

OMAX/STEX/2023-24/SALE1

Date: 23RD March 2024

The Manager – Listing
National Stock Exchange of India Ltd.
Exchange Plaza 1
Bandra-Kurla Complex, Bandra (E),
Mumbai - 400051

The Manager - Listing
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

NSE Code: OMAXAUTO

BSE Code: 520021

Dear Sir,

Sub: Disclosure as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Sale of Sultanpur Land

Dear Sir,

Pursuant to Regulation 30 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we hereby intimate you that the Company has sold the said Agricultural Land of Sultanpur Tehsil Farukhnagar, District Gurugram, Haryana subject to necessary approvals, consents, permissions from the concerned authorities.

Disclosures as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI. Circular No. CIR/CFD/CMD/4/2015 dated 9th September, 2015 is enclosed herewith as **Annexure – 1**.

Kindly note that the buyer is a third party and not belonging to the Promoter or Promoter Group/Group Companies and accordingly, it will not fall under the ambit of Related Party Transaction(s).

None of the Promoters, Directors, Key Managerial Personnel, and /or the relatives are interested, whether directly/indirectly in the aforesaid matter.

The above information shall also be made available at the Company's website

Thanking You,

Yours Sincerely,

For Omax Autos Limited



(Mohit Srivastava)

Company Secretary cum Compliance Officer



Encl: As above

Annexure-1

Sl. No.	Information sought	Particulars
a)	name(s) of parties with whom the agreement for sale is entered and date on which agreement to sale is executed	Dashmesh Educational Charitable Trust and March 22, 2024.
b)	purpose of entering into the agreement;	Sale of agricultural land
c)	size of Land	<p>Rs. 12,23,61,111 for: Khewat No. 696/2, Khatoni No. 712/2, Rectangle No. 141, Killa No. 25(8-0), & Rectangle No. 142, Killa No. 18/2(1-10), 18/3(1-10), 21(8-0), 22(7-1), 23/1(3-9), & Rectangle No. 164, Killa No. 1/1(3-4), & Rectangle No. 165, Killa No. 3(8-0), 4(8-0), 5(6-18), 7/1(2-18), 8(6-18), and Khatoni No. 713/1, Rectangle No. 165, Killa No. 9/2(7-12), 10/2(6-18), 11(6-18), 12/1/1(2-17), total Kitta 16, Total Measuring 89 Kanal 13 Marla Salam to the extent of 1847/4229 share amounting to 39 Kanal 3 Marla 1 Sarsai, situated within the revenue estate of Village Sultanpur, Tehsil Farukhnagar, District Gurugram, Haryana, by way of Jamabandi for the year 2018 – 2019 (hereinafter called the said LAND) measuring 39 Kanal 3 Marla 1 Sarsai</p> <p>AND</p> <p>Rs. 25,22,56,944 for:</p> <ol style="list-style-type: none"> 1. Khewat/Khata No. 175/178, Rectangle No. 133, Killa No. 18(4-9), 19/1(3-3), 23(8-0), & Rectangle No. 141, Killa No. 3/1(4-0) Kitta 4 Measuring 19 Kanal 12 Marla to the extent of 52/392 share which comes to area 2 Kanal 12 Marla. 2. Khewat No. 696/2, Khatoni No. 711/1, Rectangle No. 141, Killa No. 15/2(2-9), and Khatoni No. 714/1, Rectangle No. 141, Killa No. 9/1(2-15), 12/1(7-18), 13/2(1-16), 14/2(1-13), 16(8-0), 17(8-0), 18(8-0), 19/2(7-12), 22/1(7-12), 23(8-0), 24(8-0), & Rectangle No. 142, Killa No. 11(6-16), 12(7-7), 19(8-0), 20(8-0), & Rectangle No. 165, Killa No. 2/1(7-12), 10/1(1-2), total Kitta 18, Total Measuring 110 Kanal 12 Marla to extent of 1847/4229 share which comes to area 48 Kanal 6 Marla 1 Sarsai. 3. Khewat/Khata No. 1308/1346, Rectangle No. 142, Killa No. 13/4(1-18), Kitta 1 Measuring 1 Kanal 18 Marla to the extent of 113/114 share which comes to measuring 1 Kanal 17 Marla 6 Sarsai. 4. Khewat/Khata No. 170/173, Rectangle

		<p>No. 133, Killa No. 19/3(1-12), 20/2(2-0), 20/3(2-11), 22/2(6-0), & Rectangle No. 134, Killa No. 14/2(1-18), 16/1(3-9), 16/2(3-14), 16/3(1-4), 17/1(5-4), 24/2(4-12), Kitta 10 Measuring 32 Kanal 4 Marla to the extent of 31/161 share which comes to area 6 Kanal 4 Marla.</p> <p>5. Khewat/Khata No. 171/174, Rectangle No. 133, Killa No. 22/1(2-0), & Rectangle No. 141, Killa No. 2(7-9) Kitta 2 Measuring 9 Kanal 9 Marla to the extent of 19/94 share which comes to area 1 Kanal 18 Marla 2 Sarsai.</p> <p>6. Khewat/Khata No. 172/175, Rectangle No. 133, Killa No. 21(8-0), & Rectangle No. 134, Killa No. 25(7-8) & Rectangle No. 140, Killa No. 5(7-8), & Rectangle No. 141, Killa No. 1(8-0), Kitta 4 Measuring 30 Kanal 16 Marla to the extent of 129/616 share which comes to area 6 Kanal 9 Marla.</p> <p>7. Khewat/Khata No. 290/294, Rectangle No. 142, Killa No. 5(5-16), Kitta 1 Measuring 5 Kanal 16 Marla to the extent of ½ share which comes to measuring 2 Kanal 18 Marla.</p> <p>8. Khewat/Khata No. 1004/1035, Rectangle No. 142, Killa No. 13/3(0-9), Kitta 1 Measuring 0 Kanal 9 Marla Salam.</p> <p>9. Khewat/Khata No. 430/434, Rectangle No. 142, Killa No. 7(5-6), 14(5-2), Kitta 2 Measuring 10 Kanal 8 Marla to the extent of ½ share which comes to measuring 5 Kanal 4 Marla.</p> <p>10. Khewat/Khata No. 58/59, Rectangle No. 132, Killa No. 21(6-0), 22(3-13), Kitta 2 Measuring 9 Kanal 13 Marla to the extent of ½ share which comes to measuring 4 Kanal 16 Marla 4 Sarsai.; Measuring 80 Kanal 14 Marla 4 Sarsai</p>												
d)	Whether this transaction fall under the provisions Section 180 (1) (a) of the Companies Act, 2023	<p>No.</p> <p>Please refer the net worth calculation as mentioned below:</p> <table border="1" data-bbox="889 1675 1450 2003"> <thead> <tr> <th colspan="2" data-bbox="889 1675 1450 1738">Net Worth of Omax Autos Limited - as on March 2023</th> <th data-bbox="1344 1738 1450 1806" rowspan="2">Rs in Lakhs</th> </tr> <tr> <th data-bbox="889 1806 1130 1852">Particulars</th> <th data-bbox="1130 1806 1312 1852">Mar'23</th> </tr> </thead> <tbody> <tr> <td data-bbox="889 1852 1130 1919">Non-current assets</td> <td data-bbox="1130 1852 1312 1919">41,635.12</td> <td data-bbox="1344 1806 1450 1919" rowspan="3"></td> </tr> <tr> <td data-bbox="889 1919 1130 1965">Current assets:</td> <td data-bbox="1130 1919 1312 1965">7,861.22</td> </tr> <tr> <td data-bbox="889 1965 1130 2003">Total Assets</td> <td data-bbox="1130 1965 1312 2003">49,496.34</td> </tr> </tbody> </table>	Net Worth of Omax Autos Limited - as on March 2023		Rs in Lakhs	Particulars	Mar'23	Non-current assets	41,635.12		Current assets:	7,861.22	Total Assets	49,496.34
Net Worth of Omax Autos Limited - as on March 2023		Rs in Lakhs												
Particulars	Mar'23													
Non-current assets	41,635.12													
Current assets:	7,861.22													
Total Assets	49,496.34													

		Non-current liabilities:	10,595.10
		Current liabilities:	10,310.89
		Total Liability	20,905.99
		Net Worth	28,590.35
		Sales Consideration date 23rd Mar'24	3,746.18
		% Sales consideration out of Net worth	13.32%
e)	shareholding, if any, in the entity with whom the agreement is executed;	Nil	
f)	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Normal sale of agricultural land. No significant terms or special rights. Sale of agricultural land admeasuring 39kanal 3marla 1sarsai AND 80kanal 14marla 4sarsai located within the revenue estate of Village Sultanpur, Tehsil Farukhnagar, Gurugram, Haryana.	
g)	whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	No.	
h)	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arms length";	No. The transaction is being carries out on arms' length basis.	
i)	in case of issuance of shares to the parties, details of issue price, class of shares issued;	Not Applicable	
j)	in case of loan agreements, details of lender, nature of the loan, total amount of loan granted, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders for such loan;	Not Applicable	
k)	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc;	Not Applicable	
l)	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable	