



Uni Abex Alloy Products Limited

11th March, 2026

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 with reference to the marginal area of 2,520 sq mtrs of Thane Land which was remaining with the Company, the same has been subject to compulsory acquisition by Mumbai Metropolitan Region Development Authority (MMRDA) on account of Thane (Tikuji ni wadi) Borivali underground tunnel for which necessary compensation has been agreed to be paid by MMRDA and more detailed in the disclosure annexed. Further, the Company shall be contesting the compensation amount with the competent authority in the interim with regards to the valuation methodology adopted by the MMRDA.

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 Shah
Company Secretary & Compliance Officer


Encl: As above

 Regd. Office: Liberty Building, Sir Vithaldas Thackersey Marg, Mumbai-400020, Tel.: +91-22-22084436
Factory: Plot No: 583 & 584-A, Belur Industrial Area, Dharward, Karnataka-580011, India.

 +91 0836-2971320/0836-2971321

 +91-22-22082113

 For general query: info@uniabex.com
Investor query: companysecretary@uniabex.com

 www.uniabex.com



A Neterwala Group Company

CIN:L27100MH1972PLC015950

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 – 0.006%
b	date on which the agreement for sale has been entered into	N.A
c	the expected date of completion of sale/disposal	2,520 sq mtrs of Thane Land has been subject to compulsory acquisition by Mumbai Metropolitan Region Development Authority (MMRDA) on account of Thane (Tikuji ni wadi) Borivali underground tunnel. The Company shall receive an approximate amount of Rs. 22.32 crores as per Right to get Reasonable Compensation at the time of Land Acquisition, Rehabilitation and Re-establishment and Transparency Act, 2013.
d	consideration received from such sale/disposal	The Company shall receive an approximate amount of Rs.22.32 crores as per the Right to get Reasonable Compensation at the time of Land Acquisition, Rehabilitation and Re-establishment and Transparency Act, 2013
e	brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	Buyer: MMRDA 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




Uni Abex Alloy Products Limited

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	2520 sq mts of Thane land at survey no. 321/1, Mouje Majiwade, Taluka and Sub-District Thane) land admeasuring is being compulsorily acquired by MMRDA.

 Regd. Office: Liberty Building, Sir Vithaldas Thackersey Marg, Mumbai-400020, Tel.: +91-22-22084436
Factory: Plot No: 583 & 584-A ,Belur Industrial Area, Dharward, Karnataka-580011, India.

 +91 0836-2971320/0836-2971321

 +91-22-22082113

 For general query: info@uniabex.com
Investor query: companysecretary@uniabex.com

 www.uniabex.com



A Neterwala Group Company

CIN:L27100MH1972PLC015950