UNISHIRE URBAN INFRA LIMITED

Registered Office: 13/1A, Government Place (East) Top Floor, Kolkata, West Bengal, India, 700069
Corporate Office: 106 T-10 Main Patel Road Guruarjun Nagar, Shadi Khampur Patel Nagar, Central Delhi, New Delhi, India, 110008
Contact No.: +91-9773561033, Email Id: unishire_urban@yahoo.com,
CIN: L67190WB1991PLC051507

Date: 12.11.2025

To,

The Manager
Department of Corporate Service
BSE Limited
P.J. Towers Dalal Street, Mumbai – 400001

Scrip Code: 537582 (UNISHIRE URBAN INFRA LIMITED) EQ-ISIN- INE210P01015

Sub: Submission of Unaudited financial results of (Unishire Urban Infra Limited) for the quarter & half year ended on September 30, 2025 along with Limited Review Report thereon.

Dear Sir/Madam (s),

Pursuant to Regulation 33 read with Schedule III to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose hereto, for your information and record:

1. The unaudited financial results of Unishire Urban Infra Limited ("the Company") for the quarter & half year ended on September 30, 2025, duly approved by the Board of Directors of the Company at its meeting held today, i.e. on Wednesday, 12th November 2025 (which was commenced at 06:45 P.M. and concluded at 07:15 P.M.)

2. Limited Review Report dated 12th November 2025 issued by the Statutory Auditors of the Company, **M/S VRSK & Associates.**, on the aforesaid financial results of the Company for the quarter & half year ended on September 30, 2025 this was duly placed before the Board at the aforesaid meeting.

You are requested to take the above on your records and acknowledge the same.

For and on behalf of Board of Directors
UNISHIRE URBAN INFRA LIMITED

Chirag
Digitally signed by Chirag
Date: 2025.11.12 19:41:50 +05'30'

Chirag
Managing Director
DIN: 10728185

UNISHIRE URBAN INFRA LIMITED
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Contact No.: +91-9773561033, Email Id: unishire_urban@yahoo.com,
CIN: L67190WB1991PLC051507

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR HALF YEAR ENDED ON 30TH SEPTEMBER 2025 (NON NBFC)

(₹ IN LAC)

		Particulars	Six Months Ended			Year Ended YEAR TO DATE	
			01.04.2025 to 30.09.2025 (₹)	01.10.2024 to 31.03.2025	01.04.2024 to 30.09.2024	01.04.2024 to 31.03.2025 (₹)	01.04.2023 to 31.03.2024 (₹)
			unaudited	unaudited	unaudited	Audited	Audited
		Income:					
	I	Revenue from opertaions	13.21	2,206.08	35.75	2,241.83	424.57
	II	Other income	1.31	47.76	50.30	98.06	131.33
	III	**Total Income**	**14.51**	**2,253.84**	**86.05**	**2,339.89**	**555.90**
	IV	**Expenses**				-	-
		Cost of Materials consumed	-	-	-	-	-
		Purchase of stock-in-trade	427.50	2,330.65	8.74	2,339.39	1,177.26
		Changes in inventories of finished goods	(415.59)	(216.04)	19.39	(196.65)	(805.77)
		work-in-progress and Stock-in-Trade		-	-	-	-
		Employee benefits expense	12.35	22.83	16.40	39.23	32.16
		Finance costs	28.58	-	-	-	-
		Depreciation and amortisation expense		0.55	0.53	1.08	1.44
		Other expenses	6.11	134.63	22.60	157.23	80.41
		Total expenses	58.95	2,272.62	67.66	2,340.28	485.50
		Total expenses	**58.95**	**2,272.62**	**67.66**	**2,340.28**	**485.50**
	V	**Profit/(loss) before exceptional items and tax (I- IV)**	**(44.44)**	**(18.78)**	**18.39**	**(0.39)**	**70.40**
	VI	**Exceptional Items**				-	-
	VII	**Profit/(loss) before extraordinary items and tax(V-VI)**	**(44.44)**	**(18.78)**	**18.39**	**(0.39)**	**70.40**
	VIII	**Extra ordinary item**	-	-	-	-	-
	IX	**Profit Before Tax (VII-VIII)**	**(44.44)**	**(18.78)**	**18.39**	**(0.39)**	**70.40**
	X	**Tax expense:**				-	-
		(1) Current tax	-	1.11		1.11	22.00
		(2) Deferred tax	-				
		(3) Excess Provision of earlier Year	-	-	-		-
		Total tax expenses	**-**	**1.11**	**-**	**1.11**	**22.00**
	XI	**Profit (Loss) for the period from continuing operations (VII-VIII)**	**(44.44)**	**(19.89)**	**18.39**	**(1.50)**	**48.40**
	XII	**Profit/(loss) from discontinued operations**	-	-	-	-	-
	XIII	**Tax expense of discontinued operations**	-	-	-	-	-
	XIV	**Profit/(loss) from Discontinued operations (after tax) (XII-XIII)**	-	-	-	-	-
	XV	**Profit/(loss) for the period (XI+XIV)**	**(44.44)**	**(19.89)**	**18.39**	**(1.50)**	**48.40**
	XVI	**Other Comprehensive Income**					
		A (i) Items that will not be reclassified to profit or loss	-	-	-	-	-
		(ii) Income tax relating to items that will not be re- classified to profit or loss	-	-	-	-	-
		B (i) Items that will be reclassified to profit or loss	-	-	-	-	-
		(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
	XV	**Total Comprehensive Income for the period (XV+XVI)(Comprising Profit (Loss) and Other Comprehensive Income for the period)**	**(44.44)**	**(19.89)**	**18.39**	**(1.50)**	**48.40**
	XVI	**Paid up equity share capital (Face value Rs. 10/- per share)**	**2,435.85**	**2,435.85**	**2,435.85**	**2,435.85**	**2,435.85**
		Other Equity					
	XVII	**Earnings per equity share (for continuing operation):**					
		(1) Basic	(0.18)	(0.08)	0.08	(0.01)	0.20
		(2) Diluted	(0.18)	(0.08)	0.08	(0.01)	0.20
	XVIII	**Earnings per equity share (for discontinued operation):**					
		(1) Basic	-	-	-		-
		(2) Diluted	-	-	-		-
	See accompanying note to the financial results						

For Unishire Urban Infra Limited

Director/Auth.Sign.

Notes :

1. The above unaudited financial results for Six months ended 30th September2025 has been reviewed by the Audit Committee and then approved by the Board of Directors at their meeting held on 12-11-2025.
2. The Limited review report have carried out on the above results for Six months ended 30th September2025. However, the management has excercised necessary due diligence to ensure that the financial results provided true and fair view of its affairs.
3. Figures for the previous peried have been regrouped wherever considered necessary so as to confirm to the classification of the current period.

For and on behalf of board of directors of
UNISHIRE URBAN INFRA LIMITED

For Unishire Urban Infra Limited

Director/Auth.Sign.

CHIRAG
Managing Director
DIN: 10728185

For Unishire Urban Infra Limited

Director/Auth.Sign.

HARISH
DIRECTOR
DIN: 10871534

Date : 12-11-2025
Place: New Delhi

Statement of Asset and Liabilities

(` IN LAC)

Particulars		01.04.2025 to 30.09.2025 (Unaudited)	01.04.2024 to 31.03.2025 (Audited)
A	**EQUITY AND LIABILITIES**		
1	**Equity**		
	(a) Equity Share Capital	2,435.85	2,435.85
	(b) Other Equity	-366.07	-321.63
	Total Equity	**2,069.78**	**2,114.22**
2	**Liabilities**		
	Non-current liabilities		
	Non-current Financial Liabilities		
	Borrowings		
	Trade payables		-
	Other financial liabilities	-	-
	Total Non-current Financial Liabilities	-	-
	Provisions	-	-
	Deferred tax liabilities (Net)	0.04	0.04
	Other non current liabilities	-	-
	Total non current liabilities	**0.04**	**0.04**
	Current liabilities		
	Current Financial Liabilities		
	Borrowings	1,433.46	-
	Trade payables	0.73	3.50
	Other financial liabilities	-	-
	Total Current Financial Liabilities	**1,434.19**	**3.50**
	Other current liabilities	4.11	2.19
	Provisions	19.96	19.96
	Current Tax Liabilities (Net)	-	-
	Total current liabilities	**1,458.25**	**25.65**
	Total equity and liabilities	**3,528.07**	**2,139.91**
B	**ASSESTS**		
1	**Non-Current assets**		
	(a) Property, Plant and Equipment	3.15	3.15
	(b) Capital work-in-progress		
	(c) Investment Property		
	(d) Goodwill	-	-
	(e) Other Intangible assets	-	-
	(f) Intangible assets under evelopment	-	-
	(g) Biological Assets other than bearer plants	-	-
	Non-Current Financial Assets		
	Non current Investment	77.33	77.33
	Trade receivables-Non current	-	-
	Loans, Non Current	393.56	810.00
	Other Non Current Financial Assets		
	Total Non-Current Financial Assets	**470.89**	**887.33**
	Deferred tax assets (net)		
	Other non-current assets	52.65	
	Total non-current assets	**526.70**	**890.48**
2	**Current assets**		
	Inventories	1,575.98	1,160.39
	Current Financial Assets		
	Current Investment		22.00
	Trade receivables-current	1,399.55	23.71
	Cash and Cash Equivalent	4.02	22.28
	Bank balance other than cash and cash equivalent		-
	Loans, Current		0.07
	Other curent financial assets	-	-
	Total curent financial assets	**1,403.57**	**68.06**
	Current tax assets (net)		
	Other current assets	21.83	20.97
	Total current assets	**3,001.38**	**1,249.42**
	Total Assets	**3,528.07**	**2,139.91**

For and on behalf of board of directors of
UNISHIRE URBAN INFRA LIMITED

For Unishire Urban Infra Limited

Director/Auth.Sign.

CHIRAG
Managing Director
DIN: 10728185

For Unishire Urban Infra Limited

Director/Auth.Sign.

HARISH
DIRECTOR
DIN: 10871534

Date : 12-11-2025
Place: New Delhi

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CIN: L67190WB1991PLC051507

Statement of Unaudited Standalone Cash Flows for Six Months Ended on 30th september 2025

(` IN LAC)

Particulars	01.04.2025 30.09.2025	01.04.2024 30.09.2024
	Unaudited	Unaudited
Cash flows from operating activities		
Profit before taxation	(44.44)	18.39
Adjustments for:		
Depreciation	-	0.53
Dividends Income		-
Provision for income tax		
profit/(loss) on sale of Investments		(0.18)
Exceptinal items		
Working capital changes:		
(Increase) / Decrease in other current assets	(0.79)	(4.11)
(Increase) / Decrease in Inventories	(415.59)	19.39
(Increase) / Decrease in trade and other receivables	(1,375.84)	(14.36)
(Increase) / Decrease in other non-current assets		
Increase / (Decrease) in trade payables	(1.59)	(619.03)
Increase / (Decrease) in short term borrowings		
Increase / (Decrease) in other current liabilities	0.74	(4.70)
Increase / (Decrease) in other financial libilities		
Valuation of Investment by way of association		
Cash generated from operations		
Interest paid		
tax paid		
Dividends paid		
Net cash from operating activities	**(1,837.51)**	**(604.07)**
Cash flows from investing activities		
Purchase/Sale of property, plant and equipment	-	-
Loans & Advances Given/Received	363.79	42.85
Dividend Incomes		0.02
Purchase/ Sale of shares	22.00	560.56
Net cash used in investing activities	385.79	603.43
Cash flows from financing activities		
Proceeds from equity share		
Loans & Advances Given/Received		
Unsecured borrowings	1,433.46	-
Repayment of Car Loan		
Dividends paid	-	-
Net cash used in financing activities	**1,433.46**	**-**
Net increase in cash and cash equivalents	(18.26)	(0.64)
Cash and cash equivalents at beginning of period	22.28	1.70
Cash and cash equivalents at end of period	4.02	1.06

For and on behalf of board of directors of
UNISHIRE URBAN INFRA LIMITED

For Unishire Urban Infra Limited

Director/Auth.Sign.

CHIRAG
Managing Director
DIN: 10728185

For Unishire Urban Infra Limited

Director/Auth.Sign.

HARISH
DIRECTOR
DIN: 10871534

Date : 12-11-2025
Place: New Delhi

Limited Review Report

Review report to Board of Directors of
Tiaan Consumer Limited

LIMITED REVIEW REPORT ON UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON SEPTEMBER 30TH, 2025 OF TIAAN CONSUMER LIMITED

We have reviewed the accompanying statement of unaudited Standalone Financial Results of **Tiaan Consumer Limited** for the quarter and half year ended 30.09.2025. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (India Accounting Standards) Rules, 2015 and the circular is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of any material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, subject to the matter given in Emphasis of matter nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results which have not been prepared in accordance with applicable accounting standards i.e. IND AS prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder or by the Institute of Chartered Accountants of India and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular dated 05th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement

For VRSK & ASSOCIATES (Firm Registration No.:-011199N)
Chartered Accountants

CA VINEET GUPTA (Membership No.:-089823)
Partner
UDIN: 25089823BMIJBY8253
Date: 12th November, 2025
Place: New Delhi

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