Directors Report

To,
The Members,
UI Wealth Advisors Limited

Your Directors have the pleasure of presenting the 7th Annual Report of the Company on the business and operations of the Company, together with the Audited Statement of Accounts for the year ended March 31, 2015.

1. Financial Results:

The performance of the Company during the financial year ended March 31, 2015 is summarized below:

	2014-15	2013-14
Particulars	Amount in Rs.	Amount in Rs.
Gross Profit Before Interest and depreciation	20,31,998	3,61,172
Less: Interest	5,702	Nil
Less: Depreciation	Nil	Nil
Profit before tax	20,37,700	3,61,172
Less: Provision for tax (Net of deferred tax credit) and taxes of earlier years	69,161	86,266
Profit after tax	19,68,539	2,74,906
Less: Prior Period expenditure	Nil	Nil
Profit for the year	19,68,539	2,74,906

2. Financial Performance

During the year under review, the Total Revenue stood at Rs. 21,06,973/- as compared to Rs. 4,48,523/- for the previous year. Profit before tax stood at Rs. 20,37,700/- for the year under review as compared to Rs. 3,61,172/- for the previous year. Profit after tax stood at Rs. 19,68,539/- as compared to Rs. 2,74,906/- for the previous year.

The increase in the revenue was on account of the income received from the investment done in the Urban Infrastructure Opportunity Fund (UIOF) by way of distributions of income to the investors.

3. Transfer to reserves

It is not proposed to transfer any amount to reserves out of the profits earned during the Financial Year 2014-15.

4. Dividend

Your Director do not recommend any dividend for the year ended 31st March 2015.

5. Deposits

During the year under review, your Company did not accept any deposits in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014. As on April 1, 2014, no amounts were outstanding which were classified as 'Deposits' under the applicable provisions of Companies' Act, 1956 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Companies Act, 2013, is not applicable.

6. Disclosures under Section 134(3)(1) of the Companies Act, 2013

Except as disclosed elsewhere in this report, no material changes and commitments which could affect the Company's financial position have occurred between the end of the financial year of the Company and the date of this report.

7. Disclosure of orders passed by regulators or courts or tribunal

No significant and material orders have been passed by any regulator or court or tribunal which can have impact on the going concern status and the Company's operations in future.

8. Particulars of contracts or arrangement with related parties

No transactions/contracts/arrangements of the nature as specified in Section 188(1) of the Companies Act, 2013 were entered by the Company during the year under review with related party (/ies) and no particulars in form AOC-2 have been furnished.

9. Particulars of loans, guarantees, investments under Section 186

The particulars of loans, guarantees and investments given/made during the financial year under review and governed by the provisions of Section 186 of the Companies Act, 2013 have been furnished in **Annexure I**, which forms part of this report.

10. Matters related to Directors and Key Managerial Personnel

During the year the paid up capital of your Company is not more than Rs. 10 Crore. Hence requirement to comply with the provisions of Section 203 of Companies Act, 2013 is not applicable to the Company.

11. Disclosures related to Board, Committees And Policies

Board Meetings

The Board of Directors met 4 times on 19th April 2014, 30th June 2014, 17th October 2014, 27th January 2015 during the financial year ended March 2015 in accordance with the provisions of the Companies Act, 2013 and rules made thereunder. All the Directors actively participated in the meetings and contributed valuable inputs on the matters brought before the Board of Directors from time to time.

Retirement of Director by Rotation

In terms of Articles of Association of the Company, Shri Parag Parekh, Director retiring by rotation and being eligible offers himself for reappointment at the ensuing Annual General Meeting.

Two of the Directors have been disqualified under Section 164(2) of the Companies Act, 2013 and are not eligible to be appointed/reappointed in the Company.

Director's Responsibility Statement

In terms of Section 134(5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended March 31, 2015, the Board of Directors hereby confirm that:

- a. in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b. such accounting policies have been selected and applied consistently and the Directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on March 31, 2015 and of the profits of the Company for the year ended on that date;
- c. proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. the annual accounts of the Company have been prepared on a going concern basis;
- e. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Nomination and Remuneration Committee

Your Company is not covered under Section 178(1) of the Companies Act, 2013 requiring constitution of Nomination and Remuneration Committee and hence disclosure as per Section 134(3)(e) of the Companies Act, 2013 is not required to be furnished by the Company.

Risk Management Policy

Your Directors are of the opinion that the Company is managing its risk through well-defined internal financial controls and that there are no risks that may threaten the existence of the company

Particulars of Employees and Remuneration

Since your Company is not a listed company, no disclosures as required under Section 197(12) of the Companies Act, 2013 and rules thereto are required to be furnished.

12. Auditors and their reports

The matters related to Auditors and their Reports are as under:

Observations of statutory auditors on accounts for the year ended March 31, 2015:

The auditor's report does not contain any qualification, reservation or adverse remark or disclaimer nor has any fraud been reported by the auditors.

Statutory Auditors appointment:

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, M/s. Pathak H D & Associates, Chartered Accountants, the Statutory Auditors of the Company, hold office upto the conclusion of the ensuing Annual General Meeting. However, their appointment as Statutory Auditors of the Company is subject to ratification by the Members at every Annual General Meeting. The Company has received a certificate from the said Auditors that they are eligible to hold office as the Auditors of the Company and are not disqualified for being so appointed.

Necessary resolution for appointment of the said Auditors is included in the Notice of Annual General Meeting for seeking approval of members.

13. Other Disclosures

Other disclosures as per provisions of Section 134 of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014 are furnished as under

Extract of Annual Return:

Pursuant to the provisions of Section 134(3)(a) of the Companies Act, 2013, Extract of the Annual Return for the financial year ended March 31, 2015 made under the provisions of Section 92(3) of the Companies Act, 2013 is attached as **Annexure II** which forms part of this Report.

Conservation of energy, technology absorption and foreign exchange earnings and outgo:

Since your Company does not own any manufacturing facility, the disclosure of information on other matters required to be disclosed in terms of Section 134(3)(m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, are not applicable and hence have not been given.

The details of foreign exchange earnings and outgo during the year under review is as below: (In Rupees)

Particulars	2014-15	2013-14
Expenditure in foreign currency	NIL	NIL
Earnings in foreign currency	NIL	NIL

GENERAL

No disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

- i) issue of equity shares with differential rights;
- ii) issue of shares (including sweat equity shares) to the employees;
- iii) the managing director was not in receipt of any commission and hence provisions of Section 197 (14) of the Companies Act, 2013 are not applicable;
- iv) apart from the managing director, no other director is paid remuneration other than sitting fees. None of the directors have any stock options or remuneration payable linked to performance. The appointment of the managing director is recorded in a contract and does not contain provision for payment of any severance fee.
- v) since your company do not fall under the provisions of Section 135 of the Companies Act, 2013, no details are required to be furnished herewith.

ACKNOWLEDGEMENTS AND APPRECIATION:

Your Directors take this opportunity to thank the customers, suppliers, bankers, business partners/associates, financial institutions and various regulatory authorities for their consistent support/encouragement to the Company.

Your Directors would also like to thank the Members for reposing their confidence and faith in the Company and its Management.

Date: For and on behalf of the Board of Directors

Place: Mumbai

Sd/- Sd/-

Dharmesh Trivedi Bittal Singhi

Director Director

DIN 03619491 DIN 00093608

Registered office

46-47, 4th Floor, Maker Chambers VI,

Nariman Point, Mumbai – 400021

CIN U74140MH2008PLC187622

Telephone No.: +91 22 6669 6000

Fax No.: 6669 6061

Mail: cs@urbaninfra.com

Website: http://www.urbaninfra.com

Annexure I

Particulars of Loans, Guarantees and Investments:

Sr. no.	Name of the Party	Nature of transaction s	Amount at the beginning of the year (Rs)	Net transactions during the year (Rs)	Balance at the end of the year (Rs)
1	Birla Sun life Mutual Fund	Investment in Mutual Fund	1,00,00,000.00	44,00,000.00	1,44,00,000.00
2	Bajaj Finserve Ltd	Sale of Equity Investments	33,53,352.00	18,62,973.00	14,90,379.00
3	Urban Infrastructure Opportunity Fund	Repayment of Principal	1,00,92,500.00	64,900.00	1,00,27,600.00

Date: For and on behalf of the Board of Directors

Place: Mumbai

Sd/- Sd/-

Dharmesh Trivedi Bittal Singhi

Director Director

DIN 03619491 DIN 00093608

Annexure II -

Form No. MGT-9 EXTRACT OF ANNUAL RETURN as on the financial year ended on 31st March 2015

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

- i) CIN:- U74140MH2008PLC187622
- ii) Registration Date :- 17/10/2008
- iii) Name of the Company :- UI WEALTH ADVISORS LIMITED
- iv) Category / Sub-Category of the Company Company limited by shares
- v) Address of the Registered office and contact details 46-47, 4th Floor, Maker Chamber VI, Nariman Point, Mumbai- 400021; Tel [6669 6000]; Fax [6669 6061]
- vi) Whether listed company :- No
- vii) Name, Address and Contact details of Registrar and Transfer Agent, if any NA

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the Company shall be stated:-

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Asset Management Services	65999	100

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES -

S. NO	NAME AND ADDRESS OF THE COMPANY	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% of shares held	Applicable Section
1	Urban	U67190MH2005PLC158049	Holding	100	2(46)
	Infrastructure				
	Venture Capital				
	Limited				

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of S year	Shares held a	t the beginn	ing of the	No. of Shares held at the end of the year			% Change during the year	
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
Individual/HUF									
Central Govt									
State Govt (s)									
Bodies Corp.	NIL	2100000	2100000	100	NIL	2100000	2100000	100	NIL
Banks / FI									
Any Other									
Sub-total (A) (1):-	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
(2) Foreign	NIL	NIL	NIL	IVIL	NIL	INIL	NIL	IVIL	NIL
a) NRIs - Individuals b) Other - Individuals Bodies Corp. Banks / FI Any Other									
Sub-total (A) (2):-									

_									
Total shareholding of	NIL	2100000	2100000	100	NIL	2100000	2100000	100	NIL
Promoter (A) = $(A)(1)+(A)(2)$									
B. Public	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Shareholding									
1. Institutions									
a) Mutual									
Funds									
b) Banks / FI									
c) Central									
Govt									
d) State Govt(s)									
e) Venture									
Capital									
Funds									
f) Insurance									
Companies									
g) FIIs									
h) Foreign Venture									
Capital									
Funds									
i) Others									
(specify)									
Sub-total									
(B)(1):-									
2.Non-									
Institutions									
a) Bodies Corp.									
i) Indian									
ii) Overseas									
b) Individuals									
i) Individual									
shareholders									
holding nominal									
share capital									
upto Rs. 1 lakh									
ii) Individual									
shareholders									
holding nominal share capital in									
excess of Rs 1									
lakh									
c) Others									

(specify) Sub-total (B)(2):-									
Total Public Shareholding (B)=(B)(1)+ (B)(2)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
C. Shares held by Custodian for GDRs & ADRs	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Grand Total (A+B+C)	NIL	2100000	2100000	100	NIL	2100000	2100000	100	NIL

(ii) Shareholding of Promoters

Sl No.	Shareholder's Name	Shareholdi year	ng at the be	eginning of the	Shareholdi	cholding at the end of the year		
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	% change in share holding during the year
1	Jai Corp Limited	2099994	100	-	2099994	100	-	-
2	P.Krishnamurthy jointly with Jai Corp Limited	1	0	-	1	0	-	-
3	Rohit Shah jointly with Jai Corp Limited	1	0	-	1	0	-	-
4	Sanjay Punkhia jointly with Jai Corp Limited	1	0	-	1	0	-	-
5	Parag Parekh jointly with Jai Corp Limited	1	0	-	1	0	-	-
6	Deepa Sanghani jointly with Jai Corp Limited	1	0	-	1	0	-	-
7	Bittal Singhi jointly with Jai Corp Limited	1	0	-	1	0	-	-
	Total	2100000	100		2100000	100		

(iii) Change in Promoters' Shareholding (please specify, if there is no change) - No change

Sl. No.		Shareholding at th	e beginning of the	Cumulative Shar	eholding during the
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	NIL	NIL	NIL	NIL
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase / decrease (e.g.	NIL	NIL	NIL	NIL
	allotment / transfer / bonus/ sweat equity etc):	NIL	NIL	NIL	NIL
	At the End of the year	NIL	NIL	NIL	NIL

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): - Not Applicable

Sl. No.		Shareholding at th year	e beginning of the	Cumulative Sharel	nolding during the year
	For Each of the Top 10 Shareholders	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	NIL	NIL	NIL	NIL

Date wise	NIL	NIL	NIL	NIL
Increase /				
Decrease in Share				
holding during the				
year specifying				
the reasons for				
increase /				
decrease (e.g.				
allotment /				
transfer / bonus /				
sweat equity etc):				
At the End of the	NIL	NIL	NIL	NIL
year (or on the				
date of separation,				
if separated				
during the year)				

(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year		
	For Each of the Directors and KMP	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	2 jointly with UIVCL	0	2 jointly with UIVCL	0	
	Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	NIL	0	NIL	0	
	At the End of the year	2 jointly with UIVCL	0	2 jointly with UIVCL	0	

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year	NIL	NIL	NIL	NIL
i) Principal Amount				
ii) Interest due but not paid				
iii) Interest accrued but not due				
Total (i+ii+iii)	NIL	NIL	NIL	NIL
Change in Indebtedness during the financial year Addition Reduction				
Net Change	NIL	NIL	NIL	NIL
Indebtedness at the end of the financial year				
i) Principal Amount				
ii) Interest due but not paid				
iii) Interest accrued but not due				
Total (i+ii+iii)	NIL	NIL	NIL	NIL

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl. no.	Particulars of Remuneration	Name of MD/WTD/ Manager	Total Amount (Rs.)
1.	Gross salary Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	NIL	NIL
	Value of perquisites u/s 17(2) Income-tax Act, 1961		
	Profits in lieu of salary under section 17(3) Income-tax Act, 1961		
2.	Stock Option	NIL	NIL
3.	Sweat Equity	NIL	NIL
4.	Commission - as % of profit - others, specify	NIL	NIL
5.	Others, please specify	NIL	NIL
	Total (A)	NIL	NIL
	Ceiling as per the Act	NA	NIL

B. Remuneration to other directors:

Sl. no.	Particulars of Remuneration	Name of Directors	Total Amount (Rs.)
1.	 Fee for attending board / committee meetings Commission Others, please specify 	NIL	NIL
	Total	NIL	NIL

Sl. no.	Particulars of Remuneration	Name of Directors		Total Amount	
				(Rs.)	
2.	Other Non-Executive Directors	NIL	NIL	NIL	
	 Fee for attending board / committee meetings Commission Others, please specify 				
	Total	NIL	NIL	NIL	

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

Sl. no.	Particulars of Remuneration	Key Managerial Personnel					
		CEO	Company Secretary	CFO	Total		
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Incometax Act, 1961	NI	L NII	NIL	NIL		
2.	Stock Option	NI	L NII	NIL	NIL		
3.	Sweat Equity	NI	L NII	NIL	NIL		
4.	Commission as % of profit others, specify	NI	L NII	L NIL	NIL		
5.	Others, please specify		-				
	Total	NI	L NII	NIL	NIL		

VII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES:

Туре	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
A. COMPANY	l		l	1	,
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
B. DIRECTORS					
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
C. OTHER OFFIC	ERS IN DEFAULT				
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL

Date: For and on behalf of the Board of Directors

Place: Mumbai

Sd/- Sd/-

Dharmesh Trivedi Bittal Singhi

Director Director

DIN 03619491 DIN 00093608

INDEPENDENT AUDITORS' REPORT

To the Members of

UI Wealth Advisors Limited

Report on the Standalone Financial Statements

We have audited the accompanying financial statements of '**UI Wealth Advisors Limited**' ("the Company"), which comprise the Balance Sheet as at 31st March, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves

performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2015, and its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

- 1. As required by the Companies (Auditor's Report) Order 2015 ("CARO 2015"), issued by the Central Government of India, in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure hereto, a statement on the matters specified in the paragraphs 3 and 4 of the Order, to the extent applicable.
- 2. As required by Section 143 (3) of the Act, we report that:
- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

Contd....3

- (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2015 and taken on record by the Board of Directors, none of the directors except two directors is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact on its financial position in its financial statements.
 - ii. The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Pathak H.D. & Associates

Chartered Accountants Firm Registration No. 107783W

Sd/-

Anuj Bhatia

Partner

Membership No.: 122179

Place: Mumbai

Date: 2nd May, 2015

ANNEXURE TO INDEPENDENT AUDITORS' REPORT

Annexure referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date to the members of UI Wealth Advisors Limited on the accounts for the year ended 31st March, 2015

- (i) In respect of its fixed assets:

 The Company does not have any fixed assets. Therefore the provisions of clause
 (i) of paragraph 3 of the CARO 2015 are not applicable to the Company.
- (ii) In respect of its inventories:

 The Company does not have any inventory. Therefore the provisions of clause
 (ii) of paragraph 3 of the CARO 2015 are not applicable to the Company.
- (iii) According to the information and explanations given to us, the Company has not granted any loan secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Act. Therefore the provisions of clause (iii) of paragraph 3 of the CARO 2015 are not applicable to the Company.
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business. During the financial year, the Company did not undertake any activity of purchase of fixed assets, inventory and for sale of goods and services. During the course of our audit, we have not observed any continuing failure to correct major weakness in the internal control system.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposit from the public and therefore the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provision of the Act and rules framed there under are not applicable for the year under audit.
- (vi) According to the information and explanations given to us, Central Government has not prescribed maintenance of cost records under sub-Section (1) of Section 148 of the Act in respect of activities carried on by the Company. Therefore the provisions of clause (vi) of paragraph 3 of the CARO 2015 are not applicable to the Company.

Contd...2

- (vii) According to the information and explanations given to us, and the records of the Company examined by us:
- (a) The Company has generally been regular in depositing with appropriate authorities undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income tax, Sales tax, Wealth tax, Service tax, Custom Duty, Excise duty, Value added tax, Cess and any other material statutory dues as applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid statutory dues were outstanding, as at 31st March 2015 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us there are no dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty, Value added tax & Cess as applicable, which have not been deposited on account of any dispute.
- (c) According to the information and explanations given to us, there was no amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules made thereunder.
- (viii) The Company does not have accumulated losses at the end of financial year. It has not incurred any cash losses during the financial year covered by audit and in the immediately preceding financial year.
- (ix) Based on our audit procedures and on the basis of information and explanations given by the management, the Company has not taken any borrowings from financial institutions, banks or debenture holders, therefore the provisions of clause (ix) of paragraph 3 of the CARO 2015 are not applicable to the Company.
- (x) According to the information and explanations given by the management, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xi) According to the information & explanations given to us, the Company has not raised any term loan during the year.

Contd...3

(xii) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

For Pathak H.D. & Associates

Chartered Accountants Firm Registration No. 107783W

Sd/-Anuj Bhatia Partner

Membership No.: 122179

Place: Mumbai Date: 2nd May, 2015

UI Wealth Advisors Limited Balance Sheet as at 31st March, 2015

I. EQUITY AND LIABILITIES	Notes	As at 31st M	arch,2015	(An As at 31st Ma	nount in Rs.) arch,2014
1. SHAREHOLDERS' FUNDS					
Share capital	2	2 10 00 000		2 10 00 000	
Reserves and surplus	3 _	54 67 246	2 64 67 246	34 98 707	2 44 98 707
2. CURRENT LIABILITIES					
Other current liabilities	4	20 247		14 045	
Short-term provisions	5 _	2 86 000	3 06 247	<u>-</u> _	14,045
TOTAL			2 67 73 493	_	2 45 12 752
II. ASSETS					
1. NON-CURRENT ASSETS					
Non-Current investments	6	1 15 17 979		1 34 45 852	
Long-term loans and advances	7	3 52 591		52 715	
Other Non-Current Assets	8 _	4 56 230	1 23 26 800	4 05 096	1 39 03 663
2. CURRENT ASSETS					
Current investments	9	1 44 00 000		1 00 00 000	
Cash and Cash Equivalents	10 _	46 693	1 44 46 693	6 09 089	1 06 09 089
TOTAL		_	2 67 73 493		2 45 12 752
Significant Accounting Policies	1	=		=	

2 to 17

As per our report of even date For Pathak H.D. & Associates Chartered Accountants

Notes on Financial Statements

Firm Registration No. 107783W

For and on behalf of the Board of Directors

Sd/-**Anuj Bhatia** Partner

Membership No.: 122179

Place : Mumbai Date : 02 May 2015 Sd/-Sd/-Sd/-Parag ParekhBittal SinghiDharmesh TrivediDirectorDirectorDirector

DIN: 00015655 DIN: 00093608 DIN: 03619491

UI Wealth Advisors Limited Statement of Profit and Loss for the year ended 31st March, 2015

Parti	culars	Notes	Year ended 31st March,2015	(Amor Year end March,	
ı	Other Income	11	21 06 973		4 48 523
II	Total Revenue		21 06 973		4 48 523
Ш	Expenses				
	Finance Costs	12	5 702		-
	Administrative & Other expenses	13	63 571		87 351
	Total expenses		69 273		87 351
IV	Profit before tax (II - III)		20 37 700		3 61 172
٧	Tax expenses				
	Current Tax	390 000		49 000	
	Add/(Less):-MAT (Credit)/Reversal	(3 01 876)		37 266	
	Income Tax of earlier year	(18 963)	69 161	-	86 266
VI	Profit for the year (IV-V)		19 68 539	=	2 74 906
	Basic & Diluted Earning Per Equity				
	Share of Rs.10/- each	14	0.94		0.13
	Significant Accounting Policies	1			
	Notes on Financial Statements	2 to 17			
	As per our report of even date	For and on behalf of the Bo	oard of Directors		

For Pathak H.D. & Associates

Chartered Accountants

Firm Registration No. 107783W

Sd/-Sd/-Sd/-Sd/-Anuj Bhatia Parag Parekh Bittal Singhi **Dharmesh Trivedi**

Partner Director Director Director DIN: 00015655 DIN: 00093608 DIN: 03619491 Membership No.: 122179

Place : Mumbai Date: 02 May 2015

Notes on Financial Statements for the year ended 31st March, 2015

Note 1 Significant Accounting Policies

1.1 Basis of preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards issued under the Companies (Accounting Standards) Rules, 2006 which continue to apply as per Section 133 of the Companies Act 2013. The financial statements have been prepared as a going concern basis under the historical cost convention.

1.2 Use of Estimate

The preparation of financial statements requires estimates and assumptions to be made that effect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Differences between the actual results and estimates are recognized in the period in which the results are known / materialized.

1.3 Revenue Recognition

Revenues are recognized when it is earned and no significant uncertainty exists as to its ultimate collection and includes, Service tax, wherever applicable. Dividend is recognised when right to receive payment is established by the balance sheet date.

1.4 Investments

Current investments are carried at the lower of cost and quoted / fair value, computed scrip wise. Long Term Investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such decline is other than temporary in the opinion of the management.

1.5 Provision for current and Deferred Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act,

Deferred tax resulting from "timing difference" between book and taxable profit is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. The deferred tax is recognized and carried forward only to the extent that there is a reasonable certainty that the asset will be realized in future.

Minimum Alternative Tax (MAT) is recognised as an asset only when, and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the MAT credit becomes eligible to be recognised as an asset in accordance with the recommendations contained in Guidance Note issued by the ICAI, the said asset is created by way of a credit to the Statement of Profit and Loss and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that the Company will pay normal income-tax during the specified period.

1.6 Preliminary and Issue Expenses

Preliminary and issue expenses are charged off to the Statement of Profit and Loss in the year in which incurred.

1.7 Provisions, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.

Note 2 Share Capital

Particulars	As at 31 March 2015	(Amount in Rs.) As at 31 March 2014
Authorised 21 00 000 (Previous Year 21 00 000) Equity Shares of Rs.10/- each	2 10 00 000	2 10 00 000
	2 10 00 000	2 10 00 000
Issued, Subscribed & Paid up 21 00 000 (Previous Year 21 00 000) Equity Shares of Rs.10/- each		
fully paid up	2 10 00 000	2 10 00 000
	2 10 00 000	2 10 00 000

2.1	Reconciliation of Number of Equity shares outstar Particulars	nding at the begin	nning and at th	-	ar: 2013	R-1 <i>4</i>
	i articulars		No. of	Amount in	No. of	Amount in
			Shares	Rs.	Shares	Rs.
	Shares outstanding at the beginning of the year Shares outstanding at the end of the year		21 00 000 21 00 000	2 10 00 000 2 10 00 000	21 00 000 21 00 000	2 10 00 000 2 10 00 000
2.2	The holders of equity share of Rs.10 each, is entitled dividend in particular financial year is recommended by Meeting of that year. In the event of liquidation of the remaining assets of the company, after distribution on number of equity shares held by the share holders.	by the Board of Di e company ,the h	rectors and app olders of equity	roved by the Me shares will be	embers at the Ar entitled to recei	nnual General ive any of the
2.3	21 00 000 (Previous year 21 00 000) Equity shares company (including equity shares held jointly the nor		n Infrastructure	Venture Capital	Limited (UIVC	L),the holding
2.4	The details of shough added heading week they 50/	-1				
2.4	The details of shareholder holding more than 5% Name of Shareholder	snares :	As at 31 M	arch 2015	As at 31 M	arch 2014
			No. of	Percentage	No. of	Percentage
	Urban Infrastructure Venture Capital Limited (Including six shares held jointly with the nominees)		Shares 21 00 000	100.00%	Shares 21 00 000	100.00%
Note 3	Reserves and Surplus					
	Particulars		As at 3	1 March 2015		ount in Rs.) 1 March 2014
	Surplus in Statement of Profit and Loss As per last balance sheet		34 98 707		32 23 801	
	Add : Profit for the year		19 68 539	54 67 246	2 74 906	34 98 707
			=	54 67 246	=	34 98 707
Note 4	Other Current Liabilities				(Am	ount in Rs.)
	Particulars		As at 3	1 March 2015	•	1 March 2014
	Other payables Expenses Payable			20 247		14 045
			-	20 247	-	14 045
Note 5	Short-term Provisions					
	Particulars		As at 3	1 March 2015		ount in Rs.) 1 March 2014
	Income Tax Provision (Net)			2 86 000		-
			-	2 86 000	-	
Note 6	Non - Current Investments (Refer Note 1.4)					
	Particulars Long-Term Investments In Equity Shares	No. of Shares	As at 3	1 March 2015		ount in Rs.) March 2014
	Quoted Fully Paid-up					
	Bajaj Finserve Ltd Face value of Rs.5/- each	2 000 (4 500)		14 90 379		33 53 352
	Total Equity Shares (A)	(4 300)	-	14 90 379	_	33 53 352
	In Units of Venture Capital Fund	No. of Units	-		_	
	Unquoted fully paid up (at Cost)					
	Urban Infrastructure Opportunity Fund Paid - up value Rs.86 160/-(Previous Year	110 (110)		1 00 27 600		1 00 92 500
	Rs.86 750/-) per unit Total Venture Capital Fund (B)		-	1 00 27 600	-	1 00 92 500
	Total Long Term Investments (A+B)		-	1 15 17 979	-	1 34 45 852
			=		=	
6.1	Aggregate value of Non - Current Investments		As at 31 M Book Value		As at 31 M	ount in Rs.) arch 2014 Market Value
	Quoted Investment Unquoted Investment		14 90 379 1 00 27 600	28 29 100 -	33 53 352 1 00 92 500	35 46 225 -

Balance with a Bank in Current Account

N-4 -	Law at the Law Co.					
Note 7	Long-term Loans & Advances				(Amo	unt in Rs.)
	Particulars		As at 3	1 March 2015	•	March 2014
	(Unsecured, Considered good)					
	Income Tax - Advance Tax (Net)		50 715		62 430	
	Less :- Mat Credit Utlised			50 715	9 715	52 715
	MAT Credit Entitlement					
	Opening Balance		_		46 981	
	Add : Mat Credit Entitled		3 01 876		-	
	Less: MAT Credit utilised/(Reversal)			3 01 876	46 981	-
			-	3 52 591	_	52 715
			=	0 02 00.	_	
	to pay the income tax computed as per provisions, note on "Accounting for Credit available in respect of Chartered Accountants of India, Rs.3 01 876 (Prepayable as per the provisions other than section 1 statement of profit and loss.	of Minimum Alternat evious year Rs.Nil) b	e Tax under the being the excess	Income Tax Ac s of tax payable	t 1961" issued by u/s 115JB of the	the Institute Act over tax
Note 8	Other Non-Current Assets				(Amai	unt in Rs.)
	Particulars		As at 3	1 March 2015	•	March 2014
	(Unsecured, Considered good)				, 10 41 0 1 11	
	Income Receivable from Venture Capital Fund			4 56 230		4 05 096
	(Refer Note No.11.1)		=		_	
			=	4 56 230	_	4 05 096
Note 9	Current Investments (Refer Note 1.4)				(4	tin Bal
	Particulars	No. of Units	As at 3	1 March 2015		unt in Rs.) March 2014
	Other Investment In Units of Mutual Fund Unquoted fully paid up (at Cost)					
	Birla Sun Life Cash plus - Direct Plan -Growth Face value of Rs.100/-each	71 684 (51 880)		1 44 00 000	1	1 00 00 000
			- -	1 44 00 000	_	1 00 00 000
9.1	Aggregate value of Current Investments :		As at 31 M Book Value	arch 2015	(Amor As at 31 Mar Book Value	unt in Rs.) rch 2014
				Market Value		arket Value
	Unquoted Investment		1 44 00 000	-	1 00 00 000	-
Note 10	Cash and Cash Equivalents					
	Bestlevilee			4 84	,	unt in Rs.)
	Particulars		As at 3	1 March 2015	AS at 31 N	March 2014

6 09 089

6 09 089

UI Wealth Advisors Limited Notes on Financial Statements for the year ended 31st March, 2015

Note 11 Other Income

Particulars	Year ended 31 March 2015	(Amount in Rs.) Year ended 31 March 2014
Interest on Income Tax Refund Dividend Income	1 777	-
From Long-term Investments	7 875	-
From Current Investments	-	2 28 227
Income from Long-Term Investments	4 26 234	2 20 296
Profit on sale of Long-term Investments	16 71 087	-
	21 06 973	4 48 523

11.1 Income from long-term investment includes Company's share in the accrued Income of Venture Capital Fund from Venture Capital Undertakings (VCUs) amounting to Rs.1 67 184/- (Previous Year Rs. 2 21 180/-) for the year ended 31st March 2015 which is taxable in the hand of the Company under section 115U of the Income Tax Act, 1961 and the amount of Rs. 4 56 230/- (Previous Year Rs. 4 05 096/-) is outstanding as on 31st March 2015. The income is recognised based on the certificate received from such Venture Capital Fund.

Note 12 Finance Costs

Particulars	Year ended 31 March 2015	(Amount in Rs.) Year ended 31 March 2014
Interest on Income Tax	5,702	-
	5 702	

Note 13 Administrative and Other Expenses

Year ended 31 March 2015	(Amount in Rs.) Year ended 31 March 2014
2 400	2 500
2 500	2 500
14 045	14 045
14 045	<u>5 618</u> 19 663
15 489	58 933
40	103
29 097	3 652
63 571	87 351
	2 400 2 500 14 045 - 14 045 15 489 40 29 097

Note 14 Basic and Diluted earning per share (EPS)

		(Amount in Rs.)
	Year ended 31 March 2015	Year ended 31 March 2014
i. Net profit as per Statement of Profit and Loss	19 68 539	2 74 906
ii. Profit attributable to equity share holders	19 68 539	2 74 906
iii. Weighted average number of equity shares used a	as	
denomination for calculating EPS	21 00 000	21 00 000
iv. Basic and diluted EPS of face value of Rs.10/- each	ch 0.94	0.13

UI Wealth Advisors Limited Notes on Financial Statements for the year ended 31st March, 2015

Note 15 Segment Reporting

The Company has only investment activity during the year. Thus, there is no separate reportable segment, as per Accounting Standard on "Segment Reporting" (AS 17) as notified by Companies (Accounting Standard) Rules, 2006.

Note 16 Related Party Transaction

As per Accounting Standard – 18 on Related Party disclosures as notified by the Companies (Accounting Standard) Rules, 2006, the disclosures of transactions are given below:

List of Related Party and relation :-

Name of the Party

i. Urban Infrastructure Venture Capital Limited

Relation

Holding Company

ii. Jai Corp Limited Ultimate Holding Company

Transaction during the year with related parties :-

(Amount in Rs.)
Year ended 31 March 2015 Year ended 31 March 2014

1 Urban Infrastructure Venture Capital Limited

Equity Share Capital

Particulars

Closing Balance as at 31st March 2 10 00 000 2 10 00 000

Note 17 The Previous year's figures have been regrouped, rearranged and reclassified wherever necessary to conform the current year presentation.

As per our report of even date

For and on behalf of the Board of Directors

For Pathak H.D. & Associates

Chartered Accountants Firm Registration No. 107783W

Sd/- Sd/- Sd/- Sd/-

Anuj BhatiaParag ParekhBittal SinghiDharmesh TrivediPartnerDirectorDirectorDirectorMembership No.: 122179DIN : 00015655DIN : 00093608DIN : 03619491

Place : Mumbai Date : 02 May 2015

UI Wealth Advisors Limited Cash Flow Statement for the year ended 31st March, 2015

		(Amount in Rs.)
	As at	As at
	31st March 2015	31st March 2014
Cash flow from operating Activities (A)		
Net Profit before tax as per Statement of Profit & Loss	20 37 700	3 61 172
Adjustments for:		
Dividend Income	(7 875)	(2 28 227)
Profit on sale of Long-term Investments	(16 71 087)	-
Income from Long-Term Investments	(4 26 234)	(2 20 296)
Operating Loss before working capital changes	(67 496)	(87 351)
Trade and other payables	6,202	1 405
Cash used in opertions	(61 294)	(85 946)
Less: Taxes paid (Net)	(83 037)	(90 000)
Net Cash (used in) operating activities	(1 44 331)	(1 75 946)
Cash flow from Investing Activities (B)		
Purchase of Investments	(44 00 000)	(1 35 88 330)
Reduction / Redemption of Investments	35 98 960	1 39 58 998
Income from Venture Capital Fund	3 75 100	1 37 500
Dividend Income	7 875	2 28 227
Net Cash Flow generated from/(used in) Investing Activities	(4 18 065)	7 36 395
Cash flow from Financing Activities (C)		
Net Cash from financing activities	•	-
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(5 62 396)	5 60 449
The more and factor and cash and cash equivalents (ATDTO)	(3 02 330)	3 00 443
Opening Balance of cash and cash equivalents*	6 09 089	48 640
Closing Balance of cash and cash equivalents*	46 693	6 09 089

^{*}For composition refer Note 10

Notes:

- 1 The Cash Flow Statement has been prepared under the "Indirect Method" set out in Accounting Standard 3 on "Cash Flow Statement", as notified by Companies (Accounting Standard) Rules 2006.
- 2 The Previous year's figures have been regrouped, rearranged and reclassified wherever necessary to conform the current year presentation.
- 3 Bracket indicates cash outflows.

As per our report of even date

For Pathak H.D. & Associates

Chartered Accountants

Firm Registration No. 107783W

For and on behalf of the Board of Directors

Sd/- Sd/- Sd/- Sd/- Sd/- Anuj Bhatia Parag Parekh Bittal Singhi Dharmesh Trivedi

 Partner
 Director
 Director
 Director

 Membership No.: 122179
 DIN : 00015655
 DIN : 00093608
 DIN : 03619491

Place : Mumbai Date : 02 May 2015