

INDEPENDENT AUDITORS' REPORT

To
The Members of
URBAN INFRASTRUCTURE VENTURE CAPITAL LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **Urban Infrastructure Venture Capital Limited**, which comprise the Balance Sheet as at March 31, 2026, Statement of Profit and Loss and Cash Flow Statement for the year ended on that date and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, *except for the effects of the matters described in the Basis for Qualified Opinion paragraph of our report*, the aforesaid financial statements give the information required by the Companies Act, 2013 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, 2026, its profit or loss statement including other comprehensive income, the changes in equity and cash flow statement for the year ended on that date.

Basis for Qualified Opinion

As mentioned in Note No. 10 to the financial statements, interest receivable aggregating to Rs. 2,147.12 lakhs overdue for substantial period of time, in respect of which Company has initiated legal proceedings against those parties has been considered good for recovery and no provisions for doubtful debts has been considered necessary by the management for the reasons stated therein. The matter described in above has uncertainties related to the outcome of the legal proceedings and therefore we are unable to express an opinion on the ability of the Company to recover the outstanding amount and possible impacts on the financial statements of the Company.

Emphasis of Matter

Attention is drawn to Note Nos. 5.3 and 8.3 of the financial statements. During the current year, the Enforcement Directorate ("ED") conducted search operations at the Registered office of the Company in connection with an ongoing investigation arising out of Hon'ble Bombay High Court order dated 31st January, 2025. In this connection, ED frozen the certain investments in shares and mutual funds vide Order dated 19th December 2025, which continues to be frozen as on 31st March, 2026.

We have conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion on these financial statements.

Information other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, including Annexures to the Director's Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance or conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a no material misstatement of this other information hence nothing to report in this regard.

Management's responsibility for the 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 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 of the financial statements that give a true and fair view and are free from material mis-statement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditors Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional approach throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in a) planning the scope of our audit work and evaluating the results of our work; and b) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and

other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other Legal & Regulatory requirements

As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of section 143(11) of the Act, we give in Annexure 'A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Companies Act, 2013 we report that:

- a) *Except for the effects of matters described in the Basis for Qualified Opinion paragraph above, we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of audit;*
- b) *Except for the effects of matters described in the Basis for Qualified Opinion paragraph above, 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 such books of accounts;*
- c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- d) *Except for the effects of matters described in the Basis for Qualified Opinion paragraph above, 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) *The matters described in paragraph "Basis for Qualified Opinion" may have an adverse effect on the functioning of the Company;*
- f) On the basis of the written representations received from the Directors as on 31st March 2026 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March 2026 from being appointed as a director in terms of Section 164(2) of the Act;
- g) With respect to the adequacy of the internal financial controls over financial reporting of the company, and the operating effectiveness of such controls, refer to our separate report in Annexure 'B'.

- h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid or provided by the Company to its directors during the year, during the year is in accordance with the provisions of Section 197 read with Schedule V to the Act.
- i) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit & Auditors) Rules, 2014, in our opinion and to the best of our knowledge and information and according to the explanations given to us;
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as referred to in Notes 12 to 31 to the financial statements;
 - ii. *Except for the effects of matters described in the Basis for Qualified Opinion paragraph above*, the Company did not have any long-term contracts, including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no funds which were required to be transferred to the Investor Education and Protection Fund by the Company;
- iv.
 - a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries:
 - b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.
- j) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with Section 123 of the Companies Act, 2013, as applicable.
- k) Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the

same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For Wandrekar and Co.
Chartered Accountants
FRN. 111696W

CA. Hrishikesh Wandrekar
Partner
M.No. 114918

UDIN: 26114918GRTKAB5979

Place: Mumbai

Date: May 25, 2026

ANNEXURE 'A' TO THE INDEPENDENT AUDITORS' REPORT

- (1) a. As explained to us, the Company does not have inventory and hence reporting under Clause 3(ii)(a) of the Order is not applicable to the Company.
e. No proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Accordingly, reporting under Clause 3(i)(e) is not applicable to the Company.
- (2) a. As explained to us, the Company does not have inventory and hence reporting under Clause 3(ii)(a) of the Order is not applicable to the Company.
b. According to the information and explanations given to us, at any point of time of the year, the Company has availed of or has been sanctioned any working capital facility from banks or financial institutions and hence reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (3) a. As per the information and explanation given to us and the books of accounts and records examined by us, the Company has not granted any loans, secured or unsecured, to Companies, firms and other parties covered in the register maintained under section 189 of the Companies Act 2013 or provided any guarantee or security, except the following:

Particulars	Rs. In Lakhs
Aggregate amount granted during the year – Loan to parties other than subsidiaries	NIL
Balance outstanding as at date of Balance Sheet including loan granted in earlier years - Loan to parties other than subsidiaries	24.38

b. In our opinion and according to information and explanations given to us and on the basis of our audit procedures, the investments made during the year and the terms and conditions of all loans and advances in the nature of loans granted during the year are, prima facie, not prejudicial to Company's interest. The Company has not provided any guarantees or given securities during the year.

c. According to the books of accounts and records examined by us in respect of the loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated at the time of granting the loans. Recognition of interest has been discontinued in some of the cases due to ongoing legal proceedings or as per amendment agreement. The repayments or receipts are regular except cases as referred in the Note 10 to the financial statements.

d. According to the books of accounts and records examined by us, interest Rs. 2,152.78 lakhs is overdue for more than 90 days. As per the information and explanation given to us, steps have been taken by the Company to recover the interest (refer Note 10 to the financial statements).

e. In our opinion and according to information and explanation given and the books of accounts and records examined by us, loans granted which have fallen due during the year have not been renewed or extended and no fresh loans have been granted to settle the over dues of existing loans given to the same parties

f. In our opinion and according to information and explanation given and records examined by us, the Company has not granted any loans either repayable on demand or without specifying any terms or period of repayment.

- (4) In our opinion and as per the information and explanation given to us, the Company has not granted any loans or provided guarantee or security during the year to the parties covered under Section 185 of the Act. The Company has complied with the provisions of section 186 of the Act, as applicable, in respect of making investments. The Company has not granted any loans or provided any guarantee or security during the year to the parties covered under Section 186.
- (5) In our opinion and as explained to us, the Company has not accepted any deposits or amounts which are deemed to be deposits as per the provisions of Section 73 to 76 of the Companies Act, 2013 read with The Companies (Acceptance of Deposits) Rules, 2014 and other relevant provisions of the Companies Act. Therefore, reporting under Clause 3(v) of the Order is not applicable to the Company.
As informed to us, no order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any other court or any other tribunal related to compliance of the above provisions.
- (6) In our opinion and as explained to us, the Companies (Cost Records & Audit) Rules, 2014 prescribed by the Central Government for maintenance of cost records under Section 148 of the Companies Act, 2013 are not applicable to the Company.
- (7) a. According to the information and explanations given to us, the Company is generally regular in depositing with appropriate authorities undisputed Statutory dues including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income Tax, Goods & Services Tax, Customs Duty and other Statutory dues applicable to it and there are no undisputed statutory dues outstanding as at 31st March 2026 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 disputed statutory dues that have not been deposited on account of disputed matters pending before appropriate authorities.
- (8) According to the information and explanation given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts.
- (9) a. In our opinion and according to information and explanation given to us, the Company has not taken any loans or borrowings from any lender. Therefore, reporting under Clause 3(ix)(a) of the Order is not applicable to the Company.
- b. According to information and explanation given to us, including the confirmations received from banks and representation received from the management of the Company, we report that the Company has not been declared a willful defaulter by any bank, financial institution or lender.
- c. As explained to us, there are no term loans obtained by the Company or outstanding at the beginning of the year, during the period under audit.

d. According to the information and explanation given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been utilised for long term purposes.

e. According to the information and explanation given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f. According to the information and explanation given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries.

(10) a. The Company has not raised money by way of Initial Public Offer (IPO) or Further Public Offer (including debt instruments) during the year. Accordingly, reporting under Clause 3(x)(a) of the Order is not applicable to the Company.

b. According to information and explanation given to us, the Company has not made any preferential allotment or private placement of shares or fully, partially or optionally paid convertible debentures during the year under review.

(11) a. Based on our audit procedures and as per the information and explanations given to us by the management, no fraud by the company or any fraud on the Company has been noticed or reported during the year.

b. No report under section 143(12) of the Act has been filed by the auditors in Form ADT-4 with the Central Government for the period covered in the audit.

c. According to the information and explanation given to us, there are no whistleblower complaints received by the Company during the year.

(12) The Company is not a Nidhi Company and the Nidhi Rules 2014 are not applicable to it. Accordingly, reporting under Clause 3(xii) of the Order is not applicable to the Company.

(13) According to the information and explanations given to us by the management, and on the basis of our examination of the records of the company, transactions with related parties are in compliance with the provisions of section 177 and 188 of the Act, where applicable and the details of such transactions have been disclosed in the notes to the financials statement as required by the applicable accounting standards.

(14) In our opinion and according to the information and explanation given to us, the Company does not have an internal audit system since the provisions of Section 138 of the Act pertaining to internal audit are not applicable to it.

(15) In our opinion and as per the information and explanation given to us by the management, the Company has not entered into any non-cash transactions with directors or persons connected with them.

(16) a. According to information and explanation given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

b. In our opinion and according to the information and explanation given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year as per the Reserve bank of India Act 1934.

c. In our opinion and according to the information and explanation given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

d. In our opinion, and according to the information and explanations provided to us, the Group does not have any Core Investment Company (CIC) as part of the Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016. Therefore, provisions of clause 3(xvi)(d) of the Order are not applicable to the Company.

- (17) In our opinion and according to the information and explanation given to us, the Company has not incurred cash losses during the current year or the preceding financial year.
- (18) There has been no resignation of the Statutory Auditor during the year.
- (19) According to information and explanation given to us, and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of Board of Directors and management plans and based on our examination of the audit evidence, nothing has come to our attention, that causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing as at the date of Balance Sheet as and when they fall due within a year from the balance sheet date. We however state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to date of the audit report and we neither give guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (20) According to information and explanation given to us, the provisions of Section 135 of the Act, with respect to CSR are not applicable to the Company. Accordingly, reporting under Clause 3(xx) of the Order is not applicable to the Company.
- (21) The reporting under Clause 3(xxi) of the Order is not applicable to the audit of standalone financial statements of the company.

For Wandrekar and Co.
Chartered Accountants
FRN. 111696W

CA. Hrishikesh A. Wandrekar
Partner
M.No. 114918

UDIN: 26114918GRTKAB5979
Place: Mumbai
Date: May 25, 2026

ANNEXURE 'B' TO THE INDEPENDENT AUDITORS' REPORT

The Annexure referred to in paragraph 3(f) under 'Report on Other Legal and Regulatory requirements' our Independent Auditor's Report to the members of the Company on the standalone financial statements for the year ended March 31, 2026.

Report on the Financial Control u/s.143 (3)(i) of The Companies Act, 2013 ('the Act')

We have audited the internal financial controls over financial reporting of **Urban Infrastructure Venture Capital Limited** ('the company') as of March 31, 2026 in conjunction with our audit of financial statements of the Company for the year ended on that date.

Management responsibility for the Internal Financial Controls.

The Company's management is responsible for establishing and maintaining internal financial control based on the internal control over financial reporting criteria established components of internal control stated in the guidance note on audit of internal financial controls over financial reporting issued by the Institute of Chartered Accountants of India. These responsibilities include design, implementation and maintenance of adequate internal financial controls that were operating effectively for insuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of the reliable financial information as required under the Companies Act, 2013.

Auditors Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the guidance note on audit of internal financial controls over financial reporting ('the guidance note') and the Standards on auditing, to the extent applicable to an audit of internal financial control, both issued by the Institute of Chartered Accountants of India. Those Standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial control over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial control over financial reporting included obtaining and understanding of internal financial control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statement, whether due to fraud or error.

We believe that audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that:

1. Pertain to the maintenance of records that, in reasonable details, accurately and fairly reflect the transaction and dispositions of the assets of the company;
2. Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorization of management and directors of the company; and
3. Provide reasonable assurance regarding prevention or timely detection, unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatement due to error or fraud may occur and not be detected. Also, projection of any evaluation of the internal financial controls over financial reporting of future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on, the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Wandrekar and Co.
Chartered Accountants
FRN. 111696W

CA. Hrishikesh A. Wandrekar
Partner
M.No. 114918

UDIN: 26114918GRTKAB5979
Place: Mumbai
Date: May 25, 2026

Urban Infrastructure Venture Capital Limited
Balance sheet as at 31st March, 2026

(Rs. in Lakh)

Particulars	Note	As at 31 st March 2026	As at 31 st March 2025
I. ASSETS			
1 Non-current assets			
(a) Financial assets			
(i) Investments	5	2,845.03	2,919.90
(b) Non-current tax assets (net)	6	34.50	42.49
(c) Other non-current assets	7	277.78	277.70
		3,157.31	3,240.09
2 Current assets			
(a) Financial assets			
(i) Investments	8	6,440.13	6,782.64
(ii) Cash and cash equivalents	9	50.15	4.09
(iii) Loans	10	2,152.78	2,152.78
(iv) Others	11	3.21	3.16
		8,646.27	8,942.67
TOTAL ASSETS		11,803.58	12,182.76
II. EQUITY AND LIABILITIES			
A Equity			
(a) Equity share capital	12	500.00	500.00
(b) Other equity	13	11,123.68	11,355.81
		11,623.68	11,855.81
B Liabilities			
1 Non-current liabilities			
(a) Deferred tax liabilities (Net)	14	179.55	313.11
		179.55	313.11
2 Current liabilities			
(a) Financial liabilities			
(i) Trade payables	15	-	-
(A) Total outstanding dues of Micro and Small Enterprises		-	6.43
(B) Total outstanding dues of Creditors other than Micro and Small enterprises		-	6.43
(ii) Other financial liabilities	16	0.35	0.56
(b) Other current liabilities	17	-	3.77
(c) Current tax liabilities (net)	18	-	3.09
		0.35	13.84
TOTAL		11,803.58	12,182.76
Significant accounting policies and notes to financial statements	1 to 33		

As per our report of even date
For Wandrekar and Co.
Chartered Accountants
Firm Registration No. 111696W

For & on behalf of the Board of Directors

Hrishikesh Wandrekar
Partner
Membership No.114918

Dinesh Paliwal
Director
DIN 00524064

B S Sisodia
Director
DIN 10252219

Place : Mumbai
Date : 25.05.2026

Urban Infrastructure Venture Capital Limited
Statement of Profit and Loss for the year ended 31st March, 2026
(Rs. in Lakh)

Sl. No.	Particulars	Note	For the year ended 31 st March 2026	For the year ended 31 st March 2025
I.	Revenue From Operations		-	-
II.	Other Income	19	507.01	615.09
III.	Total Income (I + II)		507.01	615.09
IV.	Expenses:			
	Depreciation and Amortization Expense	20	-	8.00
	Other Expenses	21	40.85	16.81
	Total Expenses		40.85	24.81
V.	Profit Before Tax (III-IV)		466.16	590.28
VI.	Tax Expense:	22		
	Current Tax		56.05	102.35
	Deferred Tax Expenses/(Credit)		(17.80)	34.06
	Income Tax of Earlier Years		(0.78)	4.98
			37.47	141.40
VII.	Profit / (Loss) For The Year (V-VI)		428.70	448.88
VIII.	Other Comprehensive Income			
	(i) Items that will not be reclassified to profit or loss			
	Fair value changes (net) on financial assets classified as fair value through other comprehensive income		(776.59)	269.97
	Income tax effect on above		115.76	(86.10)
	(ii) Items that will be reclassified to profit or loss		-	-
	Total Other Comprehensive Income		(660.83)	183.87
IX.	Total Comprehensive Income for the year (VII + VIII)		(232.13)	632.75
X.	Earnings per Equity Share:	23		
	Basic & Diluted (in Rs.)		4.29	4.49
	Face Value per Share (in Rs.)		5.00	5.00
	Significant Accounting Policies and Notes to Financial Statements	1 to 33		

As per our report of even date
For Wandrekar and Co.
Chartered Accountants
Firm Registration No. 111696W

For & on behalf of the Board of Directors

Hrishikesh Wandrekar
Partner
Membership No.114918

Dinesh Paliwal
Director
DIN 00524064

B S Sisodia
Director
DIN 10252219

Place : Mumbai
Date : 25.05.2026

Urban Infrastructure Venture Capital Limited
Statement of Cash Flow for the year ended 31st March, 2026

(Rs. in Lakh)

	Particulars	For the year ended 31 st March 2026	For the year ended 31 st March 2025
A.	Cash flow from Operating Activities		
	Loss before tax as per Statement of Profit & Loss	466.16	590.28
	Adjustments for :		
	Depreciation and Amortization Expense	-	8.00
	Dividend Income	(17.51)	(13.07)
	(Gain)/Loss on financial instruments measured at fair value through profit or loss (net)	(268.75)	(255.78)
	Interest Income	(219.96)	(305.07)
	Gain on sale of Current Investments	(0.45)	(37.13)
	Loss/(Profit) on sale of property, plant and equipment (Net)	-	(4.04)
	Operating (loss) before working capital changes	(40.50)	(16.81)
	Adjusted for:		
	Trade and others Receivables	(0.13)	0.14
	Trade and othes Payables	(10.41)	7.55
	Cash from / (used in) operations	(51.05)	(9.12)
	Less: Taxes Refund (net)	(50.05)	(32.31)
	Net Cash from / (used in) Operating Activities (A)	(101.10)	(41.44)
B.	Cash flow from Investing Activities		
	Sale of property, plant and equipments	-	30.93
	Purchase of Investments	(135.00)	(1,841.00)
	Sale / Redemption of Investments	45.00	2,300.00
	Movement in loans (net)	-	128.85
	Interest Received	219.65	301.55
	Dividend Received	17.51	13.07
	Net Cash from investing activities (B)	147.16	933.40
C.	Cash flow from Financing Activities		
	Dividend paid (Including Dividend Distribution tax)	-	(900.00)
	Net Cash from / (used in) financing activities (C)	-	(900.00)
	Net Inrease/(Decrease) in cash and cash equivalents (A+B+C)	46.06	(8.03)
	Opening Balance of cash and cash equivalents	4.09	12.12
	Closing Balance of cash and cash equivalents	50.15	4.09

Notes :

1. Bracket indicates cash outflow.
2. Previous year figures have been regrouped and rearranged wherever necessary.
3. The above statement of cash flow has been prepared under the "Indirect Method" as set out in Ind AS 7 on

As per our report of even date
For Wandrekar and Co.
Chartered Accountants
Firm Registration No. 111696W

For & on behalf of the Board of Directors

Hrishikesh Wandrekar
Partner
Membership No.114918

Dinesh Paliwal
Director
DIN 00524064

B S Sisodia
Director
DIN 10252219

Place : Mumbai
Date : 25.05.2026

Urban Infrastructure Venture Capital Limited
Statement of Changes In Equity For The Year Ended 31st March, 2026

A. Equity Share Capital

(Rs. in Lakh)

Particulars	As at 1 st April, 2024	Changes during 2024-25	As at 31 st March, 2025	Changes during 2025-26	As at 31 st March, 2026
Equity Share Capital	500.00	-	500.00	-	500.00

B. Other Equity

(Rs. in Lakh)

Particulars	Reserves and Surplus		Items of Other Comprehensive Income		Total Other Equity
	General Reserve	Retained Earnings	Equity instrument designated at fair value through OCI	Remeasurements of defined benefit plans	
Balance as at 1st April, 2024	7 100.00	2 130.54	2 408.59	(16.07)	11,623.06
Total Comprehensive Income for the year	-	448.88	183.87	-	632.75
Dividend paid	-	(900.00)	-	-	(900.00)
Balance as at 31st March, 2025	7 100.00	1 679.42	2 592.46	(16.07)	11 355.81
Total Comprehensive Income for the year	-	428.70	(660.83)	-	(232.13)
	-	-	-	-	-
Balance as at 31st March, 2026	7 100.00	2 108.12	1 931.63	(16.07)	11 123.68

As per our report of even date
For Wandrekar and Co.
Chartered Accountants
Firm Registration No. 111696W

For & on behalf of the Board of Directors

Hrishikesh Wandrekar
Partner
Membership No.114918

Dinesh Paliwal
Director
DIN 00524064

B S Sisodia
Director
DIN 10252219

Place : Mumbai
Date : 25.05.2026

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

1 Company Information

Urban Infrastructure Venture Capital Limited ('the Company') is a Company limited by shares and is domiciled in India. The Company is wholly owned subsidiary of Jai Corp Limited. The Company's registered office is at **603, 6th Floor, Plot 207, Embassy Centre, Jamnalal Bajaj Marg, Nariman Point, Mumbai-400 021.**

2 Basis of Preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS).

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities, which are measured at fair value / amortised cost.

The financial statements are presented in Indian Rupees (Rs.), which is the Company's functional and presentation currency.

3 Significant accounting policies

3.1 Property, plant and equipment

The carrying value (Gross Block less accumulated depreciation) as on 1st April, 2015 of the Property, plant and equipment was considered as a deemed cost on the date of transition i.e on 01.04.2015.

Property, plant and equipment are carried at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation on property, plant and equipment

Depreciation on the property, plant and equipment is provided using straight line method over the useful life of assets as specified in schedule II to the Companies Act, 2013. Depreciation on property, plant and equipment which are added / disposed off during the year, is provided on pro-rata basis with reference to the date of addition / deletion.

The assets' residual values, useful lives and method of depreciation are reviewed at each financial year end and are adjusted prospectively, if appropriate.

Property, plant and equipment are eliminated from financial statement, either on disposal or when retired from active use. Profits / losses arising in the case of retirement / disposal of property, plant and equipment are recognised in the statement of profit and loss in the year of occurrence.

3.2 Intangible assets

The carrying value (Gross Block less accumulated amortisation) as on 1st April, 2015 of the Other Intangible assets is considered as a deemed cost on the date of transition i.e on 01.04.2015.

Intangible assets are stated at cost of acquisition less accumulated amortisation. Computer software is amortised over the period of useful lives or period of three years, whichever is less. The assets' useful lives and method of amortisation are reviewed at each financial year end and are adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

3.3 Leases:

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an options to extend the lease if the Company is reasonably certain to exercise that options; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that options. In assessing whether the company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company revises the lease term if there is a change in the non-cancellable period of a lease. The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

The Company as a lessee

The Company's lease asset classes primarily consist of leases for buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right- of-use asset arising from the head lease.

For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

3.4 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks, cash on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

3.5 (i) Impairment of non-financial assets

The carrying amounts of assets are reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An asset is treated as impaired when the carrying amount exceeds its recoverable value. The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to the present value using a pre-tax discount rate that reflects current market assessment of the time value of money and risks specific to the assets. An impairment loss is charged to the Statement of Profit and Loss in the year in which an asset is identified as impaired. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life. The impairment loss recognized in prior accounting periods is reversed if there has been a change in the estimate of recoverable amount.

(ii) Impairment of financial assets

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of financial assets other than those measured at fair value through profit and loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

- a) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- b) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For trade receivables Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date these historical default rates are reviewed and changes in the forward looking estimates are analysed.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

3.6 Financial instruments – initial recognition, subsequent measurement and impairment:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial assets -Initial recognition and measurement:

All financial assets are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets, which are not at fair value through profit or loss, are adjusted to the fair value on initial recognition. However, trade receivables that do not contain a significant financial component are measured at transaction price. Financial assets are classified, at initial recognition, as financial assets measured at fair value or as financial assets measured at amortised cost. However, trade receivables that do not contain a significant financing component are measured at transaction price

Financial assets - Subsequent measurement:

For the purpose of subsequent measurement, financial assets are classified in two broad categories:-

- a) Financial assets at fair value
- b) Financial assets at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit and loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

A financial asset that meets the following two conditions is measured at amortised cost (net of any write down for impairment) unless the asset is designated at fair value through profit or loss under the fair value option.

a) Business model test: The objective of the Company's business model is to hold the financial asset to collect the contractual cash flow.

b) Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flow that are solely payments of principal and interest on the principal amount outstanding.

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

a) Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flow and selling financial assets.

b) Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flow that are solely payments of principal and interest on the principal amount outstanding.

All other financial asset is measured at fair value through profit or loss.

Financial assets - Equity Investment in subsidiary:

The Company has accounted for its equity investment in subsidiary at cost.

Financial assets - Derecognition

A financial assets (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position) when:

- a) The rights to receive cash flows from the asset have expired, or
- b) The Company has transferred its rights to receive cash flow from the asset.

ii) Financial liabilities - Initial recognition and measurement:

The financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Financial liabilities - Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

Financial Liabilities - Financial guarantee contracts:

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined and the amount recognised less cumulative amortisation.

Financial Liabilities - Derecognition:

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another, from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

3.7 Borrowing costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to the statement of profit and loss as finance costs.

3.8 Provisions, contingent liabilities and contingent assets

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event. It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using equivalent period government securities interest rate. Unwinding of the discount is recognised in the statement of profit and loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the Notes to the Financial Statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

3.9 Dividend Distribution:

Annual dividend distribution to the shareholders is recognised as a liability in the period in which the dividends are approved by the shareholders. Any interim dividend paid is recognised on approval by Board of Directors. Dividend payable and corresponding tax on dividend distribution is recognised directly in other equity.

3.10 Revenue recognition

The Company derives revenues from Asset Management and Investment activities.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration entitled in exchange for those goods or services.

Revenue from rendering of services is recognised over time by measuring the progress towards complete satisfaction of performance obligations at the reporting period.

Revenue is measured at the amount of consideration which the Company expects to be entitled to in exchange for transferring distinct goods or services to a customer as specified in the contract, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when it becomes unconditional.

The Company does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, it does not adjust any of the transaction prices for the time value of money.

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, performance bonuses, price concessions and incentives, if any, as specified in the contract with the customer. Revenue also excludes taxes collected from customers.

The Company disaggregates revenue from contracts with customers by type of services, geography and timing of revenue recognition.

Interest Income:

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend Income:

Dividend Income is recognised when the right to receive the payment is established.

3.11 Foreign currency reinstatement and translation:

Transactions denominated in foreign currencies are initially recorded at the exchange rate prevailing at the date of transaction.

Monetary items denominated in foreign currencies at the year-end are restated at the closing rates. Non-monetary items which are carried in term of historical cost denominated in a foreign currency are reported using the exchange rate at the date of transaction.

Any income or expense on account of exchange difference either on settlement or on translation is recognised in the Statement of Profit and Loss.

In case of an asset, expense or income where a non-monetary advance is paid/received, the date of transaction is the date on which the advance was initially recognized. If there were multiple payments or receipts in advance, multiple dates of transactions are determined for each payment or receipt of advance consideration.

3.12 Employee benefits

Short-term employee benefits are recognized as an expense at the undiscounted amount in the statement of Profit and Loss for the year in which the related service is rendered.

Post-employment and other long term employee benefits are recognized as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognized at the present value of the amount payable determined using actuarial valuation techniques.

Re-measurement gains and losses pertaining to defined benefit obligations arising from experience adjustments and changes in actuarial assumptions are recognised in other comprehensive income in the period in which they occur

Compensated absences are accounted similar to the short term employee benefits.

Retirement benefits in the form of Provident Fund and other Funds are defined contribution scheme and the contributions are charged to the Statement of Profit and Loss of the year when the contribution to the respective funds are due. There are no other obligations other than the contribution payable to the fund.

3.13 Income taxes

Income tax expense represents the sum of current tax (including income tax for earlier years) and deferred tax (including Mat Credit entitlement) . Tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised directly in equity or other comprehensive income, in such cases the tax is also recognised directly in equity or in other comprehensive income. Any subsequent change in direct tax on items initially recognised in equity or other comprehensive income is also recognised in equity or other comprehensive income.

Current tax provision is computed for income calculated after considering allowances and exemptions under the provisions of the applicable Income Tax Laws. Current tax assets and current tax liabilities are off set, and presented as net.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the Balance sheet and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are generally recognised for all deductible temporary differences, carry forward tax losses, unused tax credit and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses, unused tax credit and allowances can be utilised. Deferred tax assets and liabilities are measured at the applicable tax rates. The carrying amount of deferred tax assets (including Mat credit entitlement) is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available against which the temporary differences can be utilised.

3.14 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss (excluding other comprehensive income) for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events such as bonus issue, bonus element in a right issue, shares split and reserve share splits (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources. For the purpose of calculating diluted earnings per share, the net profit or loss (excluding other comprehensive income) for the year attributable to equity share holders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

3.15 Current and non-current classification:

The Company presents assets and liabilities in statement of financial position based on current/non-current classification. The Company has presented non-current assets and current assets before equity, non-current liabilities and current liabilities in accordance with Schedule III, Division II of Companies Act, 2013 notified by MCA.

An asset is classified as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle,
- b) Held primarily for the purpose of trading,
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when it is:

- a) Expected to be settled in normal operating cycle,
 - b) Held primarily for the purpose of trading,
 - c) Due to be settled within twelve months after the reporting period, or
 - d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.
- All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. Deferred tax assets and liabilities are classified as non-current assets and liabilities. The Company has identified twelve months as its normal operating cycle.

3.16 Fair value measurement:

The Company measures financial instruments at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- a) In the principal market for the asset or liability, or
- b) In the absence of a principal market, in the most advantageous market for the asset or liability.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy.

3.17 Off-setting financial instrument:

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable rights to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable rights must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or counterparty.

Note 4 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS:

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based on its assumptions and estimates on parameters available when the financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

4.1 Property, plant and equipment, Investment Properties and Intangible Assets:

Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation to be recorded during any reporting period. The useful lives and residual values as per Schedule II of the Companies Act, 2013 or are based on the Company's historical experience with similar assets and taking into account anticipated technological changes, whichever is more appropriate.

4.2 Income Tax:

The Company reviews at each balance sheet date the carrying amount of deferred tax assets (including Mat credit entitlement). The factors used in estimates may differ from actual outcome which could lead to an adjustment to the amounts reported in the financial statements. The Company has carry forward tax losses and MAT credit that are available for offset against future taxable profit. Deferred tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the unused tax losses or tax credits can be utilised. This involves an assessment of when those assets are likely to reverse, and a judgement as to whether or not there will be sufficient taxable profits available to offset the assets. This requires assumptions regarding future profitability, which is inherently uncertain. To the extent assumptions regarding future profitability change, there can be an increase or decrease in the amounts recognised in respect of deferred tax assets and consequential impact in the statement of profit and loss.

4.3 Contingencies:

Management has estimated the possible outflow of resources at the end of each annual reporting financial year, if any, in respect of contingencies/claim/litigations against the Company as it is not possible to predict the outcome of pending matters with accuracy.

4.4 Impairment of financial assets:

The impairment provisions for financial assets are based on assumptions about risk of default and expected cash loss. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

4.5 Impairment of non-financial assets:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent to those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

4.6 Provisions:

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgement to existing facts and circumstances, which can be subject to change. Since the cash outflows can take place many years in the future, the carrying amounts of provisions and liabilities are reviewed regularly and adjusted to take account of changing facts and circumstances.

4.7 Fair value measurement of financial instruments :

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

Recent Accounting Pronouncement:

The Ministry of Corporate Affairs (MCA) has notified on August 13, 2025 amendments to the existing standards under Companies (Indian Accounting Standards) Amendment Rules, 2025.

Ind AS 1 – Presentation of Financial Statements – Distinction between current and non-current liability. These amendments provide clearer guidance on classification of the liabilities as current and non-current liability by including the additional definition and considerations for classification of the liability. The amendments also provide additional disclosure requirements relating to material breach of long-term loan arrangement. The amendment relates to classification of the non-current and current bifurcation of long-term loan arrangement due to breach of covenants on or before the end of reporting period. Due to this, the loan is considered to be payable on demand and is classified as current liability, unless the lender agrees, by the end of the reporting period to provide a period of grace of at least twelve months after the reporting period within which the entity can rectify the breach and during which the lender cannot demand immediate repayment. The amendment is applicable from April 1, 2026. The Company is currently assessing the probable impact of amendments which are applicable in its annual financial statements.

Ind AS 7 – Cash flow statement – Supplier Financing Arrangement. These amendments include additional disclosure requirements for supplier financing arrangements relating to cash and non- cash changes (i.e. the effect of business combinations, exchange differences or other transactions that do not require the use of cash or cash equivalents) and disclosure relating to the terms and conditions related to the arrangement including disclosure of dissimilar terms separately along with carrying amounts in line items disclosed for which suppliers have received payments from financial institution and range of due dates. The amendment is applicable from April 1, 2025 with exemption to comparative period and interim periods in which entity first applies the amendments.

Ind AS 107 – Financial Instruments Disclosure – Additional disclosure relating to Supplier Financing Arrangement - The liquidity risk disclosure will also include the disclosure for supplier financing arrangement which includes maturity analysis for supplier financing arrangement and a description of how the entity manages the liquidity risk inherent in Supplier Financing Arrangement.

Ind AS 12 – Income Taxes –Pillar Two - The amendment includes in the scope of the Ind AS 12 the income tax paid on pillar two model rules and disclosure for application of the exception additional disclosure relating to current income taxes related to Pillar Two income taxes and disclosure of known or reasonably estimable information that helps users of financial statements understand the entity's exposure to Pillar Two income taxes arising from that legislation when Pillar two legislation is enacted but not yet effective. These disclosure shall be supported by qualitative and quantitative information. These amendments are effective from April 01, 2025 but to be disclosed in annual financial statements.

Note 5 - Non-current investments						
Particulars	As at 31st March, 2026			As at 31st March, 2025		
	No. of Shares/Units	Face Value (Rs) Unless otherwise stated	Rs. In Lakh	No. of Shares/Units	Face Value (Rs) Unless otherwise stated	Rs.in Lakh
(a) In Equity Instruments:						
Quoted fully paid up						
Carried at fair value through OCI						
Others						
Bajaj Finserv Ltd	20,000	5	326.32	20,000	5	401.19
ERA Infra Engineering Ltd.	5	2	0.00	5	2	0.00
Indo-Asian Projects Ltd.	1	10	0.00	1	10	0.00
Future Retail Ltd.	1	2	0.00	1	2	0.00
Regaliaa Realty Ltd.	1	10	0.00	1	10	0.00
SAAG RR Infra Ltd.	1	10	0.00	1	10	0.00
Total Equity Instruments (a)			326.32			401.19
(b) In Non-Convertible Debentures						
Quoted fully paid up						
Carried at fair value through profit and loss						
8.81% JM Financial Credit Solutions Limited	2,500	1,00,000	2,518.71	2,500	1,00,000.00	2,518.71
Total Non-Convertible Debentures (b)			2,518.71			2,518.71
Total Non-Current Investments (a)+(b)			2,845.03			2,919.90
5.1 Aggregate amount of quoted investments			2,845.03			2,919.90
Market value of quoted investments			2,845.03			2,919.90
Aggregate amount of unquoted investments			-			-
5.2 Category-wise Non-Current Investments						(Amount in Rs.)
Particulars			As at 31st March 2026			As at 31st March 2025
Financial Assets measured at cost			-			-
Financial Assets measured at fair value through Profit and Loss			2,518.71			2,518.71
Financial Assets measured at fair value through Other Comprehensive Income			326.32			401.19
			2,845.03			2,919.90

5.3 The Non-Current Investment of the company were frozen by the Directorate of Enforcement (ED) vide Order dated 19th December 2025 in connection with an ongoing investigation arising out of Hon'ble Bombay High Court order dated 31st January, 2025, which continue to be frozen as on 31st March, 2026.

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026

Note 6 - Non current tax assets (net)		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Advance Income-tax (net)	34.50	42.49	
Total	34.50	42.49	

Note 7- Other non current assets		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Unsecured, Considered Good :			
Balance with Goods and Service Tax Authorities (GST) (refer Note 7.1)	277.78	277.70	
Total	277.78	277.70	

7.1 Balance with GST amounting to Rs.277.70 Lakhs/- (Previous Year Rs.277.70 Lakhs) has no expiry as per GST Act, 2017. The same will be utilised as and when the Company will provide the service in future. Hence the same has been considered good.

Note 8 - Current investments

Particulars	As at 31 st March, 2026			As at 31 st March, 2025		
	No. of Shares/Units	Face Value (Rs) Unless otherwise stated	Rs. In Lakh	No. of Shares/Units	Face Value (Rs) Unless otherwise stated	Rs.in Lakh
(a) In Equity Instruments:						
Quoted fully paid up						
Carried at fair value through other comprehensive income						
(Refer Note No 8.3)						
Ansal Properties & Infrastructure Ltd.	7,62,609	5	22.73	7 62 609	5	28.29
Bombay Dyeing & Mfg.Co. Ltd	1,76,000	2	163.06	1 76 000	2	228.45
Electrotherm (India) Ltd.	2,500	10	13.88	2 500	10	20.96
Essar Shipping Ltd.	12,512	10	2.72	12 512	10	2.71
The Indian Hotels Company Ltd.	2,45,419	1	1,400.73	2 45 419	1	1930.59
Tata Communication Ltd.	38,700	10	521.62	38 700	10	610.78
Hemisphere Properties India Ltd.	38,700	10	43.23	38 700	10	47.89
Total Equity Instruments (a)			2,167.97			2869.67
(b) In Non- Convertible Debentures						
Unquoted fully paid up						
Carried at fair value through amortised cost						
Unsecured 14% Non-Convertible Denentures						
Ozone Propex Pvt. Ltd.	54,00,000	100	5,400.00	54 00 000	100	5400.00
Provision for impairment			5,400.00			(5400.00)
			-			-
(c) In Mutual Funds (Refer Note No 8.3)						
Unquoted fully paid up						
Carried at fair value through profit and loss						
Invesco India Liquid Fund - Direct Plan Growth	699	1,000	26.42	1,950	1,000	69.43
Invesco India Arbitrage Fund - Direct Plan Growth	1,02,02,252	10	3,696.34	1,02,02,252	10	3,459.77
Invesco India Money Market Fund - Direct Plan Growth	4,232	1,000	139.46			
Aditya Birla Sun Life Arbitrage Fund - Growth - Direct Plan	12,53,584	10	376.68	12,53,584	10	352.47
Aditya Birla Sun Life Liquid Fund - Growth - Direct Plan	7,475	100	33.27	7,475	100	31.30
Total Mutual Funds (c)			4,272.16			3912.97
Total Current Investments (a)+(b)+(c)			6,440.13			6782.64
8.1 Aggregate amount of quoted investments						
			2,167.97			2,869.67
Market value of quoted investments						
			2,167.97			2,869.67
Aggregate amount of unquoted investments						
			4,272.16			3,912.97

8.2 Category-wise Non-Current Investments			(Rs. In Lakhs)	
Particulars	As at		As at	
	31 st March, 2026		31 st March, 2025	
Financial Assets measured at amortised cost	-		-	
Financial Assets measured at fair value through Profit and Loss	4,272.16		3,912.97	
Financial Assets measured at fair value through Other Comprehensive Income	2,167.97		2,869.67	
	6,440.13		6782.64	

8.3 These Current Investments in shares and mutual funds of the company were frozen by the Directorate of Enforcement (ED) vide Order dated 19th December 2025 in connection with an ongoing investigation arising out of Hon'ble Bombay High Court order dated 31st January, 2025, which continue to be frozen as on 31st March, 2026.

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026

Note 9 - Cash and cash equivalents		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Balances with Banks in Current Accounts	50.15	4.09	
Total	50.15	4.09	

9.1 For the purpose of the statement of cash flow, cash and cash equivalents comprise the followings:

		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Balances with Banks in Current Accounts	50.15	3696.34	
Total	50.15	3696.34	

Note 10 - Current financial assets - Loans		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Unsecured :			
Considered Good			
Interest Receivable (Refer Note 10.1)	2152.78	2,152.78	
Credit Impaired			
Inter-Corporate Deposits to Others	24.38	24.38	
Interest Receivable	24.23	24.23	
Less : Provision for Credit impaired	(48.61)	(48.61)	
Total	2,152.78	2152.78	

10.1 (i) Interest receivable of Rs.2147.12/-Lakhs on inter corporate deposits are overdue from parties as the party has already paid Inter corporate deposits in earlier year pursuant to court order. The Company is pursuing recovery through a suit filed against the parties in the Hon'ble Bombay High Court. In view of the value of the assets of the parties and commitment from the Promoter of those parties, the Company is of the view that the entire outstanding amount is recoverable and no provision for doubtful advance is necessary.

Note 11 - Other current financial assets		(Rs. In Lakh)	
Particulars	As at 31st March, 2026	As at 31st March, 2025	
Unsecured :			
Considered Good			
Rental & Other deposits	0.73	0.68	
Other receivables	2.48	2.48	
Considered Doubtful			
Interest accrued on investments	1,456.06	1,456.06	
Less : Provision for impairment	(1,456.06)	(1,456.06)	
Total	3.21	3.16	

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

Note 12 - Equity share capital

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Authorised:		
1,00,00,000 (As at 31 st March 2025:1,00,00,000) Equity Shares of Rs. 5/- each	500.00	500.00
Issued, Subscribed & Fully Paid up		
1,00,00,000 (As at 31 st March 2025:1,00,00,000) Equity Shares of Rs. 5/- each	500.00	500.00
Total	500.00	500.00

12.1 Reconciliation of number of Equity Shares outstanding at the beginning and at the end of the year:

Particulars	As at 31 st March, 2026		As at 31 st March, 2025	
	(in Nos.)	(Rs. In Lakh)	(in Nos.)	(Rs. In Lakh)
Shares outstanding at the beginning of the year	1 00 00 000	500.00	1 00 00 000	500.00
Shares outstanding at the end of the year	1 00 00 000	500.00	1 00 00 000	500.00

12.2 The terms/rights attached to the Equity Shares:

The holder of equity share of Rs.5/- each is entitled to one vote per share. The equity shareholders are entitled to dividend only if dividend in particular financial year is recommended by the Board of Directors and approved by the Members at the Annual General Meeting of that year. In the event of liquidation of the company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts if any. The distribution will be in proportion to the number of equity shares held by the share holders.

12.3 1 00 00 000 (Previous year 1 00 00 000) Equity shares are held by Jai Corp Limited, the holding Company (including Equity Shares held jointly with the nominees).

12.4 Details of shares in the Company held by each shareholder holding more than 5% shares:

Name of Shareholder	As at 31 st March, 2026		As at 31 st March, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares:				
Jai Corp Limited	1 00 00 000	100%	1 00 00 000	100%
(including equity shares held jointly with the nominees)				

12.5 Shareholding of promoters- Fully Paid Equity Shares :

Name of Shareholder	As at 31 st March, 2026		As at 31 st March, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares:				
Jai Corp Limited	1 00 00 000	100%	1 00 00 000	100%
(including equity shares held jointly with the nominees)				

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

Note 13 - Other Equity

(Rs. In Lakh)

Particulars	As at 31 st March, 2026		As at 31 st March, 2025	
Retained Earnings				
As per Last Balance Sheet	1 679.42		2 130.54	
Add: Profit for the year	<u>428.70</u>		<u>448.88</u>	
Less: Dividends Paid	<u>-</u>	2 108.12	<u>900.00</u>	1 679.42
General Reserve				
As per Last Balance Sheet		7 100.00		7 100.00
Other Comprehensive Income (OCI)				
As per Last Balance Sheet	2 576.39		2 392.52	
Add: Movements in OCI (net) during the year	<u>- 660.83</u>	1 915.56	<u>183.87</u>	2 576.39
Total		<u>11 123.68</u>		<u>11 355.81</u>

13.1 Nature and Purpose of Reserve

1. Retained Earnings:

Retained earnings represents the accumulated profits / losses made by the Company over the years.

2. General Reserve :

General Reserve is created from time to time by way of transfer of profits from retained earnings for appropriation purpose. This reserve is a distributable reserve.

3. Other Comprehensive Income (OCI)

OCI includes fair value of certain investments in equity instruments.

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026
Note 14 - Deferred tax liabilities (Net)

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Deferred tax liabilities		
Financial instruments	209.66	343.22
Deferred tax assets		
Unused Tax Assets Mat Credit Entitlement	30.11	30.11
Total	179.55	313.11

Note 15 - Trade Payables

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Micro, Small and Medium Enterprises	-	-
Others	-	6.43
Total	-	6.43

15.1 Micro, Small and Medium Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED 2006) have been determined based on the information available with the Company and the details of amount outstanding due to them are as given below:

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
a) the principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year;		
Principal Amount Outstanding	-	-
Interest Due thereon	-	-
b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
c) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
d) the amount of interest accrued and remaining unpaid at the end of each accounting year;	-	-
e) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

Urban Infrastructure Venture Capital Limited**Notes to the financial statement for the year ended 31st March, 2026**15.2 Trade Payable Ageing as at 31st March, 2026 and 31st March, 2025 are as below :-**(A) Trade Payable Aging as at 31st March, 2026:-**

Particulars	Outstanding from due date of payment as at 31 st March, 2026					
	Not Due	Upto 1 Year	1 - 2 Years	2 - 3 Years	More than 3 years	Total
Total outstanding dues of micro,small & medium Enterprises	-	-	-	-	-	-
Total outstanding dues of Creditors other than micro,small & medium Enterprises	-	-	-	-	-	-
Disputed dues of micro, small and medium enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro, small and medium enterprises	-	-	-	-	-	-
Total	-	-	-	-	-	-

(B) Trade Payable Aging as at 31st March, 2025:-

Particulars	Outstanding from due date of payment as at 31 st March, 2025					
	Not Due	Upto 1 Year	1 - 2 Years	2 - 3 Years	More than 3 years	Total
Total outstanding dues of micro,small & medium Enterprises	-	-	-	-	-	-
Total outstanding dues of Creditors other than micro,small & medium Enterprises	-	6.43	-	-	-	9.00
Disputed dues of micro, small and medium enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro, small and medium enterprises	-	-	-	-	-	-
Total	-	6.43	-	-	-	9.00

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026

Note 16 - Other current financial liabilities

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Other payables	0.35	0.56
Total	0.35	0.56

16.1 Other Payables includes liability for expenses.

Note 17 - Other current liabilities

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Statutory Dues	-	3.77
Total	-	3.77

Note 18 - Current tax liabilities (net)

Particulars	(Rs. In Lakh)	
	As at 31 st March, 2026	As at 31 st March, 2025
Provisions for Taxes	-	3.09
Total	-	3.09

Note 19 - Other income

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Interest Income from financial assets measured at amortised cost		
- Inter Corporate Deposits	-	81.15
- Others	0.31	3.52
Interest Income from financial assets measured at fair value through profit or loss		
- Non-Convertible Debentures	219.65	220.40
Dividend Income		
- Non-Current Investments	-	0.20
- Current Investments	17.51	12.87
Gain on Sale of Current Investments (net)	0.45	37.13
Gain on financial instruments measured at fair value through profit or loss (net)	268.75	255.78
Profit on sale of Property, Plant and Equipments (Net)	-	4.04
Miscellaneous income	0.35	-
Total	507.01	615.09

Note 20 - Depreciation and Amortisation Expenses

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Depreciation of Property, Plant and Equipment	-	7.96
Amortisation of intangible assets	-	0.04
Total	-	8.00

Note 21 - Other expenses

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Rates and Taxes	0.08	0.03
Legal, Professional and Consultancy Charges	39.74	16.12
Bank Charges	0.01	0.00
Payment to Auditors (refer Note 21.1)	0.68	0.25
Miscellaneous Expenses	0.34	0.41
Total	40.85	16.81

21 Details of Payment to Auditors

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Audit Fees	0.44	0.25
Other Services	0.24	-
	0.68	0.25

Note 22 - Tax expense

22 The major components of Income Tax Expenses/(Income) for the year ended 31st March, 2026 and 31st March, 2025 are as follows:

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Recognised in Statement in Profit and Loss :		
Current Tax:		
Current Income Tax	56.05	102.35
Income tax of earlier years	(0.78)	4.98
Total Current Tax	55.27	107.34
Deferred Tax:		
Temporary differences on financial assets measured at FVTPL	(17.80)	34.06
Total Deferred Tax	(17.80)	34.06
Total Tax Expenses / (income)	37.47	141.40

22 Reconciliation between tax expenses / (income) and accounting profit multiplied by tax rate for the year ended 31st March, 2026 and 31st March, 2025:

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Accounting Profit / (loss) before tax	466.16	590.28
Applicable tax rate	27.82%	27.82%
Computed Tax Expenses	129.69	164.22
Tax effect on account of:		
Fair value changes on financial instruments	(91.44)	(40.16)
Income tax for earlier years	(0.78)	4.98
Other deductions / allowances	-	1.10
Income tax at different rate	-	11.25
Income tax expenses/(income) recognised in statement of profit and loss	37.47	141.40

22 **Deferred tax (assets)/liabilities (net) relates to the following:**

Particulars	(Rs. in Lakhs)			
	Balance Sheet		Statement of profit and loss/OCI	
	As at 31 st March, 2026	As at 31 st March, 2025	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Unused Tax Assets Mat Credit Entitlement	(30.11)	(30.11)	-	-
Financial instruments	209.66	343.22	(133.56)	120.16
Total	179.55	313.11	(133.56)	120.16

22 **Reconciliation of deferred tax (assets)/liabilities (net):**

Particulars	(Rs. in Lakhs)	
	Balance Sheet	
	As at 31 st March, 2026	As at 31 st March, 2025
Opening balance	313.11	192.95
Deferred Tax expenses/(income) recognised in statement of profit and loss	(17.80)	34.06
Deferred Tax expenses/(income) recognised in OCI	(115.76)	86.10
Closing balance	179.55	313.11

23 **Amount and expiry date of unused tax losses for which no deferred tax asset is recognised**

Particulars	(Rs. in Lakhs)	
	Balance Sheet	
	As at 31 st March, 2026	As at 31 st March, 2025
Unused tax losses for which no deferred tax assets has been recognised	2700.46	2700.46

23 Unused tax losses pertains to Business loss which are available for set off for 8 years from the year in which losses arose. Above mentioned losses pertains to the Financial Year 2017-18 to 2024-25.

Note 23 - Earnings Per Equity share

Particulars	(Rs. in Lakhs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Net Loss for the year attributable to Equity Shareholders for Basic EPS and diluted EPS (Rs. in Lakhs)	428.70	448.88
Weighted average number of equity shares outstanding during the year for Basic EPS and Diluted EPS (in Nos.)	1,00,00,000	1,00,00,000
Basic and Diluted Earning per share of Rs. 10 each (in Rs.)	4.29	4.49
Face value per equity share (in Rs.)	5.00	5.00

Note 24 - Contingent Liability**Income Tax**

(i) In respect of Assessment Year 2018-19, the Company had received demand of Rs. 5.94 Lakhs under section 143(3) of the Income Tax Act, 1961, the same was adjusted against the refund of Assessment Year 2017-18. The Company has filed appeal before Commissioner of Income Tax (Appeals) against the same.

Urban Infrastructure Venture Capital Limited**Notes to the financial statements for the year ended 31st March, 2026****25 Note 25- Segment Reporting**

25.1 In the opinion of the Management and based on consideration of dominant source and nature of risk and returns, the Company's activities, during the year revolved around the Investment activities. As the investments are not held as stock in trade, the income from investment activities has not been considered as segment revenue and accordingly not disclosed. Hence, considering the nature of Company's business and operations, there are no separate reportable segment (Business and/or Geographical) in accordance with the requirement of Ind AS 108 "Operating Segments" as notified.

26 Related party disclosures

In accordance with the requirements of Ind AS 24, the disclosure on related party transactions are given below:

26.1 List of Related Parties and relationship.

	Name of the Party	Relation
i.	Jai Corp Limited	Holding Company
ii.	Mr. Dinesh Deokinandan Paliwal	Director
iii.	Mr. Bhanwar Singh Sisodia	Director
iv.	Mr. Rajaram Gupta	Director
v.	Urban Infrastructure Venture Capital Fund	Some of the KMP of Holding Company is interested

26.2 Transaction during the year with related parties :

		(Rs. In lakhs)	
Particulars		For the year ended 31st March 2026	For the year ended 31st March 2025
1 Dividend Paid			
Jai Corp Limited		-	900.00
2 Sale of Property, Plant and Equipments			
Urban Infrastructure Venture Capital Fund		-	30.93

		(Rs. In Lakh)	
Particulars		As on 31st March 2026	As on 31st March 2025
1 Jai Corp Limited			
Equity Share Capital		500.00	500.00

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026
Note 27 - Fair value measurements
27.1 Financial instruments by category

Particulars	(Rs. In Lakhs)					
	As at 31 st March, 2026			As at 31 st March, 2025		
	FVOCI	FVTPL	Amortised cost	FVOCI	FVTPL	Amortised cost
Financial assets						
Investments	2494.29	6790.87	-	3270.86	6431.68	-
Loans	-	-	2152.78	-	-	2152.78
Cash and cash equivalents	-	-	50.15	-	-	4.09
Other financial assets	-	-	3.21	-	-	3.16
Total financial assets	2494.29	6790.87	2206.14	3270.86	6431.68	2160.03
Financial liabilities						
Trade payables	-	-	-	-	-	6.43
Other financial liabilities	-	-	0.35	-	-	0.56
Total financial liabilities	-	-	0.35	-	-	6.99

27.2 Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the Indian accounting standard. An explanation of each level follows underneath the table.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. This includes Bonds and NCD.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level. Instruments in level 3 category for the company include unquoted units of venture capital funds

Financial assets measured at fair value at each reporting date

Financial assets	(Rs. In Lakhs)					
	As at 31 st March, 2026			As at 31 st March, 2025		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets measured at FVOCI						
Investments (Equity Shares)	2,494.29	-	-	3,270.86	-	-
Total	2,494.29	-	-	3,270.86	-	-
Financial assets measured at FVTPL						
Investments (Mutual Fund, NCD and Bonds)	4272.16	2518.71	-	3912.97	2518.71	-
Total	4272.16	2518.71	-	3912.97	2518.71	-

There were no transfers between Level 1 and Level 2 during the year.

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

27.3 Valuation processes

At each reporting date, the Company analyses the movements in the values of financial assets and liabilities which are required to be remeasured or re-assessed as per the accounting policies. For this analysis, the Company verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Company also compares the change in the fair value of each financial asset and liability with relevant external sources to determine whether the change is reasonable. The Company also discusses of the major assumptions used in the valuations.

For the purpose of fair value disclosures, the Company has determined classes of financial assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

27.4 Fair Valuation techniques used to determine fair value

The Company maintains procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The following methods and assumptions were used to estimate the fair values:

1. The carrying amounts of cash and cash equivalent, loans, other current financial assets, trade payables and other current financial liabilities are considered to be approximately equal to the fair value due to the short-term maturities of these instruments.
2. The fair values of loan to employees are calculated based on discounted cash flow using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including credit risk. The fair values of loan to employees are approximate at their carrying amount.
3. Investment in units are fair valued using the Net asset value as provided to us by the respective funds
4. Fair values of quoted financial instruments are derived from quoted market prices in active markets.
5. Equity Investments in subsidiaries are stated at cost.

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

Note - 28 Financial risk management

The company is exposed to credit risk, liquidity risk and market risk.

A Credit risk

Credit risk arises from Non Convertible Debentures, Bonds, Cash and cash equivalents, Loans and other financial assets carried at amortised cost or fair value through profit or loss or fair value through other comprehensive income.

Credit risk management

Cash and Cash Equivalents, Loans, Non Convertible Debentures, Bonds and other financial assets are not impaired.

Bank balances are held with highly reputed banks, Loans are given to employees and other parties with reliable creditworthiness. Credit risk arising from loans to employees are mitigated by structuring the repayment of loans from the salaries of the employees and retirement benefits. In respect of the loans, NCD's and Bonds the company on a periodical basis checks and assess their creditworthiness.

B Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. For the Company, liquidity risk arises from obligations on account of financial liabilities – trade payables and other financial liabilities.

Liquidity risk management

As Company does not have any long term borrowings hence it is not exposed to significant liquidity risk.

As at 31 st March, 2026					(Rs. In Lakhs)
Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Trade payables	-	-	-	-	-
Other current financial liabilities	0.35	-	-	-	0.35
Total	0.35	-	-	-	0.35

As at 31 st March, 2025					(Rs. In Lakhs)
Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Trade payables	6.43	-	-	-	6.43
Other current financial liabilities	0.56	-	-	-	0.56
Total	6.99	-	-	-	6.99

C Market risk

I Price risk

The company is exposed to the risk from changes in prices of the investments in quoted equity instruments, Units of Mutual Fund, NCD and Bonds.

Price risk management

To manage its price risk arising from investments in equity instruments and Mutual Fund Units, the company reviews periodically the price of the equity investments and the mutual Fund portfolio and actions are taken based on significant movement.

Sensitivity

Particulars	(Rs. In Lakhs)			
	Impact on loss before Tax		Impact on other components of equity before Tax	
	2025-26	2024-25	2025-26	2024-25
+5% in Quoted price	(339.54)	(321.58)	124.71	163.54
-5% in Quoted price	339.54	321.58	(124.71)	(163.54)

Profit for the period would increase/ decrease as a result of gains/ losses on investments classified as at fair value through profit or loss. Other components of equity would increase/ decrease as a result of equity securities classified as at fair value through other comprehensive income.

II Foreign currency risk

The Company does not have any exposure of foreign exchange risk arising from foreign currency receivables in USD as on 31st March, 2026.

Foreign currency risk management

The Company manages the exchange rate exposure by entering into Forward Contracts where the rate volatility is significant. The Company does not have any forward contracts outstanding as on 31st March, 2026.

III Interest rate risk

The Company does not have any interest risk.

Urban Infrastructure Venture Capital Limited

Notes to the financial statements for the year ended 31st March, 2026

29 Capital Management

29.1 The Companies objectives when managing capital are to safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders.

The Company monitors capital using gearing ratio, which is net debt divided by total capital (equity plus net debts). Net debt are non-current and current debts as reduced by cash and cash equivalents and current investments. Equity comprises all components including other comprehensive income.

The capital composition is as follows:

	(Rs. In Lakhs)	
Particulars	As at 31 st March, 2026	As at 31 st March, 2025
Total Debt	-	-
Less:- Cash and cash equivalent	50.15	4.09
Current Investments	6 440.13	6 782.64
Net Debt	-	-
Total equity	11 623.68	11 855.81
Capital and net debt	11 623.68	11 855.81
Gearing Ratio	0.00%	0.00%

29.2 Dividends (Rs. In Lakhs)

Particulars	As at 31 st March, 2026	As at 31 st March, 2025
Dividend declared and paid		
Final dividend declared and paid for the year ended on 31 st March, 2025 at Rs.9 per share and for the year ended 31 st March, 2024 at Rs. Nil per share.	-	900.00
Dividends not recognised at the end of the reporting period		
Final dividend proposed for the year ended on 31 st March, 2026 is Rs.Nil per share and for the year ended 31 st March, 2025 at Rs.Nil per share.	-	-

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026

30 Ratio Analysis

Sl. No.	Particulars	As at 31 st March, 2026	As at 31 st March, 2025	% change	Reasons for deviations
1	Current Ratio	24,703.64	646.23	3722.76%	Mainly due to decrease in current liabilities
2	Debt-Equity Ratio	-	-		
3	Debt service coverage ratio	-	-		
4	Return on equity ratio	3.65%	3.74%	-2.47%	Mainly due to decrease in profit
5	Inventory turnover ratio	-	-		
6	Trade receivable turnover ratio	-	-		
7	Trade payable turnover ratio	-	-		
8	Net capital turnover ratio	-	-		
9	Net profit ratio	-	-		
10	Return on capital employed	4.01%	4.98%	-19.45%	Mainly due to decrease in profit
11	Return on Investment	-0.71%	2.06%	-134.49%	Mainly due to decrease in returns

30.1 Formula for computation of ratios are as follows:

Sl. no.	Particulars	Formula
1	Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
2	Debt-Equity Ratio	$\frac{\text{Total Debt}}{\text{Total Equity}}$
3	Debt Service Coverage Ratio	$\frac{\text{Net profit after taxes + Non-cash operating expenses + Interest + Other Adjustments}}{\text{Interest \& Lease Payments + Principal Repayments}}$
4	Return on Equity Ratio	$\frac{\text{Profit after Tax (Attributable to Owners)}}{\text{Average Net worth}}$
5	Inventory Turnover Ratio	$\frac{\text{Cost of goods sold}}{\text{Average Inventories of Finished Goods, Stock-in Process and stock in trade}}$
6	Trade Receivables Turnover Ratio	$\frac{\text{Net credit sales = Gross credit sales - sales return}}{\text{Average Trade Receivable}}$
7	Trade Payables Turnover Ratio	$\frac{\text{Net credit purchases = Gross credit purchases - purchase return}}{\text{Average Trade Payables}}$
8	Net Capital Turnover Ratio	$\frac{\text{Net sales = Total sales - sales return}}{\text{Average Working Capital}}$
9	Net Profit Ratio	$\frac{\text{Profit after Tax}}{\text{Net sales = Total sales - sales return}}$
10	Return on Capital Employed	$\frac{\text{Earnings before interest and taxes}}{\text{Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability}}$
11	Return on Investment	$\frac{\text{Income from Investments}}{\text{Average Investments}}$

Urban Infrastructure Venture Capital Limited
Notes to the financial statements for the year ended 31st March, 2026

31 Other Statutory Information

- (i) There are no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- (ii) There are no balance outstanding on account of any transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- (iii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iv) The Company has not advanced or loaned or invested fund to any other persons or entities including foreign entities (intermediary) with the understanding that intermediary shall :
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (ultimate beneficiary) or
 - (b) provided any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- (v) The Company has not received any fund from any person or entities including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- (vi) The Comapany does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income tax Act, 1961.

32 Previous year's figures have been regrouped and rearranged, wherever necessary to confirm the current year presentation.

33 The financial statements of the Company for the year 31st March, 2026 were approved and adopted by board of directors in their meeting dated held on 25th May,2026.

As per our report of even date

For & on behalf of the Board of Directors

For Wandrekar and Co.

Chartered Accountants

Firm Registration No. 111696W

Hrishikesh Wandrekar

Partner

Membership No.114918

Dinesh Paliwal

Director

DIN 00524064

B S Sisodia

Director

DIN 10252219

Place : Mumbai

Date : 25.05.2026