PUBLIC ANNOUNCEMENT (“PA”) UNDER REGULATIONS 3(1) AND REGULATIONS 4 READ WITH REGULATIONS 13 (1), 14, AND 15 (1) OF SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011 AND SUBSEQUENT AMENDMENTS THERETO.

FOR THE ATTENTION OF THE PUBLIC SHAREHOLDERS OF

ACI INFOCOM LIMITED

CIN: L72200MH1982PLC175476

Reg. Office : Office No. 512, 5th Floor, Hubtown Solaris, NSP Road, Saiwadi, NR Flyover Bridge, Andheri East, Mumbai, Maharashtra, India, 400069.

Email Id: compliance@acirealty.co.in | **Phone:** +91-75038 54646 | **Website:** http://www.acirealty.co.in/

OPEN OFFER FOR ACQUISITION OF UPTO 3,70,47,634 (THREE CRORES SEVENTY LAKHS FORTY SEVEN THOUSAND SIX HUNDRED THIRTY FOUR) FULLY PAID-UP EQUITY SHARES OF FACE VALUE OF ₹1/- (RUPEES ONE ONLY) EACH, REPRESENTING 26.00% (TWENTY SIX PERCENT) OF THE EMERGING VOTING SHARE CAPITAL (AS DEFINED BELOW) OF ACI INFOCOM LIMITED (HEREINAFTER REFERRED TO AS "TARGET" OR “TARGET COMPANY” OR “ACI INFO”) FROM PUBLIC SHAREHOLDERS (AS DEFINED BELOW) AT AN OFFER PRICE OF ₹1.53/- (RUPEES ONE AND FIFTY THREE PAISE ONLY), PAYABLE IN CASH, BY MR. SANJAY NATVARLAL MANDAVIA (“ACQUIRER-1”) AND MS. RUPAL SANJAY MANDAVIA (‘ACQUIRER-2’), (HEREINAFTER COLLECTIVELY REFERRED TO AS ‘ACQUIRER’ or ‘ACQUIRERS’) PURSUANT TO AND IN ACCORDANCE WITH REGULATION 3(1) AND REGULATION 4 OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011, AS AMENDED (“SEBI (SAST) REGULATIONS”)

This Public Announcement (‘PA’/ ‘Public Announcement’) is being issued by **Credora Partners Private Limited (‘Manager to the offer’ or ‘CPPL’)** for and on behalf of Acquirer(s) to the Public Shareholders of Target Company (‘Public Shareholders’) pursuant to, and in compliance with, Regulation 3(1) and Regulation 4 read with Regulations 13, 14, 15(1) and such other applicable provisions of the SEBI (SAST) Regulations.

For this Public Announcement, the following terms have the meaning assigned to them below:

Definitions & Abbreviations	Particulars
Acquirer-1	Mr. Sanjay Natvarlal Mandavia, aged 53 years, Indian Inhabitant, having PAN: AFJPM0846C, under the Income Tax Act, 1961 and residing at A-3, 1101, World Spa East, Near FWSTS Building, Sector-30, Gurgaon, Haryana – 122001.
Acquirer-2	Ms. Rupal Sanjay Mandavia, aged 52 years, Indian Inhabitant, having PAN: AAGPM4663B, under the Income Tax Act, 1961 and residing at A-3, 1101, World Spa East, Near FWSTS Building, Sector-30, Gurgaon, Haryana – 122001.
Acquirer(s)	Acquirer 1 and Acquirer 2 (collectively referred to as Acquirers).
Board of Directors	The Board means the Board of Directors of the Target Company.
Board Meeting	Meeting of the board of directors of the Target Company held on Monday, August 10, 2026, to consider preferential allotment of Equity Shares and Fully Convertible Warrants.
BSE Limited	BSE Limited is the stock exchange where presently the Equity shares of the Target Company are listed.
Equity Shares	Equity Shares shall mean the fully paid-up equity shares of face value of ₹1/-

Definitions & Abbreviations	Particulars
	(Rupees One Only) each.
Emerging Voting Share Capital	Emerging Voting Share Capital shall mean 14,24,90,900 (Fourteen Crores Twenty-Four Lakhs Ninety Thousand Nine Hundred) Equity Shares having face value of ₹1/- each of the Target Company on a fully diluted basis as of the tenth (10th) working day from the closure of the Tendering Period. This comprises of (i) Existing Voting Share Capital of the Target Company i.e. 11,04,90,900 Equity Shares; and (ii) 3,20,00,000 Equity Shares in aggregate proposed to be allotted to acquirers, subject to the approval of the shareholders of the Target Company and receipt of all necessary statutory and/or regulatory approvals, as may be applicable. Further, as per the mutually decided terms and conditions with proposed allottee of the warrant, confirmation has been received from the warrant holders, that the conversion of warrants into equity shares shall be done only upon expiry of 10 working days from the completion of Offer Period in terms of SEBI (SAST) Regulations, 2011. *Accordingly, each of Fully convertible warrant will be convertible into one Equity Share, shall not be considered part of the total share capital of the Target Company as on the 10th working day from the closure of the Tendering Period.*
Identified Date	Means the date falling on the 10th Working Day prior to the commencement of the Tendering Period for the Offer to determine the Public Shareholders to whom the Letter of Offer shall be sent. It is clarified that all the Public Shareholders (registered or unregistered) who own Equity Shares are eligible to participate in this Offer at any time before the expiry of the Tendering Period.
ISIN	International Securities Identification Number being INE167B01025.
Offer	Means an Open Offer being made by the Acquirers for acquisition of up to 3,70,47,634 Equity Shares representing 26.00% of the Emerging Voting Share Capital of the Target Company, at an Offer Price of ₹ 1.53/- (Rupees One and Fifty Three Paise Only) each per Offer Share, to the Public Shareholders of the Target Company, payable in cash, assuming full acceptance aggregating to a maximum consideration of an amount of ₹ 5,66,82,881/- (Rupees Five Crores Sixty Six Lakhs Eighty Two Thousand Eight Hundred and Eighty One Only) that will be Offered to the Public Shareholders who validly tender their Offer shares in the Offer.
Offer Documents	Means this Public Announcement, and the Detailed Public Statement, Draft Letter of Offer, Letter of Offer, Recommendation of the Committee of the Independent Directors of the Company and Post Offer Public Announcement, and any other notices, advertisements, and corrigendum issued by or on behalf of the Manager.
Offer Period	Means period from the date on which the Public Announcement was issued by the Acquirers and the date on which the payment of consideration to the Public Shareholders whose Equity Shares are validly accepted in this Offer, is made, or the date on which this Offer is withdrawn, as the case may be.
Offer Price	An offer price of ₹1.53/- (Rupees One and Fifty-Three Paise Only) each per Offer Share.
Offer Shares	Open Offer for acquisition of up to 3,70,47,634 (Three Crores Seventy Lakhs Forty-Seven Thousand Six Hundred Thirty-Four) Equity Shares of the face

Definitions & Abbreviations	Particulars
	value of ₹1/- each, representing 26.00% of the voting equity share Capital of the Target Company at a price of ₹1.53/- (Rupees One and Fifty-Three Paise Only) each per fully paid-up Equity Share payable in cash.
PA/ Public Announcement	Public Announcement dated Monday, August 10, 2026.
Paid-up Equity Share Capital	It means the paid-up Equity Shares Capital of the Target Company prior to the proposed Preferential Issue of Equity Shares and Fully Convertible Warrants i.e., ₹11,04,90,900 (Rupees Eleven Crores Four Lakhs Ninety Thousand Nine Hundred Only) representing 11,04,90,900 (Eleven Crores Four Lakhs Ninety Thousand Nine Hundred) equity shares of ₹1/- (Rupees One only) each.
Preferential Allotment/Preferential Issue	Shall mean proposed issue and allotment of up-to 3,20,00,000 Equity Shares, comprising of: (i) 3,19,00,000 Equity Shares to Mr. Sanjay Natvarlal Mandavia (Acquirer-1) and (ii) 1,00,000 Equity Shares to Ms. Rupal Sanjay Mandavia (Acquirer-2) and 29,48,00,000 Fully Convertible Warrants, comprising of: (i) 10,00,00,000 Warrants to Ms. Rupal Sanjay Mandavia (Acquirer-2) and (ii) 19,48,00,000 Warrants to the Public Shareholders, having face value of ₹1 each at an issue price of ₹ 1.53 per equity share (including a share premium of ₹ 0.53 per equity share). The proposed preferential allotment has been approved by the Board of Directors of the Target Company in their meeting held on August 10, 2026, and is subject to receipt of shareholders' and other requisite approvals, if any.
Promoters/ Promoter Group	The existing promoters of the Target Company, in accordance with the provisions of Regulations 2 (1) (s), and 2 (1) (t) of the SEBI (SAST) Regulations, read with Regulations 2 (1) (oo), and 2 (1) (pp) of the SEBI (ICDR) Regulations, in this case being, Pujya Guruwar Textile India Private Limited.
Public Shareholders	Means all the Equity Shareholders of the Target Company excluding (i) the Promoters and members of the Promoter Group of the Target Company, if any; (ii) the Acquirers and (iii) The allottees in the preferential issue (iv) any person deemed to be acting in concert *("Deemed PAC"*) with the parties set out in (i) and (ii) herein, pursuant to and in compliance with the SEBI (SAST) Regulations, 2011.
SCRR	Securities Contract (Regulation) Rules, 1957, as amended.
SEBI	Securities and Exchange Board of India.
SEBI Act	Securities and Exchange Board of India Act, 1992, and subsequent amendments thereto.
SEBI (LODR) Regulations	Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and subsequent amendment thereto.
SEBI(ICDR) Regulations	Means Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and subsequent amendment thereto.
SEBI (SAST) Regulations	Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereof.
Target Company/ Target/ ACI INFO	ACI Infocom Limited, a public limited Company incorporated under the provision of the Companies Act, 1956, having its registered office located at Off No. 512, 5th Floor, Hubtown Solaris, NS Phadake Road, Saiwadi, NR Flyover Bridge, Andheri East, Mumbai, Maharashtra, India, 400069. and bearing Corporate Identification Number L72200MH1982PLC175476.
Tendering Period	The tendering period shall have the meaning ascribed to it under Regulation 2(1)

Definitions & Abbreviations	Particulars
	(za) of the SEBI (SAST) Regulations.
Working Day	The working day shall have the meaning ascribed to it under Regulation 2(1) (zf) of the SEBI (SAST) Regulations.

1. OPEN OFFER DETAILS:

- **Offer Size**: The Open Offer is being made by the Acquirer(s) for acquisition of upto 3,70,47,634 Equity Shares of face value ₹1/- each representing 26.00% of the Emerging Voting Share Capital of the Target Company, subject to terms and conditions as specified in this Public Announcement and the Offer documents that are proposed to be issued in accordance with the SEBI (SAST) Regulations.

- **Offer Price/Consideration**: This Open Offer is being made at a price of ₹ 1.53/- (Rupees One and Fifty-Three Paise Only) per Equity Share of the target company. The Equity Shares of the Target Company are frequently traded in accordance with the provisions of Regulation 2 (1) (j) of the SEBI (SAST) Regulations, and hence the Offer Price has been determined in accordance with the parameters prescribed under Regulations 8 (1) and 8 (2) of the SEBI (SAST) Regulations. Assuming full acceptance under this Offer, the aggregate consideration payable to the Public Shareholders in accordance with the SEBI (SAST) Regulations will be ₹ 5,66,82,881/- (Rupees Five Crores Sixty-Six Lakhs Eighty-Two Thousand Eight Hundred and Eighty-One Only)

- **Mode of payment**: The Offer Price of ₹ 1.53/- (Rupees One and Fifty-Three Paise Only) will be paid in cash by the Acquirers in accordance with the provisions of Regulation 9(1)(a) of the SEBI (SAST) Regulations, 2011 in accordance with the terms and conditions mentioned in this Public Announcement and to be set out in the Offer Documents proposed to be issued in accordance with the SEBI (SAST) Regulations, 2011;

- **Type of offer (Triggered offer, ~~voluntary offer/competing offer etc.)~~:** This Open Offer is Triggered/ Mandatory Offer made by the Acquirers in compliance with Regulation 3(1) and Regulation 4 of the SEBI (SAST) Regulations, pursuant to acquisition of substantial voting rights and control of the Target Company.

2. TRANSACTION WHICH HAS TRIGGERED THE OPEN OFFER OBLIGATIONS ("UNDERLYING TRANSACTION"):

2.1. This Open Offer is being made pursuant to the board of directors of the Target Company in their meeting held on Monday, August 10, 2026, approved an issue and allotment of up-to 3,20,00,000 Equity Shares Acquirers, comprising of (i) up-to 3,19,00,000 Equity Shares to Mr. Sanjay Natvarlal Mandavia (Acquirer-1) and (ii) up-to 1,00,000 Equity Shares to Ms. Rupal Sanjay Mandavia (Acquirer-2) having face value of ₹1 each at an issue price of ₹ 1.53/- (Rupees One and Fifty-Three Paise Only) per equity share (including a share premium of ₹ 0.53 per equity share) on preferential Allotment basis pursuant to section 62 and other applicable provisions of Companies Act, 2013 and SEBI (ICDR) Regulations, subject to Statutory/requisite approvals from Regulatory Authorities. (the "Underlying Transactions")

2.2. This open offer is being made under Regulations 3(1) and 4 of the SEBI (SAST) Regulations. Pursuant to the Underlying Transaction and upon completion of the Open Offer, the Acquirer will have control over the Target Company, and the Acquirer shall become the Promoter of the Target Company.

2.3. A tabular summary of the Underlying Transaction is set out below:

Details of underlying transaction						
Type of Transaction (direct/ ~~indirect~~)	Mode of Transaction (Agreement/ ~~Allotment~~/ ~~market purchase~~)	Shares / Voting rights acquired/ proposed to be acquired		Total Consideration for shares /Voting Rights (VR) acquired (₹ in crores)	Mode of payment (Cash/ ~~securities~~)	Regulation which has triggered
		Number	% vis a vis total equity/ voting capital			
Direct	Proposed Issue and Allotment of 3,20,00,000 equity share to acquirers.	3,20,00,000	22.46%*	₹4,89,60,000/-	Cash	Regulation 3(1) and Regulation 4 of the SEBI (SAST) Regulations
	Proposed Issue and Allotment of 10,00,00,000 Convertible Warrants to Ms. Rupal Sanjay Mandavia	10,00,00,000	-	₹15,30,00,000/-		

**Calculated as a percentage of the emerging voting share capital of the Target Company after giving effect to the proposed preferential allotment of up-to 3,20,00,000 equity shares approved by the Board of Directors on Monday, August 10, 2026.*

Notes :
Further, Mr. Sanjay Natvarlal Mandavia and Ms. Rupal Sanjay Mandavia will be holding 25.05% of the Emerging Voting Share Capital of ACI Infocom Limited (including existing and new shares proposed to be acquired pursuant to the proposed Preferential Issue), attracting Regulation 3(1) and 4, of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("Takeover Regulations"), and will result in a substantial acquisition, change in control and management of the Company.

Further, as per the mutually decided terms and conditions with proposed allottee of the warrant, confirmation has been received from the warrant holders, that the conversion of warrants into equity shares shall be done only upon expiry of 10 working days from the completion of Offer Period in terms of SEBI (SAST) Regulations, 2011.

Pursuant to the completion of Open Offer, the Acquirer will acquire and exercise control over the Target Company and will be classified as a Promoter of the Target Company in accordance with the provisions of Regulation 31A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Acquirer does not have an intention to delist the Target Company pursuant to this Open Offer.

3. DETAILS OF THE ACQUIRER:

Details	Acquirer-1	Acquirer-2	Total
Name of Acquirer	Sanjay Natvarlal Mandavia	Rupal Sanjay Mandavia	-
Address	A-3, 1101, World Spa East, Near FWSTS Building, Sector-30, Gurgaon, Haryana – 122001.	A-3, 1101, World Spa East, Near FWSTS Building, Sector-30, Gurgaon, Haryana – 122001.	-

Details	Acquirer-1	Acquirer-2	Total
Name(s) of persons in control/ promoters of acquirers/ PAC where Acquirers/ PAC are companies	Not Applicable	Not Applicable	-
Name of the Group, if any, to which the Acquirer belongs to	None	None	-
Pre-Transaction shareholding: • Number • % of total share capital	• 5,25,000 Equity Shares • 0.48% of the pre-issue paid up share capital of the target company	• 31,64,004 Equity Shares • 2.86% of the pre-issue paid up share capital of the target company.	• 36,89,004 Equity Shares • 3.34% of the pre-issue paid up share capital of the target company
Proposed Acquisition under preferential issue	3,19,00,000 Equity Shares.	1,00,000 Equity Shares	3,20,00,000 Equity Shares.
Proposed Shareholding after the acquisition of shares which triggered the open offer: • Number • % of total share capital	• 3,24,25,000 Equity Shares • 22.76% of the post-issue emerging voting share capital of the target company.	• 32,64,004 Equity Shares • 2.29% of the post-issue emerging voting share capital of the target company.	• 3,56,89,004 Equity shares • 25.05% of the post-issue emerging voting share capital of the target company.
Any other interest in the Target Company	As on date of this Public Announcement, Mr. Sanjay Natvarlal Mandavia* (Acquirer-1) is the Whole Time Director (Professional Category) and public shareholder of the Target Company. Except from being the director and public shareholder, the Acquirers do not have any other interest or any other relationship in or with the Target Company.		

**Sanjay Natvarlal Mandavia is spouse of Rupal Sanjay Mandavia.*

#Under Regulation 38 of the SEBI (Listing Obligations and Disclosure Requirements), 2015 read with Rule 19A of Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR, 1957"), the Target Company is required to maintain at least 25% public shareholding (as determined in accordance with SCRR, 1957) on a continuous basis. Pursuant to the Open Offer and the underlying transactions, the Acquirers would be in compliance with Regulation 38 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, i.e., the public shareholding shall not fall below 25%.

4. DETAILS OF SELLING SHAREHOLDER/PROMOTER SELLER: Not Applicable

5. TARGET COMPANY:

Name	ACI Infocom Limited
CIN	L72200MH1982PLC175476
Registered Office	Off No. 512, 5th Floor, Hubtown Solaris, NS Phadake Road, Saiwadi, NR Flyover Bridge, Andheri East, Mumbai, Maharashtra, India, 400069.
Exchange where listed	Equity Shares are listed on BSE Limited.
SYMBOL	ACIIN
ISIN	INE167B01025

6. OTHER DETAILS:

a. This Public Announcement is made in compliance with the provisions of Regulation 13 (1) of the SEBI (SAST) Regulations.

b. The Acquirers are making Offer under Regulation 3(1) and 4 of the SEBI (SAST) Regulations, 2011.

c. The Acquirers does not have an intention to delist the Target Company pursuant to this Offer.

d. The Acquirer accepts full responsibility for the information contained in this Public Announcement.

e. The Detailed Public Statement to be issued pursuant to this Public Announcement in accordance with the provisions of Regulations 13(4), 14(3), 15(2), and other applicable regulations of the SEBI (SAST) Regulations shall be published in newspapers, within 5 (Five) Working Days of this Public Announcement, i.e., on or before Monday, August 17, 2026.The Detailed Public Statement shall, inter alia, contain details of the Offer including the detailed information of the Offer Price, the Acquirers, the Target Company, background to the Offer, statutory approvals required for this Offer, details of financial arrangements, and such other terms and conditions as applicable to this offer. The Detailed Public Statement will be published, as required by Regulation 14(3) of the SEBI (SAST) Regulations, 2011, in all editions of any one English national daily newspaper with wide circulation, any one Hindi national daily newspaper with wide circulation, any one regional language daily newspaper with wide circulation at the place where the Registered Office of the Target Company is situated, and any one regional language daily newspaper at the place of the Stock Exchange where the maximum volume of trading in the Equity Shares was recorded during the 60 trading days preceding the date of this Public Announcement.

f. The completion of this Offer and the Underlying Transaction is subject to the satisfaction of certain conditions as mentioned in the public announcement and Detailed Public Announcement proposed to be published. Further, in compliance with the SEBI (SAST) Regulations, the Underlying Transaction referred to hereinabove may be completed prior to completion of the Offer. Further, this Offer is subject to the terms and conditions mentioned in this Public Announcement, and the Offer Documents that are proposed to be issued in accordance with the SEBI (SAST) Regulations.

g. The Acquirers undertake that they are fully aware of and shall comply with their obligations under the SEBI (SAST) Regulations, 2011 and have adequate financial resources to meet their obligations under this Offer. The Acquirers have made firm financial arrangements for financing the acquisition of the Offer Shares, in terms of Regulation 25(1) of the SEBI (SAST) Regulations, 2011.

h. The board of directors of the Target Company in their meeting held on Monday, August 10, 2026, approved an issue and allotment of upto 3,20,00,000 Equity shares, comprising of (i) upto 3,19,00,000 Equity Shares to Mr. Sanjay Natvarlal Mandavia (Acquirer-1) and (ii) upto 1,00,000 Equity Shares Ms. Rupal Sanjay Mandavia (Acquirer-2) and upto 29,48,00,000 Fully Convertible Warrants, (one warrant convertible into one equity share, subject to conversion not before 10 Working days after the completion of Offer Open) comprising of: (i) upto 10,00,00,000 Warrants to Ms. Rupal Sanjay Mandavia (Acquirer-2) and (ii) upto 19,48,00,000 Warrants to the Public Shareholders, having face value of ₹1 each at an issue price of ₹ 1.53/-per equity share (including a share premium of ₹ 0.53 per equity share) on preferential Allotment basis pursuant to section 62 and other applicable provisions of Companies Act, 2013 and SEBI (ICDR) Regulations, subject to Statutory/requisite approvals from Regulatory Authorities

i. This Open Offer is not an Indirect Acquisition.

j. The Offer is not conditional upon any minimum level of acceptance in accordance with Regulation 19(1) of the SEBI (SAST) Regulations.

k. The Offer is not a competing offer in accordance with Regulation 20 of the SEBI (SAST) Regulations.

l. In this Public Announcement, all references to "₹" or "Rs." are references to Indian Rupees

m. All the information pertaining to the Target Company in this Public Announcement has been obtained from publicly available sources or provided by the Target Company and the accuracy thereof related to all has not been independently verified by the Manager.

n. In this Public Announcement, any discrepancy in any amounts as a result of multiplication or totaling is due to rounding off.

Issued by the Manager to the Open Offer

CREDORA PARTNERS
ALLIANCE OF TRUST

Credora Partners Private Limited
Registered Office: 6th Floor, B Wing, GSC Tower, Sector 30, Gurugram, Haryana, 122001
Contact Number: 0124-4293471
Website: credorapartners.com
Email Address: info@credorapartners.com
Contact Person: Mr. Prashant Pratap Singh
SEBI Registration Number: MB/ INM000013411
Validity: Permanent
CIN: U70200HR2025PTC132099

For and on behalf of the Acquirer

Sd/-	**Sd/-**
Sanjay Natvarlal Mandavia	**Rupal Sanjay Mandavia**
(Acquirer-1)	**(Acquirer-2)**

Place: Gurugram
Date: August 10, 2026