September 08,2026

To

Corporate Relationship Department

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street, Fort

Mumbai-400 001

Security Code: 541358

Dear Sir/Madam,

Subject: Disclosure for creation of pledge in terms of Regulation 31(1) of the SEBI (Substantial Acquisition of Shares and Takeover) Regulation, 2011

I, Pawan Kumar Mittal hereby submit the disclosure under regulation 31(1) of the SEBI (Substantial Acquisition of Shares and Takeover) Regulation, 2011 (takeover) Regulation ,2011 together with Annexure II as per SEBI Circular regarding as promoter for creation of pledge in favour of MSB E -trade Securities limited on 250000 equity share of the company M/s Unifinz Capital India Limited.

Kindly acknowledge receipt of the same and update your records and oblige.

Thanking You

Yours Faithfully,

Pawan Kumar Mittal

Digitally signed by Pawan Kumar Mittal
Date: 2026.09.08 17:28:59 +05'30'

(Pawan Kumar Mittal)

Promoter

Encl : a/a

Copy to :

Company Secretary & Compliance Officer

Unifinz Capital India Limited

Regd Off: 5th Floor, Rajlok Building, 24,

Nehru Place, New Delhi- 110019

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares ~~/ invocation~~ ~~of encumbrance/ release of encumbrance~~, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Unifinz Capital India Limited (INE926R01012)
Names of the Stock Exchanges where the shares of the target company are listed	BSE Limited
Date of reporting	September 08,2026
Name of the promoter or PAC on whose shares encumbrance has been created/~~released/invoked~~	Pawan Kumar Mittal (Promoter)

Details of the creation/~~invocation/release of encumbrance:~~

Name of the promoter (s) or PACs with him(**)	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares ~~{~~creation [(2)+(3)] / ~~release [(2)-(3)] / invocation [(2)-~~ (3)]}	
	No. of shares	% of total share capital	No. of shares	% of total share capital	Type of event (creation / ~~release / invocation)~~	Date of creation/ ~~invocation release of encumbrance~~	Type of encumbrance (pledge/ ~~lien/ non disposal undertaking~~/ others)	Reasons for encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital
Pawan Kumar Mittal	4902125	11.07%	-	-	Creation	07-09-2026	Pledge	**Pledge of shares as security/collateral to meet margin obligations with the broker**	250000	0.56%	MSB e-trade Securities Limited	250000	0.56%

Kiran Mittal	3880000	8.76%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Rukmani Devi Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Rahul Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Siddhi Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Priyanka Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Lalita Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Rohit Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Mamta Anand	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Siddhi Mittal	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Indra Goel	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Balraj Suneja	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Kailash Chand Mittal HUF	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Pawan Kumar Mittal HUF	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Rita Finance and Leasing Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Dolf Leasing Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Advait Funds Management Private Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil

Patback Business Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Kedarnath Industries Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
PRM Hospitality Private Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
PRM Merchants (OPC) Private Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Skybox Industries Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
R.S. Football Club	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Ispatika International Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil
Afloat Enterprises Limited	0	0%	Nil	Nil	NA	NA	NA	NA	NA	NA	NA	Nil	Nil

Signature of the Authorized Signatory: Pawan Kumar Mittal (Promoter) Place: Delhi Date: 08-09-2026	Pawan Kumar Mittal Digitally signed by Pawan Kumar Mittal Date: 2026.09.08 17:29:40 +05'30'

(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement. Diluted share / voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities / warrants into equity shares of the TC.

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ANNEXURE – II

Format for Disclosure of Reasons for Encumbrance

(In addition to Annexure I prescribed by SEBI Circular dated August 05, 2015)

Particulars	Details
Name of Listed Company	Unifinz Capital India Limited (TC)
Name of the recognized stock exchanges where the shares of the company are listed	BSE
Name of the promoter(s)/PAC(s) whose shares have been encumbered	Pawan Kumar Mittal
Total promoter shareholding in the listed company	No. of shares: 8782125 % of total share capital: 19.84%
Encumbered shares as a % of promoter shareholding	2.85%
Whether encumbered share is 50% or more of promoter shareholding	~~YES /~~ NO
Whether encumbered share is 20% or more of total share capital	~~YES /~~ NO

Details of all the existing events/ agreements pertaining to encumbrance

		Encumbrance (Date of creation of encumbrance: (07/09/2026)
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)		Pledge
No. and % of shares encumbered		No. of shares: 250000 % of total share capital:0.56%
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	MSB e- trade Securities Limited
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	~~YES~~/ NO MSB e- trade Securities Limited is operates as a stockbroker and trading platform that enables individuals and businesses to invest and trade in various financial markets.
	Names of all other entities in the agreement	Listed company and its group companies (if any) – 1 NA 2. …

		Other entities (if any) – 1. NA 2. …
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	~~YES~~ / **NO** If yes, 1. Name of the issuer 2. Details of the debt instrument 3. Whether the debt instrument is listed on stock exchanges? 4. Credit Rating of the debt instrument 5. ISIN of the instrument
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	INR 2,57,50,000 /-
	Amount involved (against which shares have been encumbered) (B)	INR 2,00,00,000/-.
	Ratio of A / B	1.29
End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company. Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)	Personal use by promoters Not Applicable

Pawan Kumar Mittal

Digitally signed by Pawan Kumar Mittal
Date: 2026.09.08 17:30:20 +05'30'

Pawan Kumar Mittal

(Promoter)

Place: Delhi

Date: 08-09-2026