

PRIVATE AND CONFIDENTIAL  
Not for Circulation

# **SATHYA NAGAR-BOISAR AFFORDABLE HOUSING PROJECT**

## **INVESTMENT TEASER**

**Co- Developed By:**

- Conglome Technoconstructions Pvt Ltd**
- Sapphire Space Infracon Pvt Ltd**

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# Sapphire Space Infracon Private Limited

Company Name	Sapphire Space Infracon Private Limited
Listing Status	Unlisted
Constitution	Company Limited by Shares
Corporate Identification Number	U45200MH2008PTC179662
Incorporation Date	04-03-2008
Registered Office as per MCA records	23 F, Laxmi Industrial Estate, Andheri New Link Road, Andheri (West), Mumbai, Maharashtra, PIN- 400053
Business Operations	<p>SSIPL had entered into Joint Development Agreement with Conglome Techno Construction Private Limited and Sriram Land Development India Private Limited on 5 October 2009 for construction of the Sathya Nagar project located at Boisar (Distt Palghar, Maharashtra).</p> <p>Thereafter, amendments were carried out to the above Joint Development Agreement on 11 December 2014 for appointing SSIPL as the Co-Developer for construction, marketing &amp; management of the Project.</p>
Current Status	Under Liquidation Process as per the provisions of Insolvency and Bankruptcy Code.

# Conglome Technoconstructions Private Limited

Company Name	Conglome Technoconstructions Private Limited
Listing Status	Unlisted
Constitution	Company Limited by Shares
Corporate Identification Number	U45203KA2007PTC051196
Incorporation Date	30-04-2007
Registered Office as per MCA records	33 & 44, 1&2, 8 <sup>th</sup> Main, 4 <sup>th</sup> Cross, Sadashiv Nagar RMV Extension, Bangalore, Karnataka PIN-560080
Business Operations	Conglome Techno Construction Private Limited had entered into Joint Development Agreement (JDA) with Sapphire Space Infracon Private Limited and Sriram Land Development India Private Limited on 5 October 2009 for construction of the Sathya Nagar project located at Boisar. Conglome has the supervisory and monitoring role in respect of the Project.
Current Status	Under Liquidation Process as per the provisions of Insolvency and Bankruptcy Code.

# Details/Information related to Joint Development Agreement

<b>Joint Development Agreement</b>	5 October 2009 between Conglome Techconstruction Private Limited (Conglome), Sapphire Space Infracon Private Limited (Sapphire) and Sriram Land Development India Private Limited. (Amended as on 11.12.2014 and as on this date the JDA is subsisting only between Sapphire and Conglome.
<b>Total Area of Land</b>	32.22 Acres - 15 Acres by Conglome, 16 Acres by Sapphire and 1.22 Acres by Sriram Land (prior to First amendment to JDA). Post-1st amendment to JDA, Sriram Land does not hold any land rights
<b>Phase 1</b>	Phase-1 shall mean that portion of the project and such number of Units comprising of approx. 3,30,000 (Three Lakh Thirty Thousand) Sft built-up area sold to customers prior to 11.12.2014
<b>Phase 2</b>	Phase-2 shall mean that portion of the project and such number of units comprising approx. 6,70,000 Square Feet built-up area
<b>Development Rights</b>	<p>Based on JDA dt. 5.10.2009 Conglome has the developmental rights of the Project and both Sapphire and Sriram have executed power of attorney 5 November 2009 in favor of Conglome.</p> <p>Post-2nd amendment to JDA dated 11.12.2014, Sapphire is appointed as 'Codeveloper' of the project and will take lead role in the development and completion of the project.</p>

(Source: The above details have been extracted from the copies of Joint Development Agreements)

# Land Ownerships Details Between Parties of JDA

Party Name	Land Ownership Details
Conglome Technoconstructions Private Limited	<ol style="list-style-type: none"><li>1. Absolute owner of all that piece and parcel of the immovable property comprised in Survey Nos 17, 39/2, and 35/1/A, Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx. 15 acres more particularly detailed in “Schedule 1” slide.</li><li>2. Absolute owner of all that piece and parcel of the immovable property comprised in Survey No. 39/2/1, Ranishigaon (Nevale) village, Thane District, Maharashtra, measuring approx 1.22 acres more particularly detailed in “Schedule 2” slide.</li></ol>
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 more particularly detailed in “Schedule 3” slide.

*(Source: The above details have been extracted from the copies of Joint Development Agreements)*

# Schedule 1 – Details of Land owned by Conglome Technoconstructions Pvt Ltd

Village	S No.	Hiss No.	Area H.R.	Ass. R.P.
Rani Shigoan	17	2B	0-32-0	1-01
Rani Shigoan	39	2/1	03-72-0	4-85
Rani Shigoan	35	1A	2-05-0	3-81
<b>Rani Shigoan</b>	<b>39</b>	<b>2/1</b>	<b>4-12-0</b>	<b>4-85</b>
<b>Total Area ~16 acres</b>				

*(Source: The above details have been extracted from the copies of Joint Development Agreements)*

## Schedule 3 – Details of Land owned by Sapphire Space Infracon Pvt Ltd

Village	S No.	Hiss No.	Area H.R.	Ass. R.P.
Rani Shigoan	17	2/1B	1-04-0	5-41
Rani Shigoan	39	2	1-40-0	1.58
Rani Shigoan	35	1B	3-80-0	7-04
Rani Shigoan	11	1B	0-56-0	1-37
Total Area ~16 crs				



# Sathya Nagar Project Details

PARTICULARS	DETAILS
<b>Project Details</b>	Survey No.17, 39/2, 17/2B, 39/2, 35, 11/1A & 39/2/1, at Ranishigaon Village, Boisar-Palghar, District: Palghar
<b>Plot Area</b>	1,29,700 Sq. Mtr. Co-owned by SSIPL and Conglome Technoconstructions Private Limited (SSIPL: 68,000 Sq. Mtr., and Conglome: 61,700 Sq. Mtr.)
<b>Type of Land</b>	Non-Agricultural. <b>Non-Agricultural, approved for Non-Agricultural Town Planning purposes</b>
<b>Type of Property</b>	Residential & Commercial
<b>Type of Occupation – Owned/Tenant occupied</b>	The Project is partly constructed & possession handed over to certain flat owners.
<b>Stage of Construction</b>	The Project ~35% completed
<b>Property / Development Plan Details</b>	<ul style="list-style-type: none"> <li>• The Project to be developed in 3 Phases.</li> <li>• Phase 1 of the project consists of Row House Type R1 &amp; R2 consists of G+1 Upper Floor.</li> <li>• Phase 2 of the project consists of proposed Row House Type 1&amp; A Type Building of Ground+2 Upper Floors.</li> <li>• Phase 3 of the project consists of Proposed B Type Building of Ground+2 Upper Floors.</li> </ul>

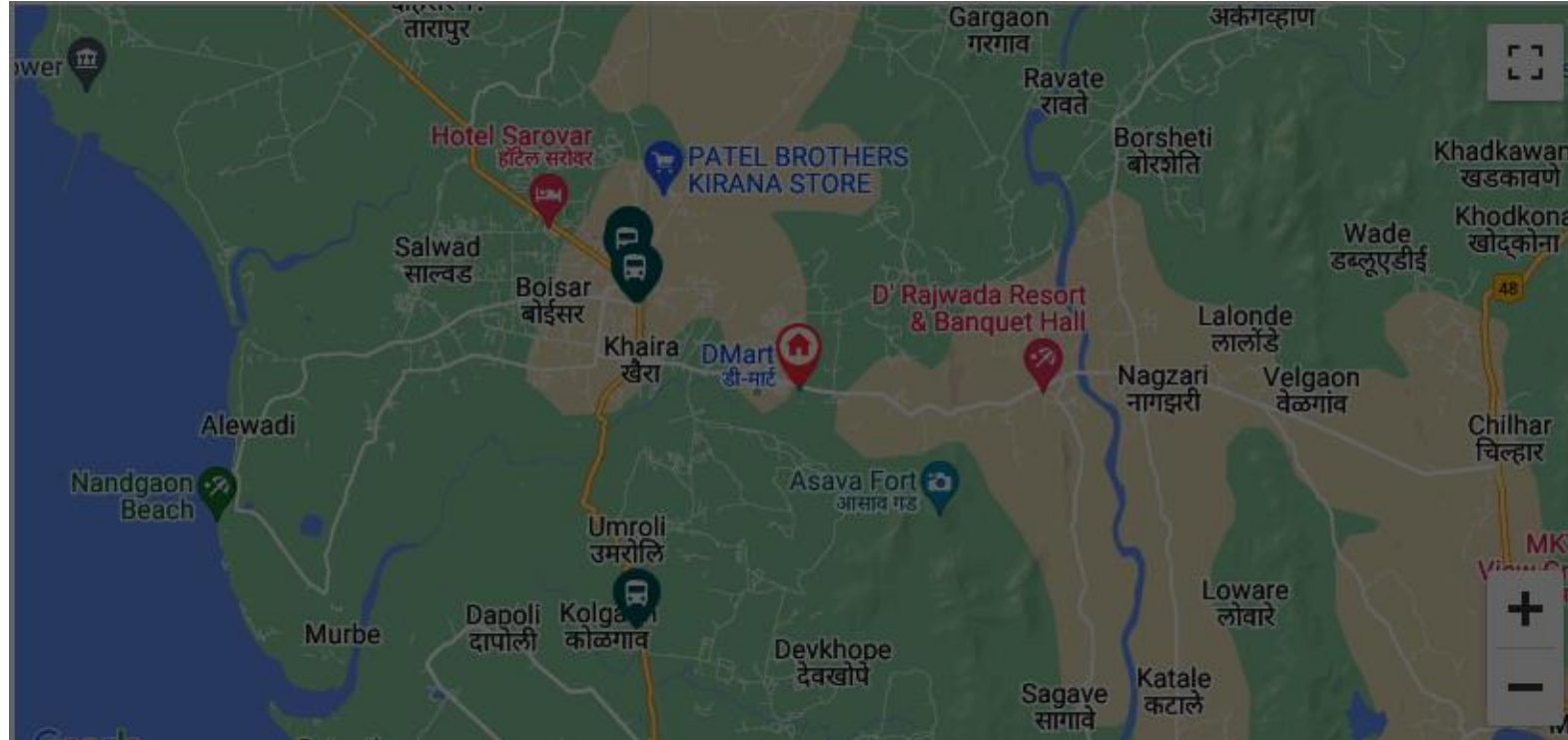
*Note: The above information is provided by the management of the company.*

# Details of Non-Agricultural Land

Type of Land	Non-Agricultural
Document Reference No.	Revenue Dept. 1,1/T,1/NAP/SR/-103/2009
Date of Document	12/10/2009
Authorising Department	Additional Collector's Office, Headquarters Jawahar

*Note: The above information is provided by the management of the company.*

# Accessibility to Sathya Nagar Project



Sathya Nagar  
Project

✓ Chhatrapati Shivaji Maharaj International Ai..	101.3 Km	✓ Palghar Railway Station	5.2 Km
✓ Umroli railway Station	10 Km	✓ Boisar Railway Station	15.5 Km
✓ Vaitarna Railway Station	57.7 Km	✓ Virar Railway Station	60.9 Km
✓ Borivali Bus Stand	82.5 Km	✓ Dadar Asiad Bus Station	107.6 Km
✓ Shivneri Bus Stand	107.6 Km	✓ Parel Bus Stand	107.9 Km

# Area of the Premises as per Sanctioned Plan

BUILDING PLAN SANCTION			Layout & Building Plan No. 103/2009 dated 12 October 2009 approved by Senior District Officer of Thane					
AREA OF THE PREMISES AS PER SANCTIONED PLAN								
S.No.	Type	Floors	Built up area in sq. mtr.				No. of Row Houses / Building	Total built up area in sq. mtr.
			Ground Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Total		
1	Row House Type – R1	Ground+1 Upper Floor	18.5	19.05	–	37.55	952	35,747.60
2	Row House Type – R2	Ground+1 Upper Floor	16.65	14.65	–	31.3	752	23,537.60
3	Building Type – A	Ground+2 Upper Floors	134.25	134.25	134.25	402.75	348 (29 buildings each with 12 Units)	11,679.75
4	Building Type – B	Ground+2 Upper Floors	100.2	100.2	100.2	300.6	720 (60 buildings each with 12 Units)	18,036.00
TOTAL						772.20	2772	89,000.95

*Note: The above information is provided by the management of the company.*

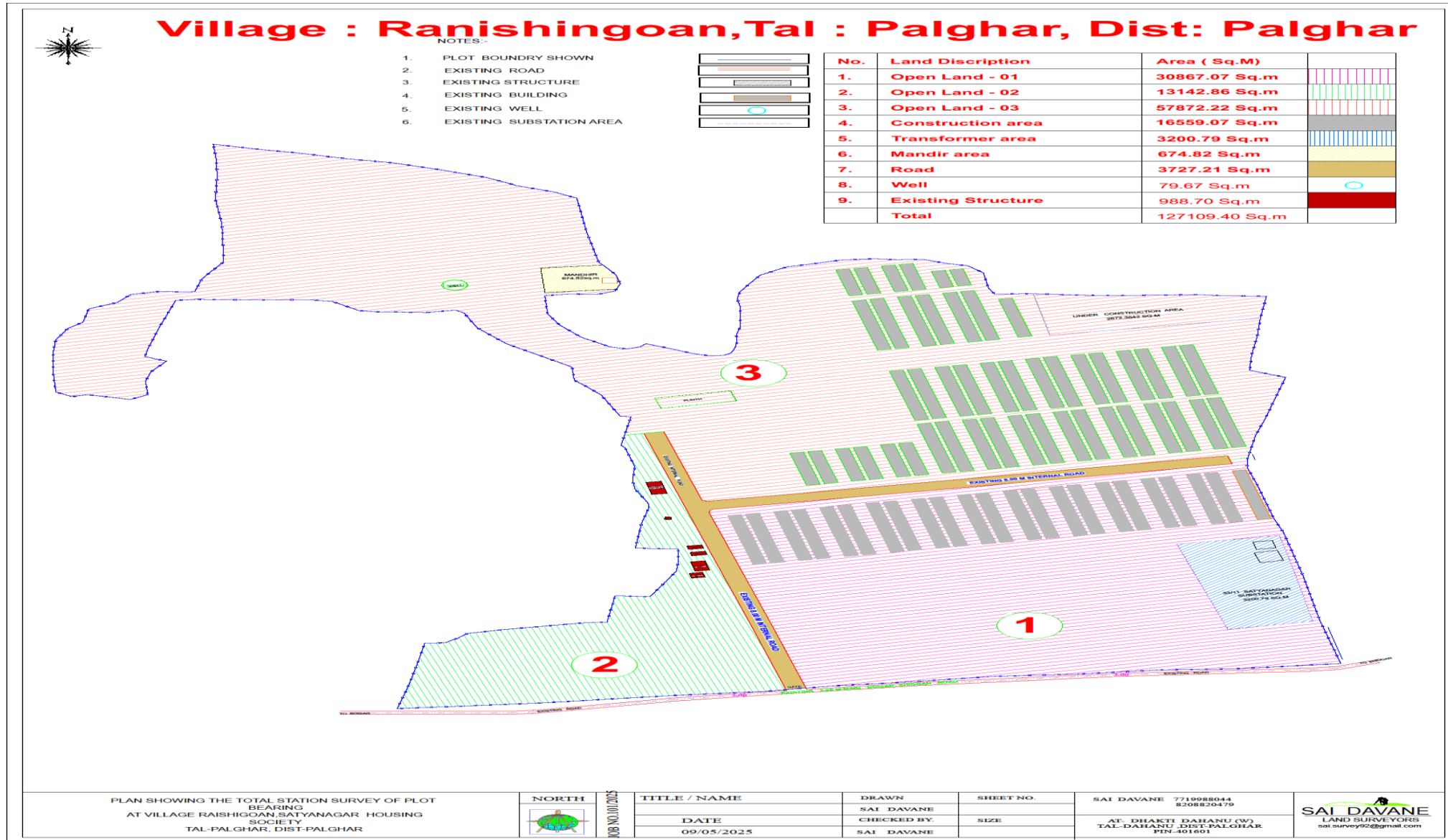
# Current Status of the Project in terms of Saleable Area

<b>PRESENT PROJECT STATUS</b>	<b>SQ. MTR. / SQ. FT.</b>
<b>A. Total Land Area including share of all landowners</b>	<b>1,29,700 Sq. Mtr.</b>
<b>B. Total built up area approved as per Project Plan</b>	<b>~ 89,000 Sq. Mtr.</b>
<b>C. Total Saleable area as per the Sales Team Plans</b>	<b>~9,57,000 Sq.Ft.</b>
i. Residential	9,00,000 Sq. Ft.
ii. Commercial	70,000 Sq. Ft.
<b>D. Total Sold as on this date as per available information</b>	
i. Residential	~3,00,000 Sq. Ft.
ii. Commercial	3,000 Sq. Ft.
<b>E. Balance saleable area (WIP) [C-D]</b>	<b>~6,54,000 Sq. Ft.</b>
<b>F. Additional possible saleable area / FSI</b> subject to applying for further enhancement of applicable FSI, obtention of its approval from Authority while adhering to height restrictions due to presence of nuclear power plant in the vicinity and within radius of 16 kms of the site.	~2,50,000 Sq. Ft. to 3,00,000 Sq. Ft.
<b>TOTAL POSSIBLE AVAILABILITY OF SALEABLE AREA (E+F)</b>	<b>~9,00,000 Sq. Ft.</b>

*Note: The above information is provided by the directors of the company.*



# Map of the Site



Note: Its illustrative map of the Project. Please don't use it for purpose of standard scale

# Legal Status

- **Conglome Technoconstructions Pvt Ltd** (Co-developer of the Sathya Nagar Housing Project) had been ordered for liquidation by orders dated 06 Jan 2021 issued by National Company Law Tribunal, Bengaluru Bench under the provisions of Insolvency and Bankruptcy Code 2016.

Harish Kant Kaushik, Insolvency Professional, is appointed as the Liquidator by NCLT w.e.f 14March 2022.

- **Sapphire Space Infracon Pvt Ltd** (Co-developer of the Sathya Nagar Housing Project) had been ordered to initiation of the Liquidation process by orders dated 30Nov, 2023 issued by the National Company Law Tribunal, Mumbai Bench under the provisions of Insolvency and Bankruptcy Code 2016 and appointed Harish Kant Kaushik, Insolvency Professional as Liquidator of the Company w.e.f 30Nov, 2023.

## Contact Details

Particulars	Details
<b>Name of the Liquidator</b>	Harish Kant Kaushik – IBBI/IPE-01/P-01469/2018-19/12340
<b>Address</b>	F-1904, Sapphire Regency Towers, Kavesar, Ghodbundar Road, Thane (West) – (MH) 400615  106, Kanakia Attrium-2, Behind Courtyard Marriot Hotel Chakala MIDC, Andheri East, Mumbai- 400093
<b>Contact Details</b>	Email– <a href="mailto:rp.sapphireinfracon@gmail.com">rp.sapphireinfracon@gmail.com</a> <a href="mailto:conglome.liquidator@gmail.com">conglome.liquidator@gmail.com</a>  Mobile – 9819799455