 2025 (Friday) at 1:00 P.M. to 3:00 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>)

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

Date: 08th October 2025

Place: Mumbai



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

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