यह नया विक्रय नोटिस सभी संबंधित पक्षों को संशोधित शर्तों तथा विक्रय नोटिस और संबंधित प्रक्रिया दस्तावेजों में आवश्यक संशोधनों के बारे में सूचित करने के लिए जारी किया गया है।

आईबीसी, 2016 के अंतर्गत ई-नीलामी बिक्री सूचना

आईबीबीआई (परिसमापन प्रक्रिया) विनियमन, 2016 के विनियमन 32 के अंतर्गत बिक्री सूचना

मेसर्स अभिनव स्टील्स एंड पावर लिमिटेड (परिसमापन में)

सीआईएन U74899DL1987PLC029384

रजि. कार्यालय (एमसीए रिकॉर्ड के अनुसार): 401, महावीरजी कॉम्प्लेक्स, एलएससी, ऋषभ विहार, नई दिल्ली, दिल्ली–110092, भारत

लिक्विडेटर कार्यालय: सीएस–14, अंसल प्लाजा, वैशाली, गाजियाबाद – 201010

संपर्क व्यक्ति : रवि चौधरी (मोबाइल नंबर +91 97118 13299) / दानिश गौर (मोबाइल नंबर +91 8860095117) / सुहानी अग्रवाल (मोबाइल नंबर +91 7007989402) / कंचन जोशी (मोबाइल नंबर +91 9643212518)

सहायता संपर्क (बैंकनेट) : +91 82912 20220, बैंकनेट ईमेल आईडी: support.baanknet@psballiance.com

ई-नीलामी की तिथि - 31 अक्टूबर, 2025, शुक्रवार, सुबह 10:00 बजे से 1 नवंबर, 2025 शनिवार सुबह 10:00 बजे तक

माननीय राष्ट्रीय कंपनी कानून न्यायाधिकरण, नई दिल्ली बेंच VI द्वारा सी.पी. (आईबी) 275(एनडी)/2019 में दिनांक 02.09.2022 के आदेश के तहत नियुक्त परिसमापक द्वारा गठित परिसमापन संपदा का हिस्सा बनने वाली **मेसर्स अभिनव स्टील्स एंड पावर लिमिटेड (परिसमापन में)** की परिसंपत्तियों की बिक्री हेतु सूचना, बिक्री ई–नीलामी बैंकनेट प्लेटफॉर्म **https://ibbi.baanknet.com** के माध्यम से अधोहस्ताक्षरी द्वारा की जाएगी।

विवरण	ई-नीलामी की तिथि और समय	आरक्षित मूल्य (भारतीय रूपये में)	ईएमडी राशि जमा करना	बोली वृद्धिशील मूल्य
ब्लॉक - कार्यालय ब्लॉक कार्यालय परिसर, चैंबर नंबर 2, चतुर्थ तल, संगम पैलेस बिल्डिंग, सिविल लाइंस, प्रयागराज – उत्तर प्रदेश में स्थित है।	31 अक्टूबर, 2025 शुक्रवार, प्रातः 10:00 बजे से 1 नवम्बर, 2025 शनिवार, प्रातः 10:00 बजे तक - (प्रत्येक 5 मिनट के असीमित विस्तार के साथ)	21,32,145/-	2,13,214.5/-	1,00,000/-

1. **निरीक्षण की तिथि: 01 अक्टूबर, 2025 प्रातः 10:00 बजे से 28 अक्टूबर, 2025 प्रातः 10:00 बजे तक**, परिसमापक को पूर्व सूचना सहित।
2. अग्रिम राशि **1 अक्टूबर, 2025** (बुधवार), प्रातः **11 बजे से 28 अक्टूबर, 2025** (मंगलवार), प्रातः **11 बजे तक** केवल **(https://ibbi.baanknet.com)** बैंकनेट ई–नीलामी प्लेटफॉर्म के माध्यम से जमा की जाएगी। इच्छुक बोलीदाता को चेकआउट प्रक्रिया को सरल बनाने के लिए पोर्टल पर दिए गए विभिन्न भुगतान विधियों का उपयोग करके अपने ई–वॉलेट में धनराशि जमा करनी होगी। यदि संभावित बोलीदाता अयोग्य पाया जाता है, तो अग्रिम राशि जब्त कर ली जाएगी।
3. विस्तृत नियम और शर्तें ई–नीलामी प्रक्रिया दस्तावेज में उपलब्ध हैं, जिसे ई–नीलामी एजेंसी की वेबसाइट **https://ibbi.baanknet.com** पर अपलोड किया जाएगा।
4. इलेक्ट्रॉनिक नीलामी प्लेटफॉर्म **(https://ibbi.baanknet.com)** के माध्यम से दिवाला एवं शोधन अक्षमता संहिता, 2016 की धारा 29ए के तहत पात्रता की घोषणा सहित आवश्यक दस्तावेज जमा करने की अंतिम तिथि – **28 अक्टूबर, 2025**
5. उच्चतम बोलीदाताओं की घोषणा – **1 नवंबर, 2025**
6. सफल बोलीदाता की घोषणा – **3 नवंबर, 2025**
7. **चैंबर संख्या 2, चतुर्थ तल, संगम पैलेस बिल्डिंग, सिविल लाइंस, प्रयागराज** स्थित कार्यालय परिसर के सफल बोलीदाता को बिक्री प्रमाण पत्र जारी होने की तिथि से **30 दिनों** के भीतर कार्यालय का भौतिक कब्जा दे दिया जाएगा।
8. परिसंपत्तियों के मूल्य को अधिकतम करने के उद्देश्य के आधार पर सफल बोलीदाताओं को वरीयता दी जाएगी।
9. **यह बिक्री सूचना संपूर्ण ई–नीलामी प्रक्रिया दस्तावेज के साथ पढ़ी जाएगी** जिसमें **परिसंपत्तियों का विवरण, ऑनलाइन ई–नीलामी बोली प्रपत्र, घोषणा और वचन पत्र,** ई–नीलामी बिक्री के सामान्य नियम और शर्तें शामिल हैं, जो वेबसाइट: **https://baanknet.com/** पर उपलब्ध हैं। किसी भी सहायता और सहयोग के लिए आप कृपया +91 82912 20220 और ईमेल आईडी **support.baanknet@psballiance.com** पर संपर्क कर सकते हैं।

देवाशीष नंदा
परिसमापक
अभिनव स्टील्स एंड पावर लिमिटेड
आईबीबीआई पंजीकरण संख्या: **IBBI/IPA-003/IP-N00040/2017-18/10316**
पता: सीएस–14, सी फ्लोर, अंसल प्लाजा, वैशाली, गाजियाबाद, उत्तर प्रदेश।
ईमेल आईडी: liquidator.abhinavsteel@gmail.com / dnanda.cma@gmail.com

दिनांक: 30.09.2025
स्थान : वैशाली, गाजियाबाद

मेसर्स कोरोमंडल एग्रिको प्राइवेट लिमिटेड (परिसमापनाधीन)
परिसमापक का पत्राचार पता: 332 और 333, तृतीय तल, सोमदत्त चेम्बर्स-2, भीकाजी कामा प्लेस, नई दिल्ली-110066
ई-मेल आईडी: coromandel.cirp@gmail.com

ई–नीलामी बिक्री सूचना–
शुद्धिपत्र

यह शुद्धिपत्र, दिवाला एवं शोधन अक्षमता संहिता, 2016 और उसके अंतर्गत विनियमों के अंतर्गत आम जनता को दी गई नीलामी बिक्री सूचना दिनांक 29.09.2025 के अनुक्रम में जारी किया गया है, जिसमें कहा गया है कि परिसमापनाधीन मेसर्स कोरोमंडल एग्रिको प्राइवेट लिमिटेड की बिक्री की प्रक्रिया के अनुसार, नीचे दी गई तालिका में उल्लिखित संपत्तियां, ऑनलाइन ई–नीलामी सेवा प्रदाता ई–बीकेरे लिस्टिंग और नीलामी पोर्टल https://ibbi.baanknet.com/eauction.ibbi के माध्यम से ई–नीलामी द्वारा बेची जाएंगी।

सूचना में, निम्नलिखित संशोधन किए गए हैं:

	नीलामी सूचना के अनुसार	संशोधित अनुसार
दस्तावेज जमा करने की अंतिम तिथि	19 अक्टूबर, 2025 (शाम 5.00 बजे से पहले)	21 अक्टूबर, 2025 (शाम 5.00 बजे से पहले) नीलामी पोर्टल https://ibbi.baanknet.com/eauction.ibbi पर
ईएमडी जमा करने की अंतिम तिथि	20 अक्टूबर, 2025 (शाम 5.00 बजे से पहले)	21 अक्टूबर, 2025 (शाम 5.00 बजे से पहले) नीलामी पोर्टल पर

दिनांक: 01.10.2025
स्थान: दिल्ली

श्री सुशील कुमार सिंघल
कोरोमंडल एग्रिको प्राइवेट लिमिटेड के परिसमापक
पंजीकरण संख्या :आईबीबीआई/आईपीए–001/आईपी–पी–01655/2019–2020/12536
एएफए 31.12.2025 तक वैध है

"IMPORTANT"

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PRE-OFFER ADVERTISEMENT AND CORRIGENDUM TO THE DETAILED PUBLIC STATEMENT AND THE LETTER OF OFFER UNDER REGULATION 18(7) IN TERMS OF SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

PACE AUTOMATION LIMITED

Corporate Identification Number: L29141TN1989PLC018133;
Registered Office: No.2, III Street, Parameswari Nagar Adyar, Chennai - 600020, Tamil Nadu, India;
Contact Number: +91 - 9940081528;
Email Address: srinivasan@paceautomation.com; **Website:** www.paceautomation.com;

THIS PRE-OFFER ADVERTISEMENT CUM CORRIGENDUM TO THE DETAILED PUBLIC STATEMENT AND THE LETTER OF OFFER IS ISSUED BY SWARAJ SHARES AND SECURITIES PRIVATE LIMITED, THE MANAGER TO THE OFFER, FOR AND ON BEHALF OF M/S U G PATWARDHAN SERVICES PRIVATE LIMITED (ACQUIRER 1), M/S AGRI ONE INDIA VENTURES LLP (ACQUIRER 2), AND MR. RAVIDUTT PARIKH (ACQUIRER 3), COLLECTIVELY REFERRED TO AS THE ACQUIRERS, FOR ACQUISITION OF UP TO 7,86,077 OFFER SHARES, REPRESENTING 26.00% OF THE VOTING SHARE CAPITAL OF PACE AUTOMATION LIMITED, THE TARGET COMPANY, FROM ITS PUBLIC SHAREHOLDERS AT AN OFFER PRICE OF ₹13.00/- PER OFFER SHARE, PAYABLE IN CASH, TO THE PUBLIC SHAREHOLDERS OF THE TARGET COMPANY, IN ACCORDANCE WITH THE PROVISIONS OF REGULATION 18 (7) OF SEBI (SAST) REGULATIONS ('PRE-OFFER CUM CORRIGENDUM TO THE DETAILED PUBLIC STATEMENT ADVERTISEMENT AND THE LETTER OF OFFER').

This Pre-Offer cum corrigendum to the Detailed Public Statement Advertisement is to be read in conjunction with the: a) Public Announcement dated Monday, June 23, 2025 ('Public Announcement'), (b) Detailed Public Statement dated Friday, June 27, 2025, in connection with this Offer, published on behalf of the Acquirers on Monday, June 30, 2025, in Financial Express (English daily) (All Editions), Jansatta (Hindi daily) (All Editions), Mumbai Lakshadeep (Marathi Daily) (Mumbai Edition), and Madras Mani (Tamil Daily) (Chennai Edition) ('Newspapers') ('Detailed Public Statement'), (c) Draft Letter of Offer dated Monday, July 07, 2025 filed and submitted with SEBI pursuant to the provisions of Regulation 16 (1) of the SEBI (SAST) Regulations ('Draft Letter of Offer'), (d) Letter of Offer dated Tuesday, September 23, 2025 along with the Form of Acceptance-cum-Acknowledgement ('Letter of Offer'), (e) Recommendations of the Independent Directors of the Target Company which were approved on Monday, September 29, 2025 and published in the Newspapers on Tuesday, September 30, 2025 ('Recommendations of the Independent Directors of the Target Company') (the Public Announcement, Detailed Public Statement, Draft Letter of Offer, Letter of Offer, Recommendations of the Independent Directors, and this Pre-Offer Advertisement cum Corrigendum to the Detailed Public Statement and the Letter of Offer of the Target Company are hereinafter collectively referred to as 'Offer Documents') issued by the Manager on behalf of the Acquirers.

Public Shareholders of the Target Company are requested to kindly note the following:

For capitalized terms used hereinafter, please refer to the Paragraph 1 titled as 'Definitions and Abbreviations' on page 8 of the Letter of Offer.

A. Offer Price

The Offer is being made at a price of ₹13.00/- per Offer Share, payable in cash.

There has been no revision in the Offer Price.

B. Recommendations of the Committee of Independent Directors ('IDC')

A Committee of Independent Directors of the Target Company comprising of Mrs. Sangeeta Ganpat Panchal as the Chairman of the IDC, and Mrs. Raghavan Suguna as a member of the IDC, approved their recommendation on the Offer on Monday, September 29, 2025, and published in the Newspapers on Tuesday, September 30, 2025. The IDC Member are of the opinion that the Offer Price to the Public Shareholders of the Target Company is fair and reasonable and is in line with SEBI (SAST) Regulations. Public Shareholders may, therefore, independently evaluate the offer and take an informed decision.

C. Other details with respect to Offer

1. This Offer is not a competing offer in terms of Regulation 20 of the SEBI (SAST) Regulations. There has been no competitive bid to the Offer.
2. The Letter of Offer has been dispatched on Thursday, September 25, 2025, to the Public Shareholders of the Target Company whose names appeared on the register of member as on the Identified Date, i.e., Thursday, September 18, 2025. The dispatch has been carried out through post to those Public Shareholders who had not registered their e-mail addresses with the Depositories and/or the Target Company, and through electronic mode (e-mail) to those Public Shareholders whose e-mail addresses were registered with the Depositories and/or the Target Company.
3. The Draft Letter of Offer dated Monday, July 07, 2025, was filed and submitted with SEBI pursuant to the provisions of Regulation 16 (1) of the SEBI (SAST) Regulations, for its Observations. In pursuance of which all the observations received from SEBI vide letter bearing reference number SEBI Observation letter bearing reference number 'SEBI/HO/CFD/CFD-RAC-DCR2/P/OW/2025/0000024624/1' dated Tuesday, September 16, 2025, incorporated in the Letter of Offer.
4. Except as stated hereinafter there have been no material changes in relation to the Offer, other than those already disclosed in the Letter of Offer. The Public shareholders to note that after the information stated under the table under sub-paragraph 5.13. titled as ***'There are non-compliances with various provisions of the SEBI (SAST) Regulations, the details of which are encapsulated as under:'*** the following information is inserted on page 40 of the Letter of Offer:

   As of this date, no penalties had been or have been levied by SEBI against the Target Company, and its Promoters and members of the Promoter Group for the aforesaid violation. However, SEBI may initiate appropriate action against the Promoters and members of the Promoter Group for the violation in terms of SEBI (SAST) Regulations and under the provisions of SEBI Act.
5. Please note that a copy of the Letter of Offer is also available and accessible on the websites of SEBI at www.sebi.gov.in, the Target Company at www.paceautomation.com, the Registrar to the Offer at www.integratedregistry.in, the Manager to the Offer at www.swarajshares.com, and MSEI Limited at www.msei.in, from which the Public Shareholders can download/print the same.

D. Instructions for Public Shareholders

a) **In case of Equity Shares are held in the Dematerialized Form:** The Public Shareholders who are holding Equity Shares in electronic/dematerialized form and who desire to tender their Equity Shares in this Offer shall approach their respective Selling Broker indicating to their Selling Broker the details of Equity Shares that such Public Shareholder intends to tender in this Offer. Public Shareholders should tender their Equity Shares before market hours close on the last day of the Tendering Period. For further information, kindly refer to Paragraph 8.8. titled as *'The procedure for tendering to be followed by Public Shareholders holding Equity Shares in the dematerialized form is as follows:'* on page 50 of the Letter of Offer.

b) **In case of Equity Shares are held in Physical Form:** As per the provisions of Regulation 40(1) of the SEBI (LODR) Regulations and SEBI's press release dated 3 December 2018, bearing reference no. PR 49/2018, requests for transfer of securities shall not be processed unless the securities are held in dematerialized form with a depository with effect from 1 April 2019. However, in accordance with the circular issued by SEBI bearing reference number SEBI/HO/CFD/PoD1/P/CIR/2023/31 dated February 16, 2023, shareholders holding securities in physical form are allowed to tender shares in an open offer. Such tendering shall be as per the provisions of the SEBI (SAST) Regulations. Accordingly, Public Shareholders holding Equity Shares in physical form as well are eligible to tender their Equity Shares in this Offer as per the provisions of the SEBI (SAST) Regulations. Public Shareholders who are holding Equity Shares in physical form and intend to participate in the Offer will be required to approach their respective Selling Broker along with the complete set of documents for verification procedures to be carried out, including the (i) original share certificate(s), (ii) valid share transfer form(s), i.e. Form SH-4, duly filled and signed by the transferors (i.e., by all registered shareholders in same order and as per the specimen signatures registered with the Target Company) and duly witnessed at the appropriate place, (iii) self-attested copy of the shareholder's PAN Card, (iv) Form of Acceptance duly completed and signed in accordance with the instructions contained therein, by sole/joint Public Shareholders whose name(s) appears on the share certificate(s) in the same order in which they hold Equity Shares, and (v) any other relevant documents such as power of attorney, corporate authorization (including board resolution/specimen signature), notarized copy of death certificate and succession certificate or probated will, if the original shareholder has deceased, etc., as applicable. For further information, kindly refer to the Paragraph 8.7. titled as *'The procedure for tendering to be followed by Public Shareholders holding Equity Shares in the physical form is as follows:'* on page 49 of the Letter of Offer.

c) **Procedure for tendering the Shares in case of non-receipt of the Letter of Offer:** Public Shareholders who have acquired Equity Shares but whose names do not appear in the records of Depositories on the Identified Date, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer. In case of non-receipt of the Letter of Offer, such Public Shareholders of the Target Company may download the same from the SEBI's website (www.sebi.gov.in) or obtain a copy of the same from the Registrar to the Offer on providing suitable documentary evidence of holding of the Equity Shares of the Target Company. Alternatively, in case of non-receipt of the Letter of Offer, shareholders holding the Equity Shares may participate in the Offer by providing their application in plain paper in writing signed by all shareholder(s), stating name, address, number of shares held, client ID number, DP name, DP ID number, number of shares tendered and other relevant documents. Such Public Shareholders have to ensure that their order is entered in the electronic platform to be made available by Stock Exchanges before the closure of the Offer. For further information, kindly refer to the Paragraph 8.24. titled as *'Procedure for tendering Equity Shares in case of non-receipt of the Letter of Offer'* on page 52 of the Letter of Offer.

E. Status of Statutory and Other Approvals

As on the date of this Letter of Offer, there are no statutory or other approvals required for implementing the Offer except as mentioned in the Letter of Offer. For further information, kindly refer to the Paragraph 7.3. titled as *'Statutory Approvals and conditions of the Offer'* at page 46 of the Letter of Offer.

F. Procedure for Acceptance and Settlement of Offer

The Open Offer will be implemented by the Acquirers through Stock Exchange mechanism made available by BSE Limited in the form of separate window (***'Acquisition Window'***) as provided under the SEBI (SAST) Regulations, SEBI circular bearing reference number CIR/CFD/POLICYCELL/1/2015 dated 13 April 2015, as amended read along with SEBI Circular CFD/DCR2/CIR/P/2016/131 dated 9 December 2016, as amended, and SEBI Circular bearing number SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021 issued by SEBI. As per SEBI Circular bearing number dated February 16, 2023, a lien shall be marked against the shares of the shareholders participating in the tender offers. Upon finalisation of the entitlement, only accepted quantity of shares shall be debited from the demat account of the shareholders. The lien marked against unaccepted shares shall be released. The detailed procedure for tendering and settlement of shares under the revised mechanism is specified under the Paragraph 8 titled as *'Procedure for Acceptance and Settlement of the Offer'* on page 48 of the Letter of Offer.

G. Revised Schedule of Activities

Schedule of Activities	*Tentative Schedule Day and Date*	ACTUAL SCHEDULE DAY AND DATE (UPON RECEIPT OF SEBI'S OBSERVATION LETTER)
Issue date of the Public Announcement	*Monday, June 23, 2025*	**MONDAY, JUNE 23, 2025**
Publication date of the Detailed Public Statement in the newspapers	*Monday, June 30, 2025*	**MONDAY, JUNE 30, 2025**
Date of filing of the Draft Letter of Offer with SEBI	*Monday, July 07, 2025*	**MONDAY, JULY 07, 2025**
Last date for public announcement for a competing offer[1]	*Monday, July 21, 2025*	**MONDAY, JULY 21, 2025**
Date for receipt of observation from SEBI on the Draft Letter of Offer	*Monday, July 28, 2025*	**TUESDAY, SEPTEMBER 16, 2025**
Identified Date[2]	*Wednesday, July 30, 2025*	**THURSDAY, SEPTEMBER 18, 2025**
Last date for dispatch of the Letter of Offer to the Public Shareholders of the Target Company whose names appear on the register of members on the Identified Date	*Wednesday, August 06, 2025*	**THURSDAY, SEPTEMBER 25, 2025**
Last date of publication in the Newspapers of recommendations of the independent directors committee of the Target Company for this Offer	*Tuesday, August 11, 2025*	**TUESDAY, SEPTEMBER 30, 2025**
Last date for upward revision of the Offer Price and / or the Offer Size	*Tuesday, August 12, 2025*	**WEDNESDAY, OCTOBER 01, 2025**
Last date of publication of opening of Offer public announcement in the newspapers in which the Detailed Public Statement had been published	*Tuesday, August 12, 2025*	**WEDNESDAY, OCTOBER 01, 2025**
Date of commencement of Tendering Period (**'Offer Opening Date'**)	*Wednesday, August 13, 2025*	**FRIDAY, OCTOBER 03, 2025**
Date of closing of Tendering Period (**'Offer Closing Date'**)	*Friday, August 29, 2025*	**THURSDAY, OCTOBER 16, 2025**
Last date of communicating the rejection/ acceptance and completion of payment of consideration or refund of Equity Shares to the Public Shareholders[3]	*Monday, September 15, 2025*	**MONDAY, NOVEMBER 03, 2025**
Last date for publication of post-Open Offer public announcement in the Newspapers[3]	*Monday, September 22, 2025*	**TUESDAY, NOVEMBER 11, 2025**
Last date for filing the post Offer report with SEBI[3]	*Monday, September 22, 2025*	**TUESDAY, NOVEMBER 11, 2025**

Note:

1. *There has been no competing offer for this Offer.*
2. *Identified Date is only for the purpose of determining the Public Shareholders as on such date to whom the Letter of Offer would be sent in accordance with the SEBI (SAST) Regulations. It is clarified that all the Public Shareholders (even if they acquire Equity Shares and become shareholders of the Target Company after the Identified Date) are eligible to participate in this Offer any time during the Tendering Period.*
3. *The action set out above may be completed prior to their corresponding dates subject to compliance with the SEBI (SAST) Regulations.*

H. Documents for Inspection

The copies of the documents listed under Paragraph 10 titled as *'Documents for Inspection'* on page 65 of the Letter of Offer will be available for inspection at the principal place of business of the Manager to the Offer, Swaraj Shares and Securities Private Limited, located at Unit No 402, Antariksh, Thakoor House, Makwana Road, Marol, Andheri East, Mumbai - 400059, Maharashtra, India on any working day between 10:00 a.m. (Indian Standard Time) and 5:00 p.m. (Indian Standard Time) during the Tendering Period commencing from Friday, October 03, 2025, and to close on Thursday, October 16, 2025. Further, in light of SEBI Circular SEBI/HO/CFD/DCR2/CIR/P/2020/139 dated July 27, 2020, read with SEBI Circular SEBI/CIR/CFD/DCR1/CIR/P/2020/83 dated May 14, 2020, copies of the following documents will be available for inspection to the Public Shareholders electronically during the Tendering Period. The Public Shareholders interested to inspect any of the following documents can send an email from their registered email-ids (including shareholding details and authority letter in the event the Public Shareholder is a corporate body) with a subject line ["Documents for Inspection - PACEAUTO Open Offer"], to the Manager to the Open Offer at takeover@swarajshares.com; and upon receipt and processing of the received request, access can be provided to the respective Public Shareholders for electronic inspection of documents.

The Acquirers accept full responsibility for the information contained in this Pre-Offer cum Corrigendum to the Detailed Public Statement Advertisement and the Letter of Offer (other than such information as has been obtained from public sources or provided by or relating to and confirmed by the Target Company) and undertake that they are aware of and will comply with their obligations under the SEBI (SAST) Regulations in respect of this Open Offer. The Acquirers will be severally and jointly responsible for ensuring compliance with the SEBI (SAST) Regulations. The persons signing this Pre-Offer cum Corrigendum to the Detailed Public Statement Advertisement and the Letter of Offer on behalf of the Acquirers have been duly and legally authorized to sign this Letter of Offer.

This Pre-Offer Advertisement and Corrigendum to the Detailed Public Statement and the Letter of Offer will also be accessible on the websites of SEBI at www.sebi.gov.in, the Target Company at www.paceautomation.com, the Registrar to the Offer at www.integratedregistry.in, the Manager to the Offer at www.swarajshares.com, and MSEI Limited at www.msei.in

Issued by the Manager to the Offer on behalf of the Acquirers

SWARAJ SHARES & SECURITIES PVT LTD

Swaraj Shares and Securities Private Limited
Unit No 402, Antariksh, Thakoor House, Makwana Road, Marol, Andheri East, Mumbai - 400059, Maharashtra, India
Telephone Number: +91-22-69649999
Email Address: takeover@swarajshares.com
Investors Grievance Email Address: investor.relations@swarajshares.com
Website: www.swarajshares.com
Contact Person: Mr. Tanmoy Banerjee/Ms. Pankita Patel
SEBI Registration Number: INM00012980
Validity: Permanent

For and on behalf of all the Acquirers
Sd/-
Mr. Ravidutt Parikh
(Acquirer 3)

Date: Tuesday, September 30, 2025
Place: Mumbai

THIS IS A PUBLIC ANNOUNCEMENT FOR INFORMATION PURPOSES ONLY AND IS NOT A PROSPECTUS ANNOUNCEMENT AND DOES NOT CONSTITUTE AN INVITATION OR OFFER TO ACQUIRE, PURCHASE OR SUBSCRIBE TO SECURITIES UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICDR REGULATIONS") NOR IS IT A PROSPECTUS ANNOUNCEMENT. NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION DIRECTLY OR INDIRECTLY, OUTSIDE INDIA. INITIAL PUBLIC OFFERING OF EQUITY SHARES ON THE MAIN BOARD OF THE STOCK EXCHANGES (AS DEFINED IN THE DRHP) IN COMPLIANCE WITH CHAPTER II OF THE SEBI ICDR REGULATIONS.

PUBLIC ANNOUNCEMENT

(Please scan this QR code to view the DRHP)

JERAI FITNESS LTD.

JERAI FITNESS LIMITED

Our Company was originally incorporated as *'Jerai Fitness Private Limited'* a private limited company under the Companies Act, 1956 pursuant to the certificate of incorporation issued by the Registrar of Companies, Maharashtra at Mumbai (**"RoC"**) on March 17, 1994. Subsequently, the name of our Company was changed from *'Jerai Fitness Private Limited'* to *'Jerai Fitness Limited'*, pursuant to a resolution passed by our Board of Directors on June 16, 2022 and a special resolution passed by our Shareholders on June 18, 2022, approving the conversion of our Company into a public limited company and a fresh certificate of incorporation pursuant to such conversion was issued by the RoC on July 26, 2022. For details in relation to the changes in the name and registered office of our Company, see *"History and Certain Corporate Matters"* and *"General Information"* beginning on pages 227 and 87 of the Draft Red Herring Prospectus dated September 29, 2025 ("**DRHP**").

Corporate Identity Number: U92411MH1994PLC077128
Registered Office: D-204, Gagangiri Complex, New Link Road, near McDonalds, Kandarpada, Dahisar (West), Mumbai- 400068 Maharashtra, India
Corporate Office: 209-212, Techno IT Park, Eskay Resort, New Link Road, Borivali (West), Mumbai - 400 092, Maharashtra, India
Contact Person: Ruchi Amit Jain, Company Secretary and Compliance Officer. **Tel:** +91 75061 02102 | **Email:** cs@jeraifitness.com | **Website:** www.jeraifitness.com

OUR PROMOTERS: RAJESH RAMSUKH RAI AND RINKU RAJESH RAI

INITIAL PUBLIC OFFERING OF UP TO 4,392,500 EQUITY SHARES OF FACE VALUE OF ₹10 EACH ("EQUITY SHARES") OF JERAI FITNESS LIMITED (OUR "COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF ₹[●] PER EQUITY SHARE OF FACE VALUE OF ₹10 EACH (THE "OFFER PRICE") AGGREGATING UP TO ₹[●] MILLION (THE "OFFER") THROUGH AN OFFER FOR SALE OF UP TO 4,392,500 EQUITY SHARES OF FACE VALUE OF ₹10 EACH AGGREGATING UP TO ₹[●] MILLION OF UP TO 1,500,000 EQUITY SHARES OF FACE VALUE OF ₹10 EACH AGGREGATING UP TO ₹[●] MILLION BY RAJESH RAMSUKH RAI, UP TO 1,692,500 EQUITY SHARES OF FACE VALUE OF ₹10 EACH AGGREGATING UP TO ₹[●] MILLION BY RINKU RAJESH RAI (TOGETHER THE "PROMOTER SELLING SHAREHOLDERS"), AND UP TO 1,200,000 EQUITY SHARES OF FACE VALUE OF ₹10 EACH AGGREGATING UP TO ₹[●] MILLION BY RAJESH RAMSUKH RAI HUF (THE "PROMOTER GROUP SELLING SHAREHOLDER", AND TOGETHER WITH THE PROMOTER SELLING SHAREHOLDERS, THE "SELLING SHAREHOLDERS" AND SUCH OFFER BY THE SELLING SHAREHOLDERS, THE "OFFER FOR SALE" AND SUCH EQUITY SHARES, THE "OFFERED SHARES"). THE OFFER SHALL CONSTITUTE [●]% OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE FACE VALUE OF THE EQUITY SHARE IS ₹ 10 EACH AND THE OFFER PRICE IS [●] TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT SIZE WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLMS AND WILL BE ADVERTISED IN [●] EDITIONS OF [●] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), [●] EDITIONS OF [●] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND [●] EDITIONS OF [●] (A WIDELY CIRCULATED MARATHI DAILY NEWSPAPER, MARATHI BEING THE REGIONAL LANGUAGE OF MAHARASHTRA WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ OFFER OPENING DATE AND SHALL BE MADE AVAILABLE TO THE STOCK EXCHANGES FOR UPLOADING ON THEIR RESPECTIVE WEBSITES IN ACCORDANCE WITH THE SEBI ICDR REGULATIONS, AS AMENDED.

In case of any revision to the Price Band, the Bid/Offer Period will be extended by at least three additional Working Days after such revision in the Price Band, subject to the Bid/Offer Period not exceeding ten Working Day. In cases of force majeure, banking strike or similar circumstances, our Company may, in consultation with the BRLMs, for reasons to be recorded in writing, extend the Bid / Offer Period for a minimum of one Working Day, subject to the Bid/ Offer Period not exceeding ten Working Days. Any revision in the Price Band and the revised Bid/Offer Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the website of the BRLMs and at the terminals of the members of the Self-Certified Syndicate Banks (**"SCSBs"**) and by intimation to the Designated Intermediaries and the Sponsor Bank(s), as applicable under SEBI ICDR Regulations.

The Offer is being made in terms of Rule 19(2)(b) of the Securities Contacts (Regulation) Rules, 1957 (**SCRR**), read with Regulation 31 of the SEBI ICDR Regulations. The Offer is being made through the Book Building Process in accordance with Regulation 6(1) of the SEBI ICDR Regulations, wherein not more than 50% of the Offer shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("**QIBs** and such portion, the **"QIB Portion"**), provided that our Company, in consultation with the Book Running Lead Managers, may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis (**"Anchor Investor Portion"**), out of which one-third shall be reserved for the domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the price at which allocation is made to Anchor Investors (**"Anchor Investor Allocation Price"**), in accordance with the SEBI ICDR Regulations. In the event of under-subscription, or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (other than the Anchor Investor Portion) (the **"Net QIB Portion"**). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received from them at or above the Offer Price. However, if the aggregate demand from the Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Offer shall be available for allocation to Non-Institutional Bidders (**"Non-Institutional Portion"**) of which one-third of the Non-Institutional Portion shall be reserved for Bidders with an application size between ₹ 0.20 million up to ₹ 1.00 million and two-thirds of the Non-Institutional Portion shall be reserved for Bidders with an application size exceeding ₹ 1.00 million, provided that the unsubscribed portion in either of these such sub-categories may be allocated to Bidders in the other sub-category of Non-Institutional Portion, subject to valid Bids being received at or above the Offer Price and not less than 35% of the Offer shall be available for allocation to Retail Individual Bidders in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Offer Price. All potential Bidders (except Anchor Investors) are mandatorily required to participate in the Offer through the Application Supported by Blocked Amount (**"ASBA"**) process by providing details of their respective ASBA accounts and UPI ID in case of UPI Bidders using the UPI Mechanism, as applicable, pursuant to which their corresponding Bid Amounts will be blocked by the Self Certified Syndicate Banks (**"SCSBs"**) or by the Sponsor Bank(s) under the UPI Mechanism, as the case may be, to the extent of the respective Bid Amounts. Anchor Investors are not permitted to participate in the Offer through the ASBA process. For further details, see ***"Offer Procedure"*** on page 376 of the DRHP.

This public announcement is being made in compliance with the provisions of Regulation 26(2) of the SEBI ICDR Regulations to inform the public that our Company is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares pursuant to the Offer and has filed the DRHP dated September 29, 2025, with the Securities and Exchange Board of India ("**SEBI**") and with the Stock Exchanges on September 29, 2025. Pursuant to Regulation 26(1) of the SEBI ICDR Regulations, the DRHP filed with SEBI and the Stock Exchanges has been made public for comments, if any, for a period of at least 21 days from the date of such filing by hosting it on the website of SEBI at www.sebi.gov.in, websites of the Stock Exchanges at, www.bseindia.com and www.nseindia.com, on the website of the Company at www.jeraifitness.com and on the websites of the Book Running Lead Managers ("**BRLMs**"), i.e. Emkay Global Financial Services Limited and Catalyst Capital Partners Private Limited at www.emkayglobal.com and www.catalystcapital.in , respectively. Our Company invites the public to give their comments on the DRHP filed with SEBI and the Stock Exchanges, with respect to disclosures made in the DRHP. The members of the public are requested to send a copy of the comments to SEBI, to the Company Secretary and Compliance Officer of our Company and/or the BRLMs at their respective addresses mentioned herein. All comments must be received by SEBI and/or our Company and/or the Company Secretary and Compliance Officer of our Company and/or the BRLMs in relation to the