GENERAL INFORMATION DOCUMENT

URJAH METALLICS PRIVATE LIMITED

(A company within the meaning of and governed by the Companies Act, 2013 incorporated on October 9, 2012)
(Effective from September 9, 2025, the name of the company has been changed from Urjaa Metalics Private Limited to Urjah Metallics Private Limited)

Corporate Identification Number: U27100DL2012PTC243396
Date and Place of Incorporation: October 9, 2012, Delhi
Permanent Account Number: AALCA0192M
Registered Office: 204, Nirmal Tower, 26, Barakhamba Road, Connaught Place, New Delhi – 110001
Corporate Office: Plot No. 26P, Sector-33 Gurugram, Haryana-122004, India
Phone: + 01244516200 **Email:** cs@urjah.ltd
Website: http://www.urjah.ltd/

GENERAL INFORMATION DOCUMENT DATED – 22nd December 2025

Urjah Metallics Private Limited (the "**Issuer**") proposes to issue listed, rated, secured, redeemable, non-convertible debentures (the "**Debentures**") in one or more series/ one or more tranches as maybe approved by the shareholders of the Issuer from time to time under this General Information Document read with relevant Key Information Document, on a private placement basis, to be listed on the wholesale debt market ("**WDM**") segment of the BSE Limited ("**Stock Exchange**" or "**BSE** ") (the "**Issue**"). The Issuer has obtained an 'in-principle' approval from the Stock Exchange for listing of the Debentures vide letter dated December 4, 2025, which is set out as Annexure I. This general information document dated 22nd December 2025 (the "**General Information Document**") contains disclosures in accordance with Schedule I of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 ("**SEBI NCS Regulations**") and the SEBI master circular bearing reference number SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15 October 2025 (" **SEBI NCS Master Circular**"), each as amended, in relation to the Issue of the Debentures, on a private placement basis by the Issuer.

Issuer details:

PAN	AALCA0192M	**Date and Place of registration**	October 9, 2012 New Delhi
Registered Office and Corporate Office of the Issuer	**Registered Office:** 204, Nirmal Tower, 26, Barakhamba Road, Connaught Place, New Delhi - 110001 **Corporate Office:** Plot No. 26P, Sector-33, Gurugram, Haryana-122004 **Phone:** + 01244516200 **E-mail:** cs@urjah.ltd **Website:** http://www.urjah.ltd/	**Compliance Officer of the Issuer**	**Name:** Ms. Shivika Gupta **Address:** Plot No. 26P, Sector-33, Gurugram, Haryana-122004 **Phone:** +91 9667004572 **E mail id:** cs@urjah.ltd
Promoter of the Issuer	**Name:** Mr. Ankur Saraf **CIN:** 02222606 **Address:** 412, Elena-2, Alwar Bypass, Kajaria Greens, Bhiwadi, Alwar, Rajasthan - 301019 **E-mail:** ed@urjah.ltd **Phone:** +91 9896455111 **Name:** Yash Aggarwal **CIN:** NA **Address:** House No A 236 A, Sushant Lok 1, Gurgaon, Haryana - 122001 **E-mail:** yashaggarwal0099@gmail.com	**Chief Financial Officer of the Issuer**	**Name:** Mr. Om Prakash **Address:** Plot No. 26P, Sector-33, Gurugram, Haryana-122004 **Phone:** +91 9560094320 **Email ID:** om.prakash@urjah.ltd

	Phone: +91 9145776666		
Registrar of the Issue NSDL Database Management Limited	**Name**: NSDL Database Management Limited (NDML) **SEBI Registration No.:** IN/KRA/002/2012 **Contact Person**: Mr. Sachin V. Shinde **Address**: 4th Floor, Tower 3, One International Centre, Senapati Bapat Marg, Prabhadevi-400013 **Phone:** +91-22-24994200 **E-mail**: info_ndml@ndml.in **Website**: www.ndml.in/index.php	**Debenture Trustee of the Issue** VISTRA	**Name:** Vistra ITCL (India) Limited **Registered Address:** 202, 'A' Wing, The Qube, Hasan Pada Rd, Mittal Industrial Estate, Marol, Andheri-E, Mumbai 400059 **Phone:** +91-22-69300045 **Contact Person:** Mr. Jatin Chonani **SEBI Registration No.:** IND000000578 **Website**: www.vistraitcl.com **E-mail:** itclcomplianceofficer@vistra.com
Credit Rating Agencies of the Issue Infomerics Ratings	**Name**: Infomerics Valuation and Rating Limited **Address**: Flat No. 108, First Floor, Golf Apartments, Sujan Singh park, Maharishi Ramanna Marg, New Delhi - 110003 **Contact Person**: Mr. Nitin Arora **Website**: www.infomerics.com **E-mail:** nitin.arora@infomerics.com	**Statutory Auditors of the Issuer** O.P. Bagla & Co. LLP Chartered Accountants	**Name**: M/s OP Bagla & Co. LLP **Address**: 501, 5th Floor, B-225, Okhla Indl. Area, Phase - 1, New Delhi – 110020 **Contact Person:** Mr. Atul Bagla **Phone**: 011-47011850 **E-mail**: admin@opbco.in
The issue schedule - **(i) date of opening of the issue;** **(ii) date of closing of the issue;** **(iii) date of earliest closing of the issue, if any**	**The issue schedule -** **(i) date of opening of the issue** – The Issue Opening Date will be identified in the Key Information Document **(ii) date of closing of the issue** – The Issue Closing Date will be identified in the Key Information Document **(iii) date of earliest closing of the issue, if any** - As provided under the Key Information Document **Note**: The Issuer reserves the right to change the Issue Schedule and in such an event, the relevant Deemed Date of Allotment for the Debentures may also be revised by the Issuer at its sole and absolute discretion without giving any prior notice. The said issue does not form part of non-equity regulatory capital as specified under Chapter V (*Issuance and Listing of Perpetual debt instruments, Perpetual non-cumulative preference shares and similar*	**Company Secretary of the Issuer**	**Name**: Ms. Shivika Gupta **Address**: Plot No. 26P, Sector-33, Gurugram, Haryana-122004 **Phone**: +91 9667004572 **E mail id**: cs@urjah.ltd

<table>
<tr><td></td><td>instruments) of SEBI NCS Regulations.

The Issue shall be open for subscription during the banking hours on each day during the period covered by the Issue Schedule.</td><td></td><td></td></tr>
<tr><td>The name(s) of the stock exchanges where the securities are proposed to be listed</td><td>BSE Limited (formerly known as Bombay Stock Exchange)</td><td>Latest registration / identification number issued by any regulatory authority which regulates such Issuer (viz. Reserve Bank of India, IRDAI etc.), if applicable</td><td>Not applicable</td></tr>
<tr><td>The nature, number, price and amount of securities offered and issue size (base issue or green shoe), as may be applicable</td><td>As provided under the relevant Key Information Document.</td><td>Coupon/dividend rate, coupon /dividend payment frequency, redemption date, redemption amount, mode of allotment</td><td><table>
<tr><td>Redemption date</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Coupon/ dividend rate and Coupon Payment Frequency</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Allotment</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Redemption Price at Maturity per Debenture</td><td>The principal amount of all the Debentures, the Coupon, the default interest, and all other amounts payable in accordance with the provisions of the relevant Debenture Trust Deed and the relevant Key Information Document.</td></tr>
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<tr><td>Details about underwriting of the issue including the amount undertaken to be underwritten by the underwriters</td><td colspan="3">Not applicable</td></tr>
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<tr><td></td><td></td></tr>
<tr><td>Details pertaining to the uploading of General Information Document on the electronic book provider platform, if applicable</td><td>The Issuer shall comply with the provisions of the SEBI NCS Master Circular with respect to electronic book mechanism and requirements pertaining to the uploading of this General Information Document and the relevant Key Information Document in accordance with the Master Circular. This issuance of the Debentures, to the extent applicable, would be under the electronic book mechanism ("EBP") on private placement basis as per Chapter VI of SEBI NCS Master Circular read with the "Operational Guidelines for participation on BSEBOND platform (EBP platform of BSE)" issued by BSE on December 28, 2017 and updated on November 14, 2025 ("BSE EBP Guidelines"), as applicable, and relevant details will be provided in the relevant Key Information Document. This General Information Document is in accordance with all applicable laws, rules, regulations and guidelines.
<table>
<tr><td>Interest rate parameter – Zero coupon, fixed coupon or floating coupon</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Bid opening date and bid closing date</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Minimum bid lot</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Manner of bidding in the Issue i.e. open bidding or closed bidding</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Manner of allotment in the Issue i.e. uniform yield allotment or multiple yield allotment</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Manner of settlement in the Issue i.e. through clearing corporation or through escrow bank account of the Issuer</td><td>As provided under the relevant Key Information Document</td></tr>
<tr><td>Settlement cycle i.e. T+1 or T+2 day</td><td>As provided under the relevant Key Information Document</td></tr>
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</td></tr>
<tr><td>The details about eligible investors</td><td>This General Information Document and the contents hereof are restricted to only those recipients who are permitted to receive it as per extant regulation and laws and only such recipients are eligible to apply for the Debentures. The categories of investors eligible to subscribe to the Debentures will be identified in the relevant Key Information Document to be issued with respect to relevant Series of Debentures.</td></tr>
<tr><td>Disclosure under Section 26(4) of the Companies Act, 2013</td><td>The issuance of Debentures is being made on private placement basis. Section 26 of the Companies Act, 2013 is not applicable to the issuance of Debentures, and therefore, no additional disclosures have been made in relation to Section 26 of the Companies Act, 2013 under this General Information Document and accordingly, a copy of this General Information Document has not been filed with the relevant Registrar of Companies.</td></tr>
<tr><td>Background</td><td>This General Information Document is related to the Debentures to be issued on a private placement basis by the Issuer and contains relevant information and disclosures required for the purpose of issuing of the Debentures. The issue of the Debentures comprised in the Issue and described under this General Information Document has been authorised by the board of directors of the Issuer. Please note that this General Information Document is valid for a period of 1 (One) year from the Issue Opening Date of the first series of Debentures issued pursuant to this General Information Document.

The Issue shall be subject to the provisions of the Companies Act, the memorandum and articles of association of the Issuer, SEBI NCS Regulations, the terms and conditions of this General Information Document filed with the stock exchange(s).

The issuance of Debentures in terms of this General Information Document does not qualify as issue of non-equity regulatory capital as mentioned in chapter V and XIII of the SEBI NCS Regulations. The face value of each debenture to be issued on private placement basis shall be as set out in the relevant Key Information Document.

Pursuant to the resolutions passed by the board of directors of the Issuer dated November 7, 2025 and resolutions passed by the shareholders of the Issuer (under Section 42 of the Companies Act, 2013) dated November 10, 2025, the Issuer has been authorised to raise debt through such modes, as may be permitted under applicable Law and as may be agreed by the board of directors or any duly constituted committee of the board of directors of the Issuer, including non-convertible debentures, in one or more tranches. The issuance of the Debentures shall be subject to the provisions of the Companies Act, the rules notified thereunder, SEBI</td></tr>
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	NCS Regulations, the memorandum and articles of association of the Issuer, the terms and conditions of the General Information Document filed with the Stock Exchange and other documents in relation to the issuance of Debentures.
General risks	INVESTMENT IN NON-CONVERTIBLE SECURITIES IS RISKY, AND INVESTORS SHOULD NOT INVEST ANY FUNDS IN SUCH SECURITIES UNLESS THEY CAN AFFORD TO TAKE THE RISK ATTACHED TO SUCH INVESTMENTS. INVESTORS ARE ADVISED TO MAKE AN INFORMED DECISION AND TO READ **SECTION 3** (*RISK FACTORS*) OF THIS GENERAL INFORMATION DOCUMENT CAREFULLY BEFORE INVESTING IN THIS OFFERING. FOR TAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUE INCLUDING THE RISKS INVOLVED IN IT. SPECIFIC ATTENTION OF THE INVESTORS IS INVITED TO THE STATEMENT OF RISK FACTORS CONTAINED UNDER **SECTION 3** (*RISK FACTORS*) OF THIS GENERAL INFORMATION DOCUMENT. THESE RISKS ARE NOT, AND ARE NOT INTENDED TO BE, A COMPLETE LIST OF ALL RISKS AND CONSIDERATIONS RELEVANT TO THE NON-CONVERTIBLE SECURITIES OR INVESTORS' DECISION TO PURCHASE SUCH NON-CONVERTIBLE SECURITIES. INVESTORS ARE ADVISED TO READ THE RISK FACTORS CAREFULLY BEFORE TAKING AN INVESTMENT DECISION IN THIS ISSUE. FOR TAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR EXAMINATION OF THE ISSUER AND OFFER INCLUDING THE RISKS INVOLVED IN IT. THE SECURITIES HAVE NOT BEEN RECOMMENDED OR APPROVED BY ANY REGULATORY AUTHORITY IN INDIA, INCLUDING THE SEBI NOR DOES SEBI GUARANTEE THE ACCURACY OR ADEQUACY OF THIS GENERAL INFORMATION DOCUMENT. SPECIFIC ATTENTION OF THE INVESTORS IS INVITED TO THE STATEMENT OF RISK FACTORS CONTAINED UNDER **SECTION 3** (*RISK FACTORS*) OF THIS GENERAL INFORMATION DOCUMENT PROSPECTIVE INVESTORS SHOULD CONSULT THEIR OWN LEGAL, REGULATORY, TAX, FINANCIAL AND/OR ACCOUNTING ADVISORS ABOUT RISKS ASSOCIATED WITH AN INVESTMENT IN SUCH NON-CONVERTIBLE SECURITIES AND THE SUITABILITY OF INVESTING IN SUCH NON-CONVERTIBLE SECURITIES IN LIGHT OF THEIR PARTICULAR CIRCUMSTANCES. THE ISSUE OF NON-CONVERTIBLE SECURITIES HAS NOT BEEN RECOMMENDED OR APPROVED BY THE SECURITIES AND EXCHANGE BOARD OF INDIA (**"SEBI"**) NOR DOES SEBI GUARANTEE THE ACCURACY AND ADEQUACY OF THE INFORMATION CONTAINED HEREIN
Credit rating	Please refer to the relevant Key Information Document.

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1. DISCLAIMERS

DISCLAIMERS OF THE ISSUER:

THIS GENERAL INFORMATION DOCUMENT IS NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF PROSPECTUS AND SHOULD NOT BE CONSTRUED TO BE A PROSPECTUS OR A STATEMENT IN LIEU OF PROSPECTUS UNDER THE COMPANIES ACT. THE ISSUE OF DEBENTURES TO BE LISTED ON THE DEBT SEGMENT OF STOCK EXCHANGE IS BEING MADE STRICTLY ON A PRIVATE PLACEMENT BASIS. THIS GENERAL INFORMATION DOCUMENT IS NOT INTENDED TO BE CIRCULATED TO ANY PERSON OTHER THAN THE ELIGIBLE INVESTORS. MULTIPLE COPIES HEREOF GIVEN TO THE SAME ENTITY SHALL BE DEEMED TO BE GIVEN TO THE SAME PERSON AND SHALL BE TREATED AS SUCH. THIS GENERAL INFORMATION DOCUMENT DOES NOT CONSTITUTE AND SHALL NOT BE DEEMED TO CONSTITUTE AN OFFER OR A PRIVATE PLACEMENT OF THE DEBENTURES UNDER THE COMPANIES ACT OR TO THE PUBLIC IN GENERAL.

AS PER THE APPLICABLE PROVISIONS, IT IS NOT NECESSARY FOR A COPY OF THIS GENERAL INFORMATION DOCUMENT OR ANY KEY INFORMATION DOCUMENT TO BE FILED OR SUBMITTED TO THE SEBI FOR ITS REVIEW AND/OR APPROVAL. HOWEVER PURSUANT TO THE PROVISIONS OF THE SEBI NCS REGULATIONS, A COPY OF THIS GENERAL INFORMATION DOCUMENT AND EACH KEY INFORMATION DOCUMENT SHALL BE FILED WITH THE STOCK EXCHANGE. THIS GENERAL INFORMATION DOCUMENT HAS BEEN PREPARED TO PROVIDE GENERAL INFORMATION ABOUT THE ISSUER TO POTENTIAL INVESTORS TO WHOM IT IS ADDRESSED AND WHO ARE WILLING AND ELIGIBLE TO SUBSCRIBE TO THE DEBENTURES. THIS GENERAL INFORMATION DOCUMENT, READ WITH THE RELEVANT KEY INFORMATION DOCUMENT, DOES NOT PURPORT TO CONTAIN ALL THE INFORMATION THAT ANY POTENTIAL INVESTOR MAY REQUIRE. FURTHER, THIS GENERAL INFORMATION DOCUMENT HAS BEEN, AND EACH KEY INFORMATION DOCUMENT WILL BE, PREPARED FOR INFORMATIONAL PURPOSES RELATING TO THIS TRANSACTION ONLY AND UPON THE EXPRESS UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSES SET FORTH HEREIN. NEITHER THIS GENERAL INFORMATION DOCUMENT, READ WITH THE RELEVANT KEY INFORMATION DOCUMENT, NOR ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE DEBENTURES IS INTENDED TO PROVIDE THE BASIS OF ANY CREDIT OR OTHER EVALUATION NOR SHOULD ANY RECIPIENT OF THIS GENERAL INFORMATION DOCUMENT CONSIDER SUCH RECEIPT A RECOMMENDATION TO PURCHASE ANY DEBENTURES. EACH INVESTOR CONTEMPLATING THE PURCHASE OF ANY DEBENTURES SHOULD MAKE ITS OWN INDEPENDENT INVESTIGATION OF THE FINANCIAL CONDITION AND AFFAIRS OF THE ISSUER, AND ITS OWN APPRAISAL OF THE CREDITWORTHINESS OF THE ISSUER. POTENTIAL INVESTORS SHOULD CONSULT THEIR OWN FINANCIAL, LEGAL, TAX AND OTHER PROFESSIONAL ADVISORS AS TO THE RISKS AND INVESTMENT CONSIDERATIONS ARISING FROM AN INVESTMENT IN THE DEBENTURES AND SHOULD POSSESS THE APPROPRIATE RESOURCES TO ANALYSE SUCH INVESTMENT AND THE SUITABILITY OF SUCH INVESTMENT TO SUCH INVESTOR'S PARTICULAR CIRCUMSTANCES. THIS GENERAL INFORMATION DOCUMENT IS INTENDED TO BE CIRCULATED TO SUCH NUMBER OF PERSONS AS MAY BE PERMISSIBLE UNDER APPLICABLE LAWS IN A FINANCIAL YEAR. NONE OF THE INTERMEDIARIES OR THEIR AGENTS OR ADVISORS ASSOCIATED WITH THIS ISSUE UNDERTAKE TO REVIEW THE FINANCIAL CONDITION OR AFFAIRS OF THE ISSUER DURING THE LIFE OF THE ARRANGEMENTS CONTEMPLATED BY THIS GENERAL INFORMATION DOCUMENT OR HAVE ANY RESPONSIBILITY TO ADVISE ANY INVESTOR OR POTENTIAL INVESTOR IN THE DEBENTURES OF ANY INFORMATION AVAILABLE WITH OR SUBSEQUENTLY COMING TO THE ATTENTION OF THE INTERMEDIARIES, AGENTS, OR ADVISORS. IT IS THE RESPONSIBILITY OF SUCCESSFUL BIDDERS TO ALSO ENSURE THAT THEY WILL SELL THESE DEBENTURES STRICTLY IN ACCORDANCE WITH THIS GENERAL INFORMATION DOCUMENT AND APPLICABLE LAWS, SO THAT THE SALE DOES NOT CONSTITUTE AN OFFER TO THE PUBLIC, WITHIN THE MEANING OF THE COMPANIES ACT AND THE SEBI NCS REGULATIONS.

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EXCEPT IN ACCORDANCE WITH APPLICABLE LAWS AND THUS IT SHOULD NOT BE RELIED UPON WITH RESPECT TO SUCH SUBSEQUENT EVENTS WITHOUT FIRST CONFIRMING ITS ACCURACY WITH THE ISSUER. NEITHER THE DELIVERY OF THIS GENERAL INFORMATION DOCUMENT NOR ANY SALE OF DEBENTURES MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CONSTITUTE A REPRESENTATION OR CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE ISSUER SINCE THE DATE HEREOF.

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ALL CONSENTS REQUIRED FROM EXISTING LENDERS OF THE ISSUER FOR THE ISSUANCE OF DEBENTURES OR CREATION OF SECURITY TO SECURE THE DEBENTURES, AS ON THE DATE OF THIS GENERAL INFORMATION DOCUMENT, HAVE BEEN DULY OBTAINED AND/ OR WILL BE OBTAINED PRIOR TO ISSUANCES PROPOSED TO BE UNDERTAKEN PURSUANT TO SUBSEQUENT KEY INFORMATION DOCUMENTS.

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BY PURCHASING THE DEBENTURES, EACH INVESTOR WILL BE DEEMED TO HAVE MADE THE FOLLOWING ACKNOWLEDGEMENTS, REPRESENTATIONS AND AGREEMENTS:

- EACH RECIPIENT OF THE GENERAL INFORMATION DOCUMENT AND PROSPECTIVE INVESTOR OR HOLDER OF THE DEBENTURES UNDERSTANDS AND AGREES THAT IT WILL PERFORM ITS OWN INDEPENDENT REVIEW, DUE DILIGENCE, INVESTIGATION, ANALYSIS OR ASSESSMENT AS THE CASE MAY BE REGARDING THE ISSUE, THIS GENERAL INFORMATION DOCUMENT, THE RELEVANT KEY INFORMATION DOCUMENT, THE TRANSACTION DOCUMENTS, THE LEGAL, REGULATORY, TAX, ACCOUNTING, INVESTMENT OR OTHER RISKS OR IMPLICATIONS OF ANY SUCH INVESTMENT, THE GENERAL MARKET CONDITIONS AND RISKS, THE BUSINESS, OPERATIONS, FINANCIAL CONDITION, CREDITWORTHINESS, STATUS AND AFFAIRS OF THE ISSUER, AND ANY OTHER FACTORS AS IT DEEMS RELEVANT OR APPROPRIATE, OR WILL RELY ON ITS OWN PROFESSIONAL ADVISORS, IF ANY, AND HAS RECEIVED ALL INFORMATION AND COMPLETED ALL ASSESSMENTS THAT IT BELIEVES NECESSARY, MATERIAL OR APPROPRIATE IN CONNECTION WITH SUCH AN INVESTMENT PRIOR TO MAKING SUCH INVESTMENT;

- ALL INFORMATION (INCLUDING, WITHOUT LIMITATION, THE INFORMATION CONTAINED WITHIN THIS GENERAL INFORMATION DOCUMENT AND THE RELEVANT KEY INFORMATION DOCUMENT) PROVIDED TO THE INVESTOR WITH REGARD TO THE ISSUER AND ANY MEMBER OF THE GROUP OR THEIR RESPECTIVE AFFILIATES HAVE BEEN SUPPLIED AND PREPARED BY THE ISSUER AND/OR ITS ADVISORS; AND

- IT IS A SOPHISTICATED INVESTOR AND HAS SUCH KNOWLEDGE AND EXPERIENCE IN FINANCIAL, BUSINESS AND INVESTMENT MATTERS AS TO BE CAPABLE OF EVALUATING THE MERITS AND RISKS OF PURCHASING THE DEBENTURES AND THE RELATED TRANSACTIONS

CONTEMPLATED UNDER THE TRANSACTION DOCUMENTSAND IS EXPERIENCED IN INVESTING IN PRIVATE PLACEMENT TRANSACTIONS OF SIMILAR SECURITIES OF ISSUERS ENGAGED IN SIMILAR BUSINESSES, STAGES OF DEVELOPMENT, MARKETS AND JURISDICTIONS. IT ACKNOWLEDGES THAT INVESTMENTS IN SECURITIES SUCH AS THE DEBENTURES (INCLUDING THE PERFORMANCE OF AND COMPLIANCE WITH OTHER TERMS OF THE TRANSACTION DOCUMENTS AND IN PARTICULAR THE ENFORCEMENT OF SECURITY IN CONNECTION THEREWITH) INVOLVES A HIGH DEGREE OF RISK AND THAT, IN THAT REGARD, IT AND ANY ACCOUNTS FOR WHICH IT IS SUBSCRIBING TO THE DEBENTURES ARE EACH CAPABLE OF BEARING THE ECONOMIC RISK OF ANY SUCH INVESTMENT, AND THAT IT AND ITS AFFILIATES OR THEIR RESPECTIVE DIRECTORS, EMPLOYEES, OFFICERS, AGENTS, REPRESENTATIVES OR PROFESSIONAL ADVISORS HAVE NO REASON TO ANTICIPATE ANY CHANGE IN ITS OR THEIR RESPECTIVE LIQUIDITY POSITIONS OR OTHER CIRCUMSTANCES, FINANCIAL OR OTHERWISE, WHICH MAY CAUSE THEIR RISK ASSESSMENT IN CONNECTION WITH THE ISSUE TO RISE, OR RESULT IN ANY OF THE ACKNOWLEDGEMENTS, REPRESENTATIONS AND AGREEMENTS SET OUT HEREIN BEING UNTRUE.

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AS REQUIRED, A COPY OF THIS GENERAL INFORMATION DOCUMENT HAS BEEN, AND EACH KEY INFORMATION DOCUMENT WILL BE, FILED WITH THE STOCK EXCHANGE IN TERMS OF THE SEBI NCS REGULATIONS.

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2. GLOSSARY

References to any legislation, act, regulations, rules, guidelines, or policies shall be to such legislation, act, regulations, rules, guidelines, or policies as amended, supplemented, or re-enacted from time to time and any reference to a statutory provision shall include any subordinate legislation made under that provision.

Unless the context otherwise indicates or requires, the following terms used in this General Information Document shall have the meanings given below.

TERM	DESCRIPTION
ACCIL Steel	means ACCIL Steel Processors Private Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with corporate identification number U52332HR1997PTC056828 and having its registered office at House No. 1062, Sector-38, Gurugram, Haryana-122003, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
Application Form	The form used by the recipient of the relevant Key Information Document, to apply for subscription to the Debentures, which is annexed to such Key Information Document.
Business Day(s)	means a day (other than a Sunday or a Saturday or a public holiday) on which banks are normally open for business in Delhi and Mumbai. *Explanation:* For the purpose of this definition, in respect of the time period between the bid/ issue closing date and the listing of the non-convertible securities on the stock exchanges: working day shall mean all trading days of the stock exchanges for non-convertible securities, excluding Saturdays, Sundays, and bank holidays, as specified by SEBI.
CDSL	Central Depository Services (India) Limited
CIBIL	TransUnion CIBIL Limited.
Companies Act or Act	Companies Act, 2013 (to the extent notified and effective) or Companies Act, 1956 (to the extent applicable), as may be amended from time to time and shall include any statutory amendment or re-enactment or modification thereof from time to time including but not limited to the rules, circulars and/or orders issued thereunder.
Coupon	As defined in the relevant Key Information Document.
Coupon Payment Date	As defined in the relevant Key Information Document.
Coupon Rate	As defined in the relevant Key Information Document.
Debenture Holder(s) or NCD Holders	means the Persons who are, for the time being and from time to time, the holders of the Debentures and whose names appear in the register of beneficial owners, where the Debentures are held in dematerialized form.
Debenture Redemption Reserve	shall have the meaning given to the term in Clause 15 of the relevant Debenture Trust Deed
Debenture Trust Deed	As defined in the relevant Key Information Document.
Debenture Trustee	The trustee for the Debenture Holders of the Debentures, in this case being Vistra ITCL (India) Limited, a company incorporated under Companies Act, 1956 and validly existing under the Companies Act, 2013 with corporate identification number U66020MH1995PLC095507 and having its registered office at 202,'A'Wing,The Qube, Hasan Pada Rd, Mittal Industrial Estate, Marol, Andheri-E, Mumbai 400059.
Debenture Trustee Agreement	As defined in the relevant Key Information Document.
Deemed Date of Allotment	As per the relevant Key Information Document.
Depositories	The depositories with which the Issuer has made arrangements for dematerialising the NCDs, being NSDL and CDSL, and "**Depository**" shall mean any one of them.
Depository Participant/ DP	A participant as defined under the Depositories Act, 1996.
EBP Platform	The platform for issuance of the NCDs on a private placement basis

TERM	DESCRIPTION
	established in accordance with the SEBI NCS Master Circular.
Eesan	means Eesan Estate Developers Private Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with corporate identification number U70101DL2005PTC134111 and having its registered office at E-13/29, First Floor, Harsha Bhawan, Connaught Place, Delhi - 110001, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
Eligible Investor(s)	Eligible investors shall include all persons eligible to invest in these Debentures as permitted under applicable Laws including but not limited to the following: • resident individuals, • Hindu undivided family, • trust, • limited liability partnerships, partnership firm(s), • portfolio managers, • association of persons, • companies and bodies corporate including public sector undertakings, • commercial banks, regional rural banks, financial institutions, and non-banking financial companies, • insurance companies, • mutual funds/ alternative investment fund (AIF), • foreign portfolio investors, and • any other investor eligible to invest in these Debentures in each case, as may be permitted under applicable Law.
"Encumbrance"	means any mortgage, pledge, equitable interest, trust, guarantee, assignment by way of security, conditional sales contract, hypothecation, claim, encumbrance, defect in title, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security) or any other Encumbrance of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same, and the term Encumbered shall be construed accordingly.
Financial Statements (Standalone)	The standalone financial statements of the Issuer which comprises the balance sheet including profit and loss account, cash flow as on September 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023 attached herewith as **Annexure III**. Such financial statements have been prepared in accordance with the basis of preparation further described within Note A and B to such financial statements.
FY/Financial Year	The period from April 1 of any calendar year to March 31 of the next calendar year or such other period as may be agreed.
General Information Document	This General Information Document prepared for the private placement of Debentures.
Goddard	means Goddard Builders & Constructions Private Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with its CIN U45201HR2006PTC056607 and having its registered office at House No-1062, Sector-38, Gurgaon, Haryana, India, 122001, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
Governmental Authority	means: (a) government of India or of any province, state or any other political subdivision thereof;

TERM	DESCRIPTION
	(b) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; and (c) any securities exchange or body or authority regulating securities exchanges in each case in India.
Indian Rupees/ INR/ Rs.	The lawful currency of India.
Investor	An Eligible Investor investing in the Debentures.
Issuer	Urjah Metallics Private Limited
Issue Closing Date	As per the relevant Key Information Document.
Issue Opening Date	As per the relevant Key Information Document.
Key Information Document	The relevant key information document issued by the Issuer for each series of Debentures.
Law	means in relation to India any statute, law, regulation, ordinance, rule, judgment, order, decree, bye-law, directive, guideline, binding conditions, policy, other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Governmental Authority, whether in effect as of the date of this Deed or at any time hereafter.
NSDL	National Securities Depository Limited
Pay In Date	as per the relevant Key Information Document.
Promoters	1. Mr. Ankur Saraf 2. Mr. Yash Aggarwal
Rating Agency	Infomerics Valuation and Rating Limited
RBI	Reserve Bank of India.
Record Date	As defined in the relevant Key Information Document.
Registrar	NSDL Database Management Limited (NDML), a Company incorporated under the Companies Act, 2013 with corporate identification number U72400MH2004PLC147094 and having its registered office at 4th Floor, Tower 3, One International Centre, Senapati Bapat Marg, Prabhadevi-400013, and unless repugnant to or inconsistent with the context or meaning thereof, the term shall be deemed to mean and include its successors and permitted assigns.
Sainaisha	means Sainaisha Traders Private Limited, a company incorporated and validly existing under the Companies Act, 2013, with corporate identification number U51909DL2020PTC363479 and having its registered office at B-177 Vardhman Grand Plaza, Sector-03, Rohini, Naharpur, Delhi – 110085, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
Sanish	means Sanish Developers Private Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with corporate identification number U45201DL2005PTC134477 and having its registered office at E-13/29, First Floor, Harsha Bhawan, Connaught Place, Delhi - 110002, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
SEBI	Securities and Exchange Board of India
SEBI Debenture Trustee Master Circular	The master circular titled, 'Master Circular for Debenture Trustees' dated August 13, 2025 bearing reference number SEBI/HO/DDHS-PoD-1/P/CIR/2025/117, as amended, varied or modified from time to time.
SEBI NCS Master Circular	The Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025 issued by SEBI bearing SEBI/HO/DDHS/DHS-PoD/P/CIR/2025/0000000137, as amended, modified, supplemented or replaced from time to time.
SEBI NCS Regulations	Securities and Exchange Board of India (Issue and Listing of Non-

TERM	DESCRIPTION
	Convertible Securities) Regulations, 2021, as amended, modified, supplemented or replaced from time to time.
Security Documents	As defined in the relevant Key Information Document.
Share(s)	A share in the share capital of the Issuer and includes stock.
Shareholders	Any person who owns a shares of the Issuer.
Steelco	means SteelCo Gujarat Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with its CIN L27110GJ1989PLC011748 and having its registered office at Plot No. 2 G.I.D.C. Estate, Palej, Dist. Bharuch, Gujarat - 392220, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.
Stock Exchange	BSE Limited (formerly known as Bombay Stock Exchange)
Taxes	means any direct and/ or indirect taxes, including income tax, corporate tax, goods and services tax, stamp duty, customs and import duties, levy, equalisation levy, impost, octroi, duty imposed and/ or levied of any nature whatsoever as may be applicable, whether by Government of India or any Governmental Authority and wherever and whenever charged, levied or imposed together with any fees, interest, fines, surcharge, cess and penalties in relation thereto.
Trading Day	Means a day on which the stock exchange is open for trading, other than Saturday, Sunday and bank holidays as specified by SEBI.
Transaction Document(s)	As defined in the relevant Key Information Document.
Teras	means Teras Hotels and Resorts Private Limited, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with its CIN U55101HR2011PTC048720 and having its registered office at House No. – 1062, Sector-38, Gurgaon, Gurugram, Haryana - 122003, which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.

This General Information Document shall be read in conjunction with the relevant Key Information Document, the relevant Debenture Trust Deed and the other Transaction Documents entered into in relation to the Debentures and it is agreed between the Debenture Trustee and the Issuer that in case of any inconsistency or conflict between this General Information Document and the relevant Debenture Trust Deed and/or the other Transaction Documents, the provisions of the relevant Debenture Trust Deed and the other Transaction Documents shall prevail and override the provisions of this General Information Document.

3. RISK FACTORS

Investment in non-convertible securities is risky and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risks involved in it. Specific attention of investors is invited to statement of risk factors contained under this Section 'Risk Factors'. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities.

The Issuer believes that the following factors may affect its ability to fulfill its obligations under the Debentures. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. These risks may include, among others, business aspects, equity market, bond market, interest rate, market volatility and economic, political and regulatory risks and any combination of these and other risks. The prospective Eligible Investors should carefully consider all the information in this General Information Document, including the risks and uncertainties described below, before making an investment in the Debentures. To obtain a complete understanding, the prospective Eligible Investors should read this section in conjunction with the remaining sections of this General Information Document, as well as the other financial and statistical information contained in this General Information Document.

The Issuer states that while the debenture is secured against a charge to the tune of 100% of the principal and interest amount in favour of debenture trustee, and it is the duty of the debenture trustee to monitor that the security is maintained, however, the possibility of recovery of 100% of the amount shall depend on the market scenario prevalent at the time of enforcement of the security.

If any of the following risks, or other risks that are not currently known or are now deemed immaterial, actually occur, the Issuer's business, results of operations and financial condition could suffer, the price of the Debentures could decline, and the Eligible Investor may lose all or part of their investment. More than one risk factor may have simultaneous effect with regard to the Debentures such that the effect of a particular risk factor may not be predictable. In addition, more than one risk factor may have a compounding effect which may not be predictable. No assurance can be given as to the effect that any combination of risk factors may have on the value of the Debentures. The inability of the Issuer to pay interest, principal or other amounts on or in connection with the Debentures may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to them or which they may not currently be able to anticipate. You must rely on your own examination of the Issuer and this Issue, including the risks and uncertainties involved. The ordering of the risk factors is intended to facilitate ease of reading and reference and does not in any manner indicate the importance of one risk factor over another.

The risks and uncertainties described in this section are not the only risks that the Company currently faces. Additional risks and uncertainties not presently known to the Company may also have an adverse effect on the Company's business, results of operations and financial condition. If any particular or some combinations of the following risks or other risks that are not currently known actually occur, the business prospects, results of operations and financial condition of the Company could be adversely affected. The actual occurrence of such risks will also affect the trading price of the Securities and the value of your investment could decline or be lost.

RISKS IN RELATION TO THE DEBENTURES

- **RECEIPT OF COUPON OR PRINCIPAL IS SUBJECT TO THE CREDIT RISK OF THE COMPANY**

  Eligible Investors should be aware that the receipt of any coupon payment and principal amount at maturity is subject to the credit risk of the Company. Any stated credit rating of the Company reflects the independent opinion of the referenced rating agency as to the creditworthiness of the rated entity but is not a guarantee of credit quality of the Company. Any downgrading of the credit ratings of the Company by the rating agency may lower the value of the Debentures.

- **RISKS IN RELATION TO THE SECURITY CREATED IN RELATION TO THE DEBENTURES AND ANY RISKS IN RELATION TO MAINTENANCE OF SECURITY COVER OR FULL RECOVERY OF THE SECURITY IN CASE OF ENFORCEMENT**

In the event that the Issuer is unable to meet its payment and other obligations towards Debenture Holders under the terms of the Debentures, the SEBI Debenture Trustee may enforce the Security as per the terms of Transaction Documents and other related documents. The Debenture Holders recovery in relation to the Debentures will be subject to (i) the market value of such secured property, and (ii) finding willing buyers for the Encumbrance at a price sufficient to repay the Debenture Holders' amounts outstanding under the Debentures. Although the Issuer will create appropriate security for the Debentures and it is the duty of the of the Debenture Trustee to monitor that the Encumbrance created for the Debentures is maintained not affected and/ or deteriorated, the realisable value of the assets charged as security, when liquidated, may be lower than the outstanding principal and/or interest accrued thereon in connection with the Debentures. A failure or delay to recover the expected value from a sale or disposition of the assets charged as security in connection with the Debentures could expose investors to a potential loss.

- **THE DEBENTURES MAY NOT BE A SUITABLE INVESTMENT FOR ALL PURCHASERS**

Investment in Debentures involves a significant degree of risk and is intended for sale only to those investors capable of understanding the risks involved in such instruments. The prospective Eligible Investors should ensure that they understand the nature of the Debentures and the extent of their exposure to risk, that they have sufficient knowledge, experience and access to professional advisers to make their own legal, tax, accounting and financial evaluation of the merits and risks of investment in the Debentures and that they consider the suitability of the Debentures as an investment in the light of their own circumstances and financial condition.

- **UNCERTAIN TRADING MARKET**

The Issuer intends to list the Debentures on the WDM segment of the BSE. The Issuer cannot provide any guarantee that the Debentures will be frequently traded on the BSE on which the Debentures are listed and that there would be any market for the Debentures. The less frequently the Debentures are traded, the more difficult it may be for Debenture Holders to realize the value for the Debentures prior to redemption. The Debentures may be very illiquid and no secondary market may develop in respect thereof. Even if there is a secondary market for the Debentures, it is not likely to provide significant liquidity. Eligible Investors may have to hold the Debentures until redemption to realize any value.

- **LEGALITY OF PURCHASE**

Eligible Investors will be responsible for the lawfulness of the acquisition of the Debentures, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates or for compliance by that potential Investor with any law, regulation or regulatory policy applicable to it.

- **TAX CONSIDERATIONS AND LEGAL CONSIDERATIONS**

Special tax considerations and legal considerations may apply to certain types of investors. Eligible Investors are urged to consult with their own financial, legal, tax and other advisors to determine any financial, legal, tax and other implications of this investment.

- **CIVIL UNREST, TERRORIST ATTACKS AND WAR COULD AFFECT THE PRICE AND YIELD ON DEBENTURE HOLDERS**

Terrorist attacks and other acts of violence, war or conflicts, particularly those involving India, as well as the key global markets, may adversely affect Indian and global financial markets. Such acts may negatively impact business sentiment, which could adversely affect the Issuer's business and profitability. This could have a material adverse effect on the market for securities. The consequences of any armed conflicts are unpredictable, and the Issuer may not be able to foresee events that could have an adverse effect on its business and the price and yield of the Debenture Holders.

- **CHANGES IN GOVERNMENT POLICIES AND LAWS IN INDIA MAY ADVERSELY AFFECT THE DEBENTURES**

  Future government policies and changes in laws and regulations in India and comments, statements or policy changes by any regulator, including but not limited to the SEBI or the RBI, may adversely affect the Debentures. The timing and content of any new law or regulation is not within the Company's control and such new law, regulation, comment, statement or policy change could have an adverse effect on market for and the price of the Debentures.

RISKS IN RELATION TO THE ISSUER'S BUSINESS

Internal Risks

1. **Risks in relation to downward shift in demand from our customers for our steel coils**

   We tailor to the specific requirements of our customers in White Goods & Autombile sector. Any reduction in the demand for such products or underperformance in these sectors could adversely affect our business, financial performance and condition.

   We manufacture cold-rolled steel coils that are utilized in the production of white goods and in automobile sectors. Our customers rely on our ability to deliver high-quality products consistently, in accordance with their specifications, across multiple sectors. We prioritize a comprehensive understanding of customer requirements and align our products accordingly, adhering to defined technical standards and coil specifications.

   Any decline in the demand for our customers' end products may result in reduced requirements for steel coils, which could, in turn, impact our results of operations, financial position, and cash flows.

2. **Price volatility, supply disruptions and impact on cost structures**

   The demand in the steel industry is volatile and a decrease in demand of or volatility in prices of steel coils may have a material adverse effect on our production costs, operating margins and financial condition

   One of the major challenges in our business is the volatility in prices of steel coils. The price of steel coils can vary significantly, based on a number of factors, such as, fluctuations in domestic and international demand and price of steel coils, fluctuation in the volume of imports of steel coils, transportation costs, protective trade measures and various social and political factors.

   Increasing global demand for, and uncertain supply of steel could disrupt our suppliers' ability to manufacture steel coils in a timely manner to meet our requirements and may lead to increased costs. The prices and supply of steel coils are also affected by, among others, general economic conditions, competition, protective trade measures, production costs and levels, transportation costs, indirect taxes and import duties, tariffs and currency exchange rate.

3. **Risks related to High Entry barriers**

   High entry barriers and customer qualification requirements may limit our ability to successfully expand into new product lines or business segments.

   Expanding our customer base within the same industry may be limited due to several external and operational factors. Many prospective customers have prior supply arrangements or technical alignments with their present steel coil suppliers, making customer acquisition costly and challenging them to displace existing vendors.

   Additionally, there may be instances where our company is not able to serve the specific requirements or product types demanded by these customers. The challenges in disrupting the existing ecosystem of potential customers who have long-standing suppliers makes it difficult for any new vendor to enter the chain, leading to a high entry barrier for CRCA manufacturers like us.

Similarly, diversifying into new product lines or business segments involves significant entry barriers, including securing new supply arrangements, investing in capital-intensive processing lines, and establishing new facilities in regions where we currently do not serve. As a result, while we continue to explore expansion opportunities, our ability to scale into new markets or customer segments may be limited due to structural, financial, and supply chain constraints.

4. Equipment obsolescence, breakdown & inadequate maintenance

Obsolescence, destruction, theft, and breakdowns of our equipment or failures to repair or maintain equipment may adversely affect our business, cash flows, financial condition and results of operations.

Our manufacturing operations depend on the uninterrupted and continuous quality output performance of our equipment. Over time, our equipment can become obsolete due to any technological advancements, evolving industry standards and practices, or just general wear and tear.

Failure to upgrade any outdated equipment or adopt advanced technologies could lead to inefficiency, increased operating costs, and lower product quality which takes away from competitive advantage.

5. Risks related to pricing negotiations

Our business is sensitive to pricing dynamics. We are exposed to risks arising from market-driven price fluctuations and competitive pressures within the steel processing industry.

The pricing of our products is influenced by market conditions, including fluctuations in cost of steel coils, supply-demand dynamics, and other macroeconomic factors. The volatility in the input material is driven by supply chain disruptions, changing global demand, and factors like inflation. These price shifts create uncertainty for both the manufacturing plant and the customers, making it difficult to plan long-term strategies and maintain stable profitability.

Further, the pricing of our products is subject to competitive pressures from other downstream manufacturing facilities, operating in our industry. Such competition may constrain our ability to negotiate favorable pricing with our customers, which could result in decline in profitability.

Consequently, these factors may also limit our pricing flexibility and adversely impact our business, financial condition, results of operations and cash flows.

6. Continuous investment in technology

If we do not continue to invest in new technologies and equipment, our technologies and equipment may become obsolete and our cost of processing may increase relative to our competitors, which may have an adverse impact on our business, results of operations, and financial condition.

We strive to improve our technological capabilities and operational efficiency through modernisation of steel processing lines, enhancements in manufacturing methods, inventory control, quality assurance, and software integration. We believe our future profitability and competitive strength will depend significantly on our continued ability to maintain low-cost operations and meet customer specifications in terms of volume and quality.

However, if we are unable to keep pace with evolving technologies or fail to upgrade our manufacturing line with market expectations, we may face increased production costs, operational inefficiencies, or an inability to meet customer demands. Such limitations could undermine our competitive position and adversely affect our business, financial condition, and results of operations.

7. Risks related to employee misconduct

Our employees may engage in misconduct or other improper activities, including non-compliance with regulatory standards and requirements and the same may result into imposition of criminal penalties, fines, and harm to our reputation, any of which could have a material adverse effect on our business.

We are exposed to the risk of employee fraud or other misconduct. Misconduct by employees could include intentional failures to comply with any regulations applicable to us, to provide accurate information to regulatory authorities, to comply with steel manufacturing standards we have established, or to report financial information or data accurately or disclose unauthorized activities to us. While we have not faced such instances in the past, there can be no assurance that we will be able to identify and deter such fraud or misconduct, and the precautions we take to detect and prevent this activity may not be effective in controlling unknown or unmanaged risk.

If our employees engage in any such misconduct, we could face criminal penalties, fines, revocation of regulatory approvals and harm to our reputation, any of which could form a material adverse effect on our business.

External Risks

1. **A slowdown in economic growth in India could adversely affect our business.**

The structure of the Indian economy has undergone considerable changes in the last decade. These include increasing importance of external trade and of external capital flows. Any slowdown in the growth of the Indian economy or any future volatility in global commodity prices could adversely affect our business, financial condition and results of operations. India's economy could be adversely affected by a general rise in interest rates, fluctuations in currency exchange rates, adverse conditions affecting housing and tourism and electricity prices or various other factors.

Further, conditions outside India, such as slowdowns in the economic growth of other countries, could have an impact on the growth of the Indian economy and government policy may change in response to such conditions. The Indian economy and financial markets are also significantly influenced by worldwide economic, financial and market conditions. Any financial turmoil, especially in the United States, Europe, China or any other Asian emerging market, may have an impact on the Indian economy. Although economic conditions differ in each country, investors' reactions to any significant developments in one country can have adverse effects on the financial and market conditions in other countries. A loss of investor confidence in the financial systems, particularly in other emerging markets, may cause increased volatility in Indian financial markets, and could have an adverse effect on our business, financial condition and our operations.

2. **The occurrence of natural or man-made disasters could adversely affect our results of operations, cash flows and financial condition.**

The occurrence of natural disasters, including cyclones, storms, floods, earthquakes, tsunamis, tornadoes, fires, explosions, pandemic and man-made disasters, including acts of terrorism and military actions, could adversely affect our results of operations, cash flows or financial condition.

3. **Changing laws, rules and regulations and legal uncertainties, including adverse application of tax laws, in the jurisdictions in which we operate may adversely affect our business and results of operations**

Our business, results of operations and financial condition could be materially adversely affected by changes in the laws, rules, regulations or directions applicable to us, or the interpretations of such existing laws, rules and regulations, or the promulgation of new laws, rules and regulations.

The Government of India may implement new laws or other regulations and policies that could affect our business in general, which could lead to new compliance requirements, including requiring us to obtain approvals and licenses from the Government and other regulatory bodies, or impose onerous requirements.

4. **Financial and political instability in other countries may cause increased volatility in Indian financial markets**

The Indian market and the Indian economy are influenced by economic and market conditions in other countries, including conditions in the United States of America, Europe and certain emerging economies in Asia. In particular, the ongoing military conflicts between Russia and Ukraine in Europe, Israel and Iran conflict in the Middle East could result in increased volatility in, or damage to, the worldwide financial markets and economy.

These conditions, may have an adverse effect on global economic conditions and the stability of global financial markets, and may significantly reduce global market liquidity, restrict the ability of key market participants to operate in certain financial markets or restrict our access to capital. This could have an adverse effect on our business, financial condition and results of our operations.

REFUSAL OF LISTING OF ANY SECURITY OF THE ISSUER DURING LAST THREE YEARS BY ANY OF THE STOCK EXCHANGES IN INDIA OR ABROAD

The Issuer has not attempted listing any of its securities on any of the stock exchanges in India or abroad during the last 3 (three) years.

LIMITED OR SPORADIC TRADING OF NON-CONVERTIBLE SECURITIES OF THE ISSUER ON THE STOCK EXCHANGES

The Issuer does not have any of its securities listed on any of the stock exchanges in India or abroad during the last 3 (three) years.

4. DISCLOSURES (IN ACCORDANCE WITH SEBI NCS REGULATIONS)

I. Information in relation to the Issuer

Name of the Issuer	Urjah Metallics Private Limited
Registered office of the Issuer	204, Nirmal Tower, 26, Barakhamba Road,Connaught Place, Central Delhi, New Delhi, Delhi, India, 110001
Corporate office of the Issuer	Plot No. 26P, Sector-33, Gurugram, Haryana-122004
Date of incorporation	October 9, 2012
Compliance Officer of Issuer	Ms. Shivika Gupta
Chief Executive Officer of the Issuer	Not Applicable
Chief Financial Officer of the Issuer	Mr. Om Prakash
Name and Address of the Contact Person of the Issuer	**Name:** Ms. Shivika Gupta **Address:** Plot No. 26P, Sector-33, Gurugram, Haryana-122004 **Phone:** +91 9667004572 **E mail id:** cs@urjah.ltd
Website of the Issuer	http://www.urjah.ltd/
Name, Address and Date of Appointment of the Auditors of the Issuer	**Name:** OP BAGLA & CO LLP **Address:** 501, 5th Floor, B-225, Okhla Indl. Area, Phase -1, New Delhi – 110020 **Contact Person:** Atul Bagla **Phone:** 011-47011850 **E-mail:** admin@opbco.in **Date of appointment:** 26.11.2021
Name and Address of the Debenture Trustee to the Issue VISTRA	**Name:** Vistra ITCL (India) Limited **SEBI Registration No.:** IND000000578 **Registered Address:** The Capital Building, B Wing, 5th Floor, Unit No 505 A2, Bandra Kurla Complex, Bandra (East), Mumbai, Mumbai, Maharashtra, India, 400051 **Corporate Office:** 602, 'A' Wing, The Qube, Hasan Pada Rd, Mittal Industries Estate, Marol, Andheri-E, Mumbai 400059 **Contact Person:** Mr. Jatin Chonani **Phone:** +91-22-69300045 **Website:** www.vistraitcl.com **E-mail:** itclcomplianceofficer@vistra.com
Name and Address of the Registrar and Transfer Agent	**Name:** NSDL Database Management Limited (NDML) **SEBI Registration No.:** IN/KRA/002/2012 **Contact Person:** Mr. Sachin V. Shinde **Address:** 4th Floor, Tower 3, One International Centre, Senapati Bapat Marg, Prabhadevi-400013 **Phone:** +91-22-24994200 **Fax:** 91 9870455759 **E-mail:** info_ndml@ndml.in **Website:** www.ndml.in/index.php

Name and Address of the Credit Rating Agency of the Issue	**Name:** Infomerics Valuation and Rating Limited **Address:** Flat No. 108, First Floor, Golf Apartments, Sujan Singh park, Maharishi Ramanna Marg, New Delhi - 110003 **Phone:** + 91 2240001700 **Contact Person:** Mr. Nitin Arora **Website:** www.infomerics.com **E-mail:** nitin.arora@infomerics.com
Legal Counsel to the Issuer	As per the relevant Key Information Document
Guarantor, if applicable	As per the relevant Key Information Document
Arrangers, if applicable	As per the relevant Key Information Document

II. Details of Promoter of the Issuer

Name of the Promoter	Mr. Yash Aggarwal
Date of birth/ incorporation	17/01/1996
Age	29 Years
Personal address	House No A 236 A, Sushant Lok 1, Gurgaon, Haryana – 122001
Educational Qualifications	BBA – Berkeley College, New York | MBA – Regent's University, London
Experience in the business or employment	Experience: 5 Years Associated with Committed Ispat Private Limited and Urjah Metallics Private Limited, both involved in Cold Rolling Mill operations. These entities are focused on delivering high-quality, precision-engineered steel solutions with an emphasis on efficiency, consistency, and industry compliance.
Positions/posts held in the past	None
Directorships held	1. Zakti Industries Private Limited 2. Colcot Private Limited
Photograph	
Registered office of the Promoter	Not Applicable
Corporate office of the Promoter	Not Applicable
Website	Not Applicable
Other ventures of the Promoter	He leads the strategic development of Holiday Inn Jaipur City Centre, an IHG Hotel, and Park Plaza, Faridabad—two well-established hospitality assets recognized for their excellence in service delivery and operational performance
Experience/Overview of the business of the Promoter	Mentioned above
Special achievements of the Promoter	Not Applicable
Business and financial activities of the Promoter	Mentioned above
Permanent Account Number	CQEPA4442G

Name of the Promoter	Mr. Ankur Saraf
Date of birth/ incorporation	01/02/1983
Age	42
Personal address	412, Elena-2, Alwar Bypass, Kajaria Greens, Bhiwadi, Alwar, Rajasthan – 301019
Educational Qualifications	Engineer
Experience in the business or employment	Engineer with over 18 years of expertise in the manufacturing industry, with a particular focus on the steel sector and other related fields. As the Head of Marketing and New Product Development at URJAH METALLICS Private Limited, Mr. Saraf plays a pivotal role in steering the company's strategic direction towards future growth in new product segment customizing the product as per needs of the customer. His extensive background in plant operations and the commercial department equips him with a comprehensive understanding of both the technical and business aspects of the industry, making him a key asset in driving innovation and expansion
Positions/posts held in the past	1. Viraya Steels Private Limited (Director) 2. Expert Township Private Limited (Director) 3. Teras Steels Private Limited (Director)
Directorships held	1. Urjah Metallics Private Limited 2. Zakti Industries Private Limited 3. Colcot Private Limited 4. Shukracharya Trade Vision Private Limited 5. Teras Hotels And Resorts Private Limited 6. Goddard Builders & Constructions Private Limited 7. Shivij Infrastructure And Projects Private Limited 8. Purnaya Sales & Stock Holdings LLP
Photograph	
Registered office of the Promoter	Not Applicable
Corporate office of the Promoter	Not Applicable
Website	Not Applicable
Other ventures of the Promoter	Not applicable
Experience/Overview of the business of the Promoter	Mentioned above
Special achievements of the Promoter	Not Applicable
Business and financial activities of the Promoter	Mentioned above
Permanent Account Number	BZIPS2269B

III. Details of credit rating along with the latest press release of the Credit Rating Agency in relation to the Issue, and a declaration that the rating is valid as on the date of issuance and listing. Such press release shall not be older than 1 (one) year from the date of opening of the Issue.

As per the relevant Key Information Document

IV. Name(s) of the stock exchange(s) where the Debentures are proposed to be listed and the details of their in-principle approval for listing obtained from these stock exchange(s).

Name of the stock exchange (Stock Exchange)	BSE Limited (formerly known as Bombay Stock Exchange)
Details of in-principle approval obtained from BSE	The Issuer has obtained an 'in-principle' approval from the Stock Exchange for listing of the Debentures *vide* letter/e-mail communication dated December 4, 2025.
Details of recovery expense fund	As per the relevant Key Information Document.

V. Issue Schedule

Issue opening date	As per the relevant Key Information Document.
Issue closing date	As per the relevant Key Information Document.
Pay In date	As per the relevant Key Information Document.
Deemed date of allotment	As per the relevant Key Information Document.

VI. Brief summary of the business/ activities of the Issuer and its line of business:

A. Overview and a brief summary of the business activities of the Issuer

The Issuer is engaged in the business of Steel manufacturing.

Brief History

1. The Company manufactures Cold Rolled Full Hard (CRFH) sheets, Cold Rolled Closed Annealed (CRCA) Coils, Sheets & Strips. The products of the company finds its uses in White goods, Electronic components, Auto body panels and automotive parts Industry.

2. The plant for manufacturing of CRFH and CRCA was set up in 2016 at IMT Bawal District Rewari, Haryana located close to NH-8 (Delhi-Jaipur Highway). The product mix includes auto grade steels which has a good demand in the market. The location of the plant facilitates the Company to cater to the demand of nearby areas like Gurgaon (60km) and Manesar (40km)

Capacities

- **Cold Rolled Full Hard (CRFH) Sheets** - 3,60,000 TPA (intermediate product for CRCA)
- **Cold Rolled Closed Annealed (CRCA) Coil** - 3,00,000 TPA

The Company has best in class machinery imported from global suppliers like Mitsubishi Corporation, Seco Warwick and suppliers from countries like Italy, Poland, South Korea, Germany etc.
The Company is annealing in Hydrogen atmosphere, a technology available only with a big steel name in India.

B. Corporate Structure of the Issuer group

Refer *Annexure II*

C. Details of branches or units where the Issuer carries on its business activities, if any

- **Plant Site**
  Address: Plot No. 6 & 13, Sector - 6, HSIIDC IMT Bawal, District Rewari, Bawal, Haryana-123501
- **Corporate Office**
  Address: Plot No. 26P, Sector-33, Gurugram, Haryana-122004
- **Registered Office**
  Address: 204, Nirmal Tower, 26, Barakhamba Road, Connaught Place, New Delhi - 110001

D. Use of proceeds (in the order of priority for which the said proceeds will be utilized): (i) purpose of the placement; (ii) break-up of the cost of the project for which the money is being raised; (iii) means of financing for the project; (iv) proposed deployment status of the proceeds at each stage of the project

As provided under the relevant Key Information Document.

VII. Expenses of the Issue:

Expenses of the issue along with a break up for each item of expense, including details of the fees payable to separately as under (in terms of amount, as a percentage of total issue expenses and as a percentage of total issue size), as applicable:

As provided under the relevant Key Information Document.

VIII. Financial Information of the Issuer:

A. The audited financial statements (i.e. profit & loss statement, balance sheet and cash flow statement) both on a standalone and consolidated basis for a period of three completed years which shall not be more than six months old from the date of the General Information Document or Issue Opening Date, as applicable. Such financial statements shall be audited and certified by the statutory auditor(s) who holds a valid certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India ("ICAI"):

The Financial Statements (Standalone) is annexed at **Schedule II**. Such financial statements have been audited and certified by the statutory auditor who holds a valid certificate issued by the peer reviewed board of the ICAI, as annexed at **Annexure III**.

The columnar representations of the Financial Statements (Standalone) is provided in para VIII(B) of this section.

B. Key Operational and Financial Parameters on consolidated and standalone basis:

Standalone basis

(Indian Rupees in Crores, unless otherwise stated)

Parameters	For half year ended September 30, 2025	For financial year ended March 31, 2025	For financial year ended March 31, 2024	For financial year ended March 31, 2023
Balance Sheet				
Property, Plant and Equipment (including Capital Work in Progress and Investment Property)	260.66	271.30	282.53	298.41
Intangible Assets (including Intangible Assets under Development)	0.05	0.06	0.01	0
Financial Assets (Current and non-current)	23.11	1.75	7.05	10.76
Other non-current assets	12.70	10.90	9.15	7.34
Current assets	241.41	184.44	188.24	243.82
Assets classified as held for sale	-	-	-	-
Total assets	**514.83**	**466.70**	**479.94**	**549.57**
Financial Liabilities (Current and Non- Current) -Borrowings (including interest) -Other Financial Liabilities	88.71	58.73	991.84.00	904.42
Non-Current Liabilities	1.14	0.98	0.91	0.75
Current Liabilities	301.55	226.51	260.06	298.30
Provisions	1.27	1.11	0.96	0.81
Total Liabilities	**342.87**	**286.25**	**1,076.98**	**1,033.13**
Equity (Share Capital and Other Equity)	140.83	180.45	(597.04)	(483.56)
Total Equity and Liabilities	31.12	466.70	479.94	549.57
Profit and Loss				
Total revenue from operations	707.66	1,275.50	1,199.01	1,215.33
Other income	0.01	1.39	1.21	2.36
Total Income	**707.77**	**12,76.90**	**1,200.22**	**1,217.69**
Total Expenses	**712.55**	**1,276.70**	**1,313.08**	**1,323.47**

Parameters	For half year ended September 30, 2025	For financial year ended March 31, 2025	For financial year ended March 31, 2024	For financial year ended March 31, 2023
Profit / loss for the period (PBT)	(8.50)	777.50	(113.48)	(105.77)
Profit / loss for the period (PAT)	(8.50)	777.50	(113.48)	(105.77)
Other Comprehensive income		-		
Total comprehensive income		-		
Earnings per equity share: **(a) basic; and** **(b) diluted (Rs.)**	 (0.60) (0.60)	 55.21 55.21	 (8.06) (8.06)	 (7.51) (7.51)
Cash Flow				
Net cash generated (used in)/ from operating activities (A)	(13.27)	60.96	43.70	43.07
Net cash generated (used in)/ from investing activities (B)	(2.26)	(12.51)	(7.84)	(5.51)
Net cash generated (used in)/ from financing activities(C)	15.52	(48.32)	(36.87)	(38.54)
Net Increase/ (decrease) in Cash and Cash Equivalents	**(0.01)**	**0.13**	**(1.00)**	**(0.97)**
Opening Balance of Cash and Cash Equivalents	0.20	0.07	1.07	2.04
Cash and cash equivalents at end of the period	**0.19**	**0.20**	**0.07**	**1.07**

Consolidated basis: Not applicable

Additional Information				
Particulars	**As at 31st March, 2023**	**As at 31st March, 2024**	**As at 31st March, 2025**	**As at 30th September, 2025**
Net Worth	(483.56)	(597.04)	180.46	171.96
Cash and Cash Equivalents	1.07	0.07	0.20	0.19
Current Investments	-	-	-	-
Net Sales	1,217.70	1,200.22	1,276.90	707.77
Earnings before interest and taxes	3.77	4.06	10.37	2.43
Dividend amounts	-	-	-	-
Debt equity ratio	(1.64)	(1.47)	0.33	0.47
Debt service coverage ratio	0.16	0.16	4.26	2.42
Interest service coverage ratio	0.03	0.03	1.02	0.34
Current ratio	0.81	0.72	0.67	0.80
Long term debt to working capital	NA	NA	NA	1.00
Current liability ratio - current liabilities/non-current liabilities	0.41	0.32	21.62	7.30
Total debts to total assets	1.45	1.82	0.13	0.16

C. **Debt: Equity ratio of the Issuer:**

	(Amount in INR Crores) – Standalone	(Amount in INR Crores) – Standalone
	As on 30.09.2025	**As on 31.03.2025**
Before the issue		
Gross Debt	81.48	58.74
Total Equity	171.95	180.45
Gross Debt: Equity ratio (before Issue)	0.47x	0.33x

Consolidated basis: Not applicable. There is no consolidation for the year ended March 31, 2025 and half year ended September 30, 2025 as the Issuer did not have any subsidiaries, joint venture or associates.

IX. **The amount of guarantee or letter of comfort issued by the Issuer along with details of the counterparty (like name and nature of the counterparty i.e. subsidiary, Joint Venture entity, group company etc) on behalf of whom it has been issued:**

Name of the entity	Name of the counterparty	Nature of counterparty	Outstanding Amount (INR crores)
Nil			

X. **Details of any other contingent liabilities of the Issuer based on the latest audited Financial Statements including amount and nature of liability:**

Standalone basis

Particulars	As at September 30, 2025 (INR Crores)	As at March 31, 2025 (INR Crores)
Contingent liabilities and commitments		
A) Operating Lease commitments	129.97	131.92
B) Income tax outstanding demands	24.75	24.75
C) Capital Commitments	2.61	-

Notes: For more details about other contingent liabilities, see Note 32 of the relevant Standalone Financial Statements.

Consolidated basis: Not applicable. There is no consolidation for the year ended March 31, 2025 and half year ended September 30, 2025 as the Issuer did not have any subsidiaries, joint venture or associates

XI. **Brief history of the Issuer since its registration giving details of the following activities:**

A. **Details of share capital as on last quarter end:**

Share Capital (As on quarter ended September 30, 2025)	Amount (in INR Cr)
Authorised Share Capital	146.00
Issued, Subscribed and Paid-up Share Capital	140.83

B. **Changes in the share capital structure of the Issuer as on last quarter end, and for the preceding three financial years and current financial year:**

Date of change i.e. the date of the annual general meeting / extra-ordinary general meeting / Board / Committee Meeting	Particulars
None	

C. **Details of the equity share capital of the Issuer for the preceding three financial years and current financial year:**

Date of Allotment	No. of Equity Shares	Face Value (Rs.)	Issue Price (Rs.)	Consideration (Cash, other than cash etc.)	Nature of allotment	Cumulative			Remarks
						Number of Equity Shares	Equity share capital	Equity share premium (in Rs.)	
Opening Balance as on April 1, 2022						140835189	1408351890	2,53,05,8000	
Closing Balance as on the date of this General Information Document						140835189	1408351890	2,53,05,8000	

D. **Details of any acquisition or amalgamation with any entity in the preceding one year:**

None

E. **Details of reorganization or reconstruction in the preceding one year:**

Type of Event	Date of Announcement	Date of Completion	None
None			

F. **Details of the shareholding of the Issuer as at the latest quarter end, as per the format specified under the listing regulations:**

The shareholding pattern of the Issuer as on December 14, 2025, is set out below:

Sr. No.	Name of Shareholder	Total no. of Shares held	No. of Shares in Demat form	Total shareholding as % of total no. of shares held
1	Mr. Ankur Saraf	11,67,44,509	11,67,44,509	82.89%
2	Mr. Yash Aggarwal	2,40,90,680	2,40,90,680	17.11%
	Total	**14,08,35,189**	**14,08,35,189**	**100.00%**

G. **List of top 10 holders of equity shares of the Issuer as on the latest quarter end:**

The shareholding pattern of the top 10 holders of equity shares the Issuer as of quarter ended September 30, 2025, is set out below:

Sr. No.	Name of Shareholder	Total no. of equity Shares held	No. of Shares in Demat form	Total shareholding as % of total no. of shares held
1	Mr. Ankur Saraf	11,67,34,509	11,67,34,509	82.887%
2	Mr. Yash Aggarwal	2,40,90,680	2,40,90,680	17.106%
3	Mr. Vikas Aggarwal	5,000	5,000	0.004%
4	Mr. Pradeep Aggarwal	5,000	5,000	0.004%
	Total	**14,08,35,189**	**14,08,35,189**	**100.00%**

XII. **Brief particulars of the management of the Issuer:**

A. **Brief particulars of the management team of the Issuer are stated below:**

1. **Rajesh Jain, Director**
   Mr. Rajesh Jain is a Chartered Accountant, has more than 35 years of industrial experience (particularly in steel sector), he heads the entire marketing, procurement and finance function of the company. Along-with director of the Company, he is in-charge of managing the overall financial requirements of the company and looks after development of financial strategy, monitoring of control systems & actively participating in company's growth strategy. With such a rich experience, the Company benefits from his leadership skills and strategic approach.

2. **Ankur Saraf, Director**
   Mr. Ankur Saraf is an engineer with over 18 years of expertise in the manufacturing industry, with a particular focus on the steel sector and other related fields. As the Head of Marketing and New Product Development at URJAH METALLICS Private Limited, Mr. Saraf plays a pivotal role in steering the company's strategic direction towards future growth in new product segment customizing the product as per needs of the customer. His extensive background in plant operations and the commercial department equips him with a comprehensive understanding of both the technical and business aspects of the industry, making him a key asset in driving innovation and expansion.

3. **Rajiv Chaturvedi, Director**
   Mr. Rajiv Chaturvedi is an Engineer with an experience of nearly 38 years in various companies at leadership role in production, quality, assurance and marketing departments. He has worked with Escorts, Bhushan Steels, Essar Steels etc. He was heading Essar Steel in their Auto steel division and had developed the customers in OEM segment in automobile industry. He is presently looking after overall operations of the company and heading entire quality department, marketing department and OEM development in the company.

4. **Om Prakash, CFO**
   Mr. Om Prakash is a highly qualified professional with various academic and professional credentials, including being a Management Graduate and Associate of the Institute of Cost and Management Accountants of India. With nearly 24 years of experience in Finance, Accounting, Taxation, Compliance, Costing, and Budgeting.
   He has been associated with Urjah Metallics Private Limited for the past five years, where his key responsibilities encompass risk management, audit and compliance, financial planning, and the strategic use of information technology and financial reporting. Additionally, he plays a pivotal role in developing financial strategies, monitoring control systems, overseeing internal audits, and actively contributing to the company's overall growth strategy.

B. Details of the current directors of the Issuer as on the date of this General Information Document:

Name, Designation and DIN	Age (in years)	Address	Date of appointment	Details of other Directorships* (Details of Indian Companies in which a person is Director is provided)
Rajesh Jain (06950321)	60	63, Suraj Nagar, Model Town, Delhi - 110009	27/03/2023	1. Vardhman Telemedia Services Private Limited (DOA - 21/09/2021)
Rajiv Chaturvedi (08136201)	70	House No. 75, C 2 C Pocket 2, Janakpuri, B-1, S.O., Delhi-110058	18/05/2018	N/A (Directorship only in Urjah Metallics Private Limited)
Ankur Saraf (02222606)	42	412, Elena-2, Alwar Bypass, Kajaria Greens, Bhiwadi, Alwar, Rajasthan - 301019	04/03/2025	1. Zakti Industries Private Limited 2. Colcot Private Limited 3. Shukracharya Trade Vision Private Limited

Name, Designation and DIN	Age (in years)	Address	Date of appointment	Details of other Directorships* (Details of Indian Companies in which a person is Director is provided)
				4. Teras Hotels And Resorts Private Limited 5. Goddard Builders & Constructions Private Limited 6. Shivij Infrastructure And Projects Private Limited 7. Purnaya Sales & Stock Holdings LLP

C. Details of change in directors of the Issuer preceding three financial years and current financial year:

Name, Designation and DIN	Date of appointment	Date of cessation, if applicable	Date of resignation, if applicable	Remarks
Pradeep Shankar	31/03/2023	24/06/2025	24/06/2025	Resignation u/s 168

D. Details of directors' remuneration, and such particulars of the nature and extent of their interests in the Issuer (during the current year and preceding three financial years):

(a) **Remuneration payable or paid to a director by the Issuer, its subsidiary or associate company, shareholding of the director in the Issuer, its subsidiaries and associate companies on a fully diluted basis:**

(Amount in Crores)

Name of related party	Nature of transaction	Current financial year (until September 30, 2025)	March 31, 2025	March 31, 2024	March 31, 2023
Mr Rajesh Jain (Director)	Salary & Reimbursement	0.12	0.24	0.24	-
Mr Ankur Saraf (Director)	Salary & Reimbursement	0.33	0.05	-	-
Mr Rajiv Chaturvedi (Director)	Professional Fee	0.27	0.50	0.50	0.49
Mr Ankur Saraf (Director)	Shareholding	116.73	116.73		

(b) **Appointment of any relatives to an office or place of profit of the Issuer, its subsidiary or associate company:** None

(c) **Full particulars of the nature and extent of interest, if any, of every director:**

(aa) **in the promotion of the Issuer.** Nil

(bb) **in any immoveable property acquired by the Issuer in the two years preceding the date of the General Information Document or any immoveable property proposed to be acquired by it.** Nil

(cc) **where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the Issuer shall be disclosed.** Nil

(d) **Contribution being made by the directors as part of the offer or separately in furtherance of such objects:** Nil

XIII. Any financial or other material interest of the directors, promoters or key managerial personnel or senior management in the offer and the effect of such interest in so far as it is different from the interests of other persons: Nil

XIV. Following details regarding the auditors of the Issuer:

A. Auditors of the Issuer:

Name of the Auditor	Address	Date of Appointment
OP BAGLA & CO LLP	501, 5th Floor, B-225, Okhla Indl. Area, Phase -1, New Delhi – 110020 **ATTENTION:** Atul Bagla	26.11.2021

B. Details of change in auditor for the preceding three financial years and the current financial year:

Name of the Auditor	Address	Date of Appointment	Date of cessation if applicable	Date of Resignation if applicable
None				

XV. Details of the following liabilities of the Issuer, as at the end of the preceding quarter or if available, a later date:

A. Details of outstanding secured loan facilities:

(i) **Consolidated:** Not applicable.
(ii) **Standalone**

Name of the Lender	Type of Facility	Amount Sanctioned (INR Crores)	Principal Amount Outstanding (INR Crores)	Repayment Date / Schedule	Security	Credit Rating	Asset Classification September 30, 2025
Kotak Mahindra Bank	Dropline overdraft	10.00	7.67	48 months	1. Pari passu charge by hypothecation all current assets (present and future); 2. Pari passu charge all movable and immovable fixed assets (present and future); 3. Pari passu charge by hypothecation of plant & machinery situated at Plot-6 & 13, Sector-06, Industrial Estate Bawal, Rewari, Haryana; 4. Personal Guarantee by Mr. Pradeep Aggarwal and Mr.	Not applicable	Standard

					Vikas Aggarwal; and 5. Corporate Guarantee Goddard Builders and Constructions Private Limited.		
Kotak Mahindra Bank	Bill Discounting	40.00	35.59	**Usance** – Maximum 90 days	1. Pari passu charge by hypothecation all current assets (present and future); 2. Pari passu charge all movable and immovable fixed assets (present and future); 3. Pari passu charge by hypothecation of plant & machinery situated at Plot-6 & 13, Sector-06, Industrial Estate Bawal, Rewari, Haryana; 4. Personal Guarantee by Mr. Pradeep Aggarwal and Mr. Vikas Aggarwal; and 5. Corporate Guarantee Goddard Builders and Constructions Private Limited.	Not applicable	Standard
Yes Bank	Working Capital	5.00	3.20		Not applicable	Not applicable	Standard

B. **Details of outstanding unsecured loan facilities:**

(i) **Standalone**

Name of the Lender	Type of Facility	Amount Sanctioned (INR Crores)	Principal Amount Outstanding (INR Crores)	Repayment Date / Schedule	Credit Rating
Viraya Steels Private Limited	Inter corporate deposit	50.00	25.01	Loan amount cannot be recalled prematurely before the expiry period of 5 years	Not applicable

(ii) Details of outstanding non-convertible securities:

Series of NCS	ISIN	Tenor or period of maturity	Coupon	Amount outstanding (Amount in INR)	Date of Allotment	Redemption Date/ Schedule	Credit Rating	Secured or Unsecured	Security
None									

(iii) Details of commercial paper issuances as at the end of the last quarter:

Series of NCS	ISIN	Tenor or period of maturity	Coupon	Amount outstanding (Amount in INR)	Date of Allotment	Redemption Date/ Schedule	Credit Rating	Secured or Unsecured	Security	Other details viz. details of Issuing and Paying Agent, details of Credit Rating Agencies
None										

(iv) List of top ten holders of non-convertible securities in terms of value (on a cumulative basis):

S. No.	Name of holders	Category of holder	Face value of holding	Holding as a % of total outstanding non-convertible securities of the issuer
None				

(v) List of top ten holders of Commercial Paper in terms of value (on a cumulative basis):

S. No.	Name of holders	Category of holder	Face value of holding	Holding as a % of total commercial paper outstanding of the issuer
None				

(vi) Details of the bank fund-based facilities/ rest of the borrowing (if any, including hybrid debt like Foreign Currency Convertible Bonds (FCCB), Optionally Convertible Debentures/ Preference Shares) from financial institutions or financial creditors:

Name of Party (in case of facility)/	Type of facility/ Instrument	Amount sanctioned/ issued	Principal Amount outstanding	Date of repayment/ schedule	Credit Rating	Secured or Unsecured	Security

Name of Instrument							
None							

XVI. The amount of corporate guarantee or letter of comfort issued by the Issuer along with name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees/ any put option etc.: None

XVII. Details of any outstanding borrowings taken/ debentures issued for consideration other than cash. This information shall be disclosed whether such borrowing/ debenture have been taken/ issued: None

XVIII. Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, debentures, commercial paper (including technical delay) and other financial indebtedness including corporate guarantee or letters of comfort issued by the Issuer, in the past 3 years including the current financial year: None

XIX. Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the Issuer/ Promoter, litigations resulting in material liabilities, corporate restructuring event etc.) at the time of the issue which may affect the issue or the investor's decision to invest/continue to invest in the Debentures: None

XX. Any litigation or legal action pending or taken by a Government Department or a statutory body or a regulatory body during the last three years immediately preceding the year of the circulation of this General Information Document against the Promoter of the Issuer: None

XXI. Details of default and non-payment of statutory dues for the preceding three financial years and current financial year:

There has been no default in the payment of the statutory dues.

XXII. Details of pending litigation involving the Issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the Issuer, which may affect the Issuer or the investor's decision to invest /continue to invest in the debentures and/ or non-convertible redeemable preference shares: None

XXIII. Details of acts of material frauds committed against the Issuer in the preceding three financial years and current financial year, if any, and if so, the action taken by the Issuer: None

XXIV. Details of pending proceedings initiated against the Issuer for economic offences, if any: None

XXV. Related party transactions entered during the preceding three financial years and current financial year with regard to loans made or, guarantees given or securities provided:

Related party transactions (Consolidated): Not applicable

Related party transactions (Standalone): (INR in crores)

Name of related party	Nature of transaction	Current financial year (until September 30, 2025)	March 31, 2025	March 31, 2024	March 31, 2023
Colcot Private Limited	Sale	49.62	23.36	-	-
Ms Gunjan Jain	Salary & Reimbursement	-	0.01	0.06	0.06
Mr Rajesh Jain (Director)	Salary & Reimbursement	0.12	0.24	0.24	-
Ms Priti Pathak	Salary & Reimbursement	-	0.02	-	-
Ms Shivika Gupta	Salary & Reimbursement	0.03	0.01	-	-
Mr Ankur Saraf (Director)	Salary & Reimbursement	0.33	0.05	-	-
Mr Rajiv Chaturvedi (Director)	Professional Fee	0.27	0.50	0.50	0.49

XXVI. Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:

Please see the relevant Key Information Document for consents in relation to issue of Debentures.

XXVII. The name(s) of the debentures trustee(s) shall be mentioned with statement to the effect that debenture trustee(s) has given its consent for appointment along with copy of the consent letter from the debenture trustee

As specified in the relevant Key Information Document

XXVIII. If the security is backed by a guarantee or letter of comfort or any other document / letter with similar intent, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document.

As set out in the relevant Key Information Document.

XXIX. Disclosure of cash flow with date of interest/dividend/ redemption payment as per day count convention:

A **The day count convention for dates on which the payments in relation to the non-convertible securities which need to be made**: As per the Key Information Document

B **Procedure and time schedule for allotment and issue of securities**: As per the Key Information Document

C **Cash flows emanating from the non-convertible securities, by way of an illustration**: As per the Key Information Document

XXX. Other details:

(a) **Creation of Debenture Redemption Reserve ("DRR") – relevant legislations and applicability:**

As provided under the relevant Key Information Document

(b) **Issue/instrument specific regulations - relevant details**

The Issue of Debentures shall be in conformity with the applicable provisions of the Companies Act including the relevant notified rules thereunder, the SEBI NCS Regulations, the SEBI NCS Master Circular and other applicable regulations, guidelines and directions issued by SEBI.

(c) **Default in payment**

As set out in the relevant Key Information Document.

(d) Delay in payment

As set out in the relevant Key Information Document.

(e) Delay in allotment of securities

As set out in the relevant Key Information Document.

(f) Issue details

As set out in the relevant Key Information Document.

(g) Application process:

Please refer to the section 'Application Process' in the relevant Key Information Document.

(h) Disclosure prescribed under PAS-4 of Companies (Prospectus and Allotment of Securities), Rules, 2014 but not contained in this schedule, if any:

All disclosures under Form No. PAS-4 of Companies (Prospectus and Allotment of Securities), Rules, 2014 have been set out in the relevant Key Information Document for each Issuance.

(i) Project details: Gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project, if any):

Not applicable.

XXXI. Disclosures pertaining to wilful defaulter

If the Issuer or the Promoter's or the Issuer's director is declared willful defaulter: **No**

Name of the bank declaring the entity as a wilful defaulter	**NA**
The year in which the entity is declared as a wilful defaulter	**NA**
Outstanding amount when the entity is declared as a wilful defaulter	**NA**
Name of the entity declared as a wilful defaulter	**NA**
Steps taken, if any, for the removal from the list of wilful defaulters	**NA**
Other disclosures, as deemed fit by the issuer in order to enable investors to take informed decisions	**NA**
Any other disclosure as specified by SEBI	**NA**

XXXII. Additional Disclosures and Reports

A. **If the proceeds, or any part of the proceeds, of the Issue are or is to be applied directly or indirectly:**

(a) **in the purchase of any business; or**

(b) **in the purchase of an interest in any business and by reason of that purchase, or anything to be done in consequence thereof, or in connection therewith,**

(c) **the Issuer shall become entitled to an interest in either the capital or profits and losses or both, in such business exceeding fifty per cent. thereof, a report made by a chartered accountant (who shall be named in the General Information Document) upon:**

(i) the profits or losses of the business for each of the three financial years immediately preceding the date of the issue of the General Information Document; and

(ii) the assets and liabilities of the business as on the latest date to which the accounts of the business were made up, being a date not more than one hundred and twenty days before the date of the issue of the General Information Document.

As per the relevant Key Information Document.

B. **In purchase or acquisition of any immovable property including indirect acquisition of immovable property for which advances have been paid to third parties, disclosures regarding:**

(a) **the names, addresses, descriptions and occupations of the vendors;**

(b) **the amount paid or payable in cash, to the vendor and where there is more than one vendor, or the company is a sub-purchaser, the amount so paid or payable to each vendor, specifying separately the amount, if any, paid or payable for goodwill;**

(c) **the nature of the title or interest in such property proposed to be acquired by the company; and**

(d) **the particulars of every transaction relating to the property completed within the two preceding years, in which any vendor of the property or any person who is or was at the time of the transaction, a promoter or a director or proposed director of the company, had any interest, direct or indirect, specifying the date of the transaction and the name of such promoter, director or proposed director and stating the amount payable by or to such vendor, promoter, director or proposed director in respect of the transaction;**

As per the relevant Key Information Document.

C. **If:**

(a) **the proceeds, or any part of the proceeds, of the Issue are or are to be applied directly or indirectly and, in any manner resulting in the acquisition by the Issuer of shares in any other body corporate; and**

(b) **by reason of that acquisition or anything to be done in consequence thereof or in connection therewith, that body corporate shall become a subsidiary of the Issuer, a report shall be made by a chartered accountant (who shall be named in the General Information Document) upon:**

(i) **the profits or losses of the other body corporate for each of the three financial years immediately preceding the issue of the issue document; and**

(ii) **the assets and liabilities of the other body corporate as on the latest date to which its accounts were made up.**

As per the relevant Key Information Document.

D. **The said report shall:**

(a) **indicate how the profits or losses of the other body corporate dealt with by the report would, in respect of the shares to be acquired, have concerned members of the Issuer and what allowance would have been required to be made, in relation to assets and liabilities so dealt with for the holders of the balance shares, if the Issuer had at all material times held the shares proposed to be acquired; and**

(b) **where the other body corporate has subsidiaries, deal with the profits or losses and the assets and liabilities of the body corporate and its subsidiaries in the manner as provided in paragraph (C) (b) above.**

As per the relevant Key Information Document.

E. **The broad lending and borrowing policy including summary of the key terms and conditions of the term loans such as re-scheduling, prepayment, penalty, default; and where such lending or borrowing is between the Issuer and its subsidiaries or associates, matters relating to terms and conditions of the term loans including rescheduling, prepayment, penalty, default.**

The Company does not have any borrowing policy or lending policy (as it is not in the business of lending). However, any loans to or from its group companies are given/taken in compliance with the Companies Act, 2013.

F. **The aggregate number of securities of the issuer company and its subsidiary companies purchased or sold by the promoter group, and by the directors of the company, which is a promoter of the issuer company, and by the directors of the issuer company and their relatives, within six months immediately preceding the date of filing the issue document with the Registrar of Companies, shall be disclosed:** None

G. **The matters relating to:**

a. **Material contracts:**

By the very nature and volume of its business, the Company is involved in a large number of transactions involving financial obligations and therefore it may not be possible to furnish details of all material contracts and agreements involving financial obligations of the Company. However, the contracts referred to below which are or may be deemed to be material in respect of the issue of the Debentures have been entered into by the Company:

(i) Debenture Trustee Agreement entered between the Issuer and Debenture Trustee;
(ii) Debenture Trust Deed entered between the Issuer and Debenture Trustee;
(iii) Security Documents in relation to the specific issuance.

b. **Time and place at which the contracts together with documents will be available for inspection from the date of the General Information Document until the date of closing of subscription list:**

The aforesaid contracts and also the documents for inspection referred to hereunder, may be inspected as follows:

i. Constitutional documents of the Issuer can be inspected at the registered office of the Issuer, from 10:00 A.M. to 12:00 P.M., on all Business Days.

ii. Transaction Documents can be inspected at the office of the Debenture Trustee to the specific issuances.

H. **Reference to the relevant page number of the audit report which sets out the details of the related party transactions entered during the three financial years immediately preceding the issue of issue document:**

Financial Year	Note number of the audit financial statement which sets out the details of the related party transactions
FY 25 H1 (September'25)	Refer note 28 at page 20 of the relevant Standalone Financial Statement
FY 2024-2025	Refer note 28 at page 30 of the relevant Standalone Financial Statement
FY 2023-2024	Refer note 28 at page 28 of the relevant Standalone Financial Statement.
FY 2022-2023	Refer note 27 at page 31 of the relevant Standalone Financial Statement.

I. **The summary of reservations or qualifications or adverse remarks of auditors in the three financial years immediately preceding the year of issue of this General Information Document, and of their impact on the financial statements and financial position of the Issuer, and the corrective steps taken and proposed to be taken by the Issuer for each of the said reservations or qualifications or adverse remarks:** None

J. **The details of:**

a. **any inquiry, inspections or investigations initiated or conducted under the securities laws or Companies Act, 2013 (18 of 2013) or any previous companies' law (as applicable) in the three years immediately preceding the year of issue of issue document in the case of the Issuer being a company and all of its subsidiaries:** None

b. **prosecutions filed, if any (whether pending or not) in the three years immediately preceding the year of issue of issue document in the case of the issuer being a company and all of its subsidiaries:**

S. No.	Area	Title	Case No.	Last Date of Hearing	Next Date of Hearing	Background	Steps by Issuer/ its subsidiaries	Current status	Amount involved
None									

c. **fines imposed or offences compounded in the three years immediately preceding the year of issue of issue document in the case of the issuer being a company and all of its subsidiaries:** None

K. **The details of acts of material frauds committed against the issuer in the preceding three financial years and current financial year, if any, and actions taken by the issuer:** None

L. Where the issuer fails to execute the trust deed within the period specified in the SEBI NCS Regulations, without prejudice to any liability arising on account of violation of the provisions of the Companies Act, 2013 and the SEBI NCS Regulations, the issuer shall also pay interest of at least two percent per annum or such other rate as specified by SEBI, to the holder of debt securities, over and above the agreed coupon rate, till the execution of the trust deed.

M. The information on consents/ permissions required for creation of further charge on the security, if any: No Objection Certificate from Kotak Mahindra Bank and Phoenix Asset Reconstruction Compan y.

5. SUMMARY OF TERMS

S. No.	Terms	Details
1.	Security Name (Name of the non-convertible securities which includes (Coupon/dividend, Issuer Name and maturity year)	As per the relevant Key Information Document.
2.	Issuer	Urjah Metallics Private Limited
3.	Type of Instrument	As per the relevant Key Information Document.
4.	Nature of Instrument (Secured or Unsecured)	As per the relevant Key Information Document.
5.	Seniority (senior or subordinated)	As per the relevant Key Information Document.
6.	Eligible Investors	As per the relevant Key Information Document.
7.	Listing (name of stock Exchange(s) where it will be listed and timeline for listing)	BSE
8.	Rating of the Instrument	As per the relevant Key Information Document.
9.	Issue Size	As per the relevant Key Information Document.
10.	Minimum subscription	As per the relevant Key Information Document.
11.	Option to retain oversubscription (amount)	As per the relevant Key Information Document.
12.	Objects of the Issue / Purpose for which there is requirement of funds	As per the relevant Key Information Document.
13.	In case the issuer is a NBFC and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format	Not Applicable
14.	Details of the utilization of the Proceeds	As per the relevant Key Information Document.
15.	Coupon /Dividend Rate	As per the relevant Key Information Document.
16.	Step Up/Step Down Coupon Rate	As per the relevant Key Information Document.
17.	Coupon/ Dividend Payment Frequency	As per the relevant Key Information Document.
18.	Coupon/ Divided Payment Date(s)	As per the relevant Key Information Document.
19.	Cumulative / non-cumulative, in case of dividend	Not Applicable
20.	Coupon Type (Fixed, floating, or other structure)	As per the relevant Key Information Document.
21.	Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc).	As per the relevant Key Information Document.
22.	Day Count Basis (Actual/Actual)	Actual / Actual
23.	Interest on Application Money	As per the relevant Key Information Document.
24.	Default Interest Rate	As per the relevant Key Information Document.
25.	Tenor	As per the relevant Key Information Document.
26.	Redemption Date	As per the relevant Key Information Document.
27.	Redemption Amount	As per the relevant Key Information Document.
28.	Redemption Premium /Discount	As per the relevant Key Information Document.
29.	Issue Price	As per the relevant Key Information Document.
30.	Discount at which security is issued and the effective yield as a result of such discount.	Not applicable
31.	Premium/ Discount at which security is redeemed and the effective yield as a result of such premium/ discount.	Not applicable
32.	Put Date	As per the relevant Key Information Document.
33.	Put Price	As per the relevant Key Information Document.
34.	Call Date	As per the relevant Key Information Document.
35.	Call Price	As per the relevant Key Information Document.

36.	Put Notification Time (Timelines by which the investor needs to intimate Issuer before exercising the put)	As per the relevant Key Information Document.
37.	Call Notification Time (Timelines by which the Issuer need to intimate investor before exercising the call)	As per the relevant Key Information Document.
38.	Face Value	As per the relevant Key Information Document.
39.	Minimum Application and in multiples of thereafter	As per the relevant Key Information Document.
40.	Issue Timing	As per the relevant Key Information Document.
41.	Issue Opening Date	As per the relevant Key Information Document.
42.	Issue Closing Date	As per the relevant Key Information Document.
43.	Date of earliest closing of the issue, if any.	As per the relevant Key Information Document.
44.	Pay-in Date	As per the relevant Key Information Document.
45.	Deemed Date of Allotment	As per the relevant Key Information Document.
46.	Settlement mode of the Instrument	RTGS, NEFT, electronic clearing services, direct credit
47.	Settlement Cycle	As per the relevant Key Information Document.
48.	Depository	NSDL and CDSL
49.	Disclosure of Coupon/interest/ Dividend/ Redemption dates	As per the relevant Key Information Document.
50.	Record Date	As per the relevant Key Information Document.
51.	All covenants of the issue (including side letters, accelerated payment clause, etc.)	As per the relevant Key Information Document.
52.	Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover	As per the relevant Key Information Document.
53.	Replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the issue document	As per the relevant Key Information Document.
54.	Transaction Documents	As per the relevant Key Information Document.
55.	Conditions Precedent to Disbursement	As per the relevant Key Information Document.
56.	Condition Subsequent to Disbursement	As per the relevant Key Information Document.
57.	Event of Default (including manner of voting /conditions of joining Inter Creditor Agreement)	As per the relevant Key Information Document.
58.	Creation of recovery expense fund	(a) The Issuer agrees and undertakes to create a Recovery Expense Fund, to the extent applicable, in accordance with Regulation 11 of the SEBI NCS Regulations and the SEBI Debenture Trustee Master Circular and inform the Debenture Trustee about the same. (b) The Debenture Trustee shall follow the procedure set out in the SEBI Debenture Trustee Master Circular for utilisation of the Recovery Expense Fund and be obligated to keep proper account of all expenses, costs including but not limited to legal expenses, hosting of meetings etc., incurred out of the Recovery Expense Fund towards enforcement of Encumbrance or legal proceedings. (c) The balance in the Recovery Expense Fund shall be refunded to the Issuer on repayment of the

		obligations in respect of the Debentures in accordance with the terms of the Transaction Documents for which a 'no objection certificate' shall be issued by the Debenture Trustee to the Stock Exchange. The Debenture Trustee shall satisfy itself that there is no 'default' on any other listed debentures of the Issuer before issuing such 'No Objection Certificate'.
59.	Conditions for breach of covenants (as specified in Debenture Trust Deed)	As per the relevant Key Information Document.
60.	Provisions related to Cross Default Clause	As per the relevant Key Information Document.
61.	Right to recall	As per the relevant Key Information Document.
62.	Roles and Responsibilities of Debenture Trustee	As per the relevant Key Information Document.
63.	Risk factors pertaining to the issue	Please refer to the section titled "Risk Factors" above.
64.	Governing Law and Jurisdiction	As per the relevant Key Information Document.
65.	Manner of bidding in the Issue, i.e., open bidding or closed bidding	As per the relevant Key Information Document.
66.	Manner of allotment in the Issue i.e. uniform yield allotment or multiple yield allotment	As per the relevant Key Information Document.
67.	Manner of settlement in the Issue i.e. through clearing corporation or through escrow bank account of the Issuer	As per the relevant Key Information Document.
68.	Settlement cycle i.e. T+1 or T+2 day	As per the relevant Key Information Document.
69.	Issuance mode of the instrument	As per the relevant Key Information Document.
70.	Trading mode of the instrument	As per the relevant Key Information Document.
71.	Business day convention	As per the relevant Key Information Document.
72.	Terms and conditions of the Debenture Trustee Agreement including fees charged by the Debenture Trustee, details of security to be created and process of due diligence carried out by Debenture Trustee	As per the relevant Key Information Document.
73.	Due Diligence Certificate	Due diligence certificate from the Debenture Trustee as per the format specified in Annexure II-A of the SEBI Debenture Trustee Master Circular and Part A of Schedule IV of the SEBI NCS Regulations enclosed as Schedule III. The due diligence certificate in Annexure II-A of the SEBI Debenture Trustee Master Circular and Schedule IV of the SEBI NCS Regulations as mentioned above will be submitted to the Stock Exchange along with this General Information Document.

Notes:

a. If there is any change in Coupon Rate/ Investor IRR pursuant to any event including lapse of certain time period or downgrade in rating, then such new Coupon Rate/ Investor IRR and events which lead to such change shall be duly disclosed.

b. The list of documents which has have been executed in connection with the issue and subscription of debentures shall be annexed to the relevant Key Information Document.

c. While the debt securities are secured to the extent of hundred per cent. of the amount of principal and interest or as per the terms of issue document, in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained.

d. The Issuer shall provide granular disclosures in their Key Information Document, with regards to the "Object of the Issue" including the percentage of the issue proceeds earmarked for each of the "object of the issue".

6. DECLARATION

It is hereby confirmed and declared that:

(a) the Issuer is in compliance with the provisions of the Securities Contracts (Regulation) Act, 1956, Companies Act and the Securities and Exchange Board of India Act, 1992 and the rules and regulations made thereunder and nothing in this General Information Document is contrary to the provisions of the Securities Contracts (Regulation) Act, 1956, Companies Act, 2013 and the Securities and Exchange Board of India Act, 1992 and the rules and regulations made thereunder;

(b) the compliance with the Securities and Exchange Board of India Act, 1992 and the rules made thereunder does not imply that payment of Coupon or repayment of the Debentures, is guaranteed by the central government;

(c) the monies received under the Issue shall be used only for the purposes and objects indicated in the General Information Document and the relevant Key Information Document;

(d) whatever is stated in this General Information Document and in the attachments thereto is true, correct, and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the memorandum of association and articles of association of the Issuer. It is further declared and verified that all the required attachments have been completely, correctly, and legibly attached to this form;

(e) the contents of the General Information Document and the relevant Key Information Document(s) have been perused by the Board of Directors, and the final and ultimate responsibility of the contents mentioned herein shall also lie with the Board of Directors;

(f) the permanent account number, Aadhaar Number, driving license number, bank account number(s), passport number and personal address of the promoters of the Issuer and permanent account number of the directors of the Issuer have been submitted to the BSE, at the time of filing this General Information Document;

(g) the Issuer has no side letter with any debt securities holder except the ones disclosed in this General Information Document and/or the relevant Key Information Document. Any covenants later added shall be disclosed on the website of the BSE;

(h) we are duly authorised to attest as per this clause by the Board of Directors or the governing body, as the case may be, by a resolution, a copy of which is also disclosed in this General Information Document or under the relevant Key Information Document(s); and

(i) this General Information Document does not include a statement purporting to be made by an expert unless the expert.

We, Ankur Saraf, Director and Rajesh Jain, Director, are authorised by the Board of Directors of the Issuer *vide* resolution dated November 07, 2025 to sign the General Information Document and the relevant Key Information Document(s) and declare that all the requirements of Companies Act and the rules made thereunder in respect of this subject matter of the General Information Document and the relevant Key Information Document(s) and matters incidental thereto have been complied with. It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to the General Information Document and the relevant Key Information Document, as required.

For Urjah Metallics Private Limited

For URJAH METALLICS PRIVATE LIMITED Authorised Signatory/Director **Name:** Ankur Saraf **Designation:** Director **Date:** 22nd December 2025 **Place:** Delhi	For URJAH METALLICS PRIVATE LIMITED Authorized Signatory/Director **Name:** Rajesh Jain **Designation:** Director **Date:** 22nd December 2025 **Place:** Delhi

Schedule I

Board and Shareholders' resolutions

[*annexed separately*]

Schedule II
Financial Statements (Standalone)

Statement of Profit & Loss

(In INR Cr)

Particulars	**As at 31st March, 2023**	**As at 31st March, 2024**	**As at 31st March, 2025**	**As at 30th September, 2025**
Revenue from Operations	1,215	1,199	1,276	708
Other Income	2	1	1	0
Total Income	**1,218**	**1,200**	**1,277**	**708**
Cost of Materials Consumed	1,099	1,055	1,150	617
Change in Inventories of Finished Goods	1	-	-	-
Change in Inventories of Work in Progress and Stock in Trade	(17)	13	(9)	23
Employees Benefits Expense	17	18	18	9
Finance Costs	110	117	10	7
Depreciation and Amortization Expense	25	24	24	13
Other Expenses	89	87	84	43
Total Expenses	**1,323**	**1,313**	**1,277**	**713**
Profit before Exceptional and Extraordianry Items and Tax	**(106)**	**(113)**	**0**	**(5)**
Exceptional Items	-	1	(777)	4
Profit before Extraordinary Items and Tax	**(106)**	**(113)**	**778**	**(9)**
Extraordinary Items	-	-	-	-
Profit before Tax	**(106)**	**(113)**	**778**	**(9)**
Tax Expenses				
Current Tax	-	-	-	-
Deferred Tax	-	-	-	-
Profit(Loss) for the Period	**(106)**	**(113)**	**778**	**(9)**
Basic Earning Per Share (in INR)	**(8)**	**(8)**	**55**	**(1)**
Diluted Earning Per Share (in INR)	**(8)**	**(8)**	**55**	**(1)**

Balance sheet

(In INR Cr)

	Particulars	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2025	As at 30th September, 2025
I.	**EQUITIES AND LIABILITIES**				
(1)	**Shareholder's Funds**				
	a) Share Capital	141	141	141	141
	b) Reserves and Surplus	(624)	(738)	40	31
(2)	**Non Current Liabilities**				
	a) Long -Term borrowings	734	816	12	40
	b) Long -Term Provisions	1	1	1	1
(3)	**Current Liabilities**	-	-	-	-
	a) Short-Term Borrowings	61	59	47	41
	b) Trade payables	-	-	-	-
	i. Total outstanding dues of micro enterprises and small enterprises; and	3	8	4	3
	ii. Total outstanding dues of non micro enterprises and small enterprises; and	218	172	180	216
	c) Other Current liablilities	17	21	42	42
	d) Short-Term provisions	0	0	0	0
	TOTAL	**550**	**480**	**467**	**515**
II.	**ASSETS**				
(1)	**Non Current Assets**				
	a) Property, Plants and Equipment and Intangible Assets				
	i. Property, Plant and Equipment	298	282	271	261
	ii. Capital work-in progress	-	1	-	-
	iii. Intangible Assets	-	0	0	0
	b) Other non current assets	9	9	11	13
(2)	**Current Assets**				
	a) Inventories	**70**	**56**	**66**	**43**
	b) Trade Receievables	**160**	**112**	**100**	**142**
	c) Cash and Bank Balances	**1**	**0**	**0**	**0**
	d) Short Term loans and advances	**11**	**7**	**2**	**23**
	e) Other current assets	**1**	**14**	**17**	**33**
	TOTAL	**550**	**480**	**467**	**515**

Cash Flow Statement

(In INR Cr)

S.No	Particulars	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2025	As at 30th September, 2025
A.	**CASH FLOW FROM OPERATING ACTIVITIES :**				
	Net Profit before Tax	**(106)**	**(113)**	**778**	**(9)**
	Adjustment for:				
	Add : Depreciation & Amortization Expense	25	24	24	13
	Add: Interest & Finance Charges	110	117	10	7
	Add: Exceptional Expenses	0	0	(777)	4
	Add: Loss on sale of Fixed Asssets	0	0	0	0
	Add: Provision	0	0	0	0
	Less: Profit on sale of Fixed Assets	0	0	0	0
	Operating Profit before working capital changes	**29**	**27**	**34**	**15**
-	**Changes in Working Capital**				
	Increase/(Decrease) in Trade Payable	84	(40)	4	34
	Increase/(Decrease) in Other Current Liabilities	4	4	21	(4)
	Decrease/(Increase) in Trade Receivables	(51)	48	12	(43)
	Decrease/(Increase) in Inventories	(15)	14	(10)	24
	Decrease/(Increase) in Short Term Loans & Advances	(8)	4	5	(21)
	Decrease/(Increase) in Other Current Assets	2	(11)	(3)	(17)
	Decrease/(Increase) in Other Non Current Assets	(2)	0	(2)	(2)
	Cash generated from Operations	**43**	**45**	**61**	**(13)**
	Direct Taxes Paid	0	(2)	0	0
	Net Cash Flow from operating activities	**43**	**44**	**61**	**(13)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES:**				
	Acquisition of Fixed Assets	(6)	(8)	(14)	(2)
	Disposal of Assets	0	1	0	0
	Capital Work-in-progress	0	(1)	1	0
	Net Cash Flow from Investing activities	**(6)**	**(8)**	**(13)**	**(2)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES :**				
	Proceeds/(Repayment) of Borrowing	2	16	(38)	23
	Interest and Finance Charges	(41)	(53)	(10)	(7)
	Net Cash Flow from Financing activities	**(39)**	**(37)**	**(48)**	**16**
	Net Increase /(Decrease) in cash and cash equivalents (A+B+C)	**(1)**	**(1)**	**0**	**0**
	Add:- Cash & Cash Equivalents at the beginning of the year	**2**	**1**	**0**	**0**
	Cash & Cash Equivalents at the Closing of the year	**1**	**0**	**0**	**0**

Schedule III

Due Diligence Certificate issued by the Debenture Trustee

[*annexed separately*]

Annexure I
In-Principle approval
[*annexed separately*]

Annexure II
Organisation Structure
[*annexed separately*]

Annexure III
Audited Financial Statements
[*annexed separately*]