Uni Abex Alloy Products Limited

3rd October, 2025

BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai - 400 001

Dear Sir / Madam,

Sub: Intimation under Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 – Update on sale of Company's land at Thane

Further to our earlier communication in the matter and pursuant to Regulation 30 of SEBI (Listing Obligations & Disclosure Requirements), Regulations 2015, we would like to inform you that based on the final negotiation with the buyer, the Company has entered into an agreement for sale (AFS) for the Company's land at Thane and more specifically detailed in the Annexure I annexed. We would also like to inform you that the sale of Company's land would not have any impact on the business operations of the Company. Further, the sale of this Property does not constitute as an undertaking or substantially the whole of the undertaking of the Company in terms of section 180(1)(a) of the Companies Act, 2013.

The same is also available on the website of Company at www.uniabex.com

This is for your information and records.

Thanking you

Yours faithfully,
For Uni Abex Alloy Products Limited

Bhautesh Ashwin Shah
Digitally signed by Bhautesh Ashwin Shah
Date: 2025.10.03 19:13:57 +05'30'

Bhautesh Shah
Company Secretary & Compliance Officer

Encl: As above

Annexure I

Details as required under Regulation 30 read with Schedule III of the Listing Regulations:-

Sr. No.	Particulars	Details
a.	the amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year	(i) Turnover-Not applicable, (ii) Revenue- Not Applicable (iii) Net-worth – 0.098%
b.	date on which the agreement for sale has been entered into	Based on the approval of the Board of Directors of the Company at it's meeting held today i.e. 3rd October, 2025, the Company has entered into an agreement for sale (AFS), without possession today i.e. 3rd October, 2025 with the Buyer.
c.	the expected date of completion of sale/disposal	The transaction is expected to be completed by 31st January, 2026. This transaction will be subject to requisite regulatory approvals, if any.
d.	consideration received from such sale/disposal	While the total transaction value is Rs.244.23 crore (subject to applicable tax), the Company on signing of agreement for sale (AFS) has received an advance amount of Rs.48.85 crore (gross subject to applicable tax) and balance on conveyance subject to regulatory approval/s, if any.
e.	brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	Buyer: RSVM Hospitality Private Limited. Buyer is not related to promoter or promoter group or any of group companies.
f.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length	No

g.	whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations	The sale is not part of a scheme of arrangement. Further the sale of the said Land & buildings does not attract the terms of Regulation 37A of SEBI LODR regulation as it does not constitute an undertaking or substantially the whole of the undertaking of the company under Section 180(1)(a) of Companies Act 2013.
h.	additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale	Not applicable
i.	details of Land and building	Out of Thane land (survey no. 318/3, 319/3, 320, 321/1, Mouje Majiwade, Taluka and Sub-District Thane) land admeasuring 9.45 Acres and buildings appurtenant thereto is proposed to be sold. Parties have entered into an agreement for Sale (AFS). Final conveyance is expected by 31st January, 2026.