

PROJECT AURORIUM

**Entire Equity Sale of
Aurorium India Private
Limited (AIPL)**

A Premium Manufacturing
Platform in the Vapi Chemical
Cluster, Gujarat, India



THE OPPORTUNITY

Aurorium UK Limited (AUKL) and Aurorium Holdings UK Limited are seeking to divest their entire equity in Aurorium India Private Limited (AIPL). This transaction offers a unique opportunity to acquire a clean corporate shell owning a high-specification manufacturing undertaking in the heart of the Vapi industrial zone, Gujarat – one of India's most established and strategically located chemical manufacturing clusters.

The acquisition provides a buyer with an immediate, fully operational platform – avoiding the significant time, cost, and regulatory complexity of a greenfield project.

KEY INVESTMENT HIGHLIGHTS

- 01.** Strategic Location: Fully permitted site within the Vapi GIDC cluster with excellent road, rail, and port connectivity. Site Address - Plot No. 287/1 & 2-A, Phase II, GIDC, Vapi, Gujarat – 396195
- 02.** Ready-to-Operate Infrastructure: High-quality Land, Buildings, and Plant & Machinery configured for Sulfonation and Fine Chemicals manufacturing.
- 03.** Preserved Infrastructure: Power, water, ETP, HVAC, Nitrogen, and utilities in restorable condition
- 04.** Clean Corporate Perimeter: 100% Equity Sale of a debt-free entity with all environmental, statutory, and regulatory clearances in place.
- 05.** Financial Assets Included: Retained Cash, Bank Balances, and Statutory Deposits form part of the transaction perimeter, adding further value to the acquisition.

THE VAPI ADVANTAGE

Vapi is one of India's premier industrial zones, home to over 1,000 chemical and pharmaceutical manufacturers. Key advantages include:

- Proximity to JNPT (Mumbai) and Hazira port for export logistics.
- Well-established chemical supply chain and vendor ecosystem.
- Availability of skilled chemical engineering and technical workforce.
- Strong regulatory infrastructure with GIDC support.

TRANSACTION STRUCTURE & VALUATION

PARAMETER	DETAILS
Transaction Type	100% Share Purchase (Equity Sale)
Seller	Aurorium UK Limited (AUKL) and Aurorium Holdings UK Limited
Target Company	Aurorium India Private Limited (AIPL)
Core Asset	Vapi Manufacturing Undertaking (Sulfonation & Fine Chemicals) consisting of Land and buildings, plant & machinery, utilities and related fixed assets used in the business undertaking, and such other identified assets as detailed in the Information Memorandum and listed in detail in the documents in the Virtual Data Room (VDR).
Financial Assets	Retained Cash, Deposits & Receivables – treated as value-add at Closing Pricing Mechanism The transaction follows a cash-free/debt-free structure with an add-on mechanism: the final equity purchase price will be adjusted for net cash, debt, and working capital at closing.
Fair Value Anchor	USD 5.0 Million (Core Manufacturing Assets)
Process	Competitive Digital Auction for shortlisted bidders

BIDDING PROCESS — AT A GLANCE

STEP 1:

EXPRESSION OF INTEREST (EOI):

Interested parties submit EOI with outlining bidder profile, strategic rationale, and initial confirmation of funding capability.

STEP 2:

BIDDERS TO SIGN NDA

STEP 3:

IM & VDR ACCESS:

Post execution of the NDA, parties receive the detailed Information Memorandum and Virtual Data Room access.

STEP 4:

NON-BINDING OFFER (NBO):

Shortlisted parties submit indicative valuations with Proof of Funds.

STEP 5:

EARNEST MONEY DEPOSIT (EMD):

Participation in the Digital Auction requires an EMD of INR 50,00,000 (approx. USD 60,000). Only Bidders who have furnished the EMD by the deadline will be granted access to the auction platform. EMD may be furnished via Demand Draft, Bank Transfer, or Bank Guarantee.

STEP 6:

DIGITAL AUCTION:

Final shortlisted bidders who have furnished the EMD participate in a transparent, competitive Digital Auction.

STEP 7:

CONFIRMATORY DUE DILIGENCE & SPA:

Winner proceeds to time-bound DD and execution of the Share Purchase Agreement.

***The Company reserves the right to accept or reject any EOI/bid and to modify the process without assigning reasons.*

BID TIMELINE

EOI BY -

13th April' 2026

VDR ACCESS -

15th April' 2026

SITE VISITS FROM -

16th April '2026 to 27th April' 2026

SUBMISSION OF NBO -

11th May'2026

FURNISHING EMD -

25th May '2026

DIGITAL AUCTION -

26th May 2026

TARGET CLOSING DATE -

30th June '2026. Including all agreements & transfers subject to conditions precedent and definitive documentation.

CONTACT

All queries, communications, clarification requests and submissions relating to this process must be directed **only to the Transaction Adviser at the following coordinates**

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This flyer is for information purposes only. Detailed information will be provided in the Information Memorandum and other documents made available through the VDR.