**Date: June 11, 2026**

**To Whomsoever it may concern**

Dear Sir/Ma'am

**Sub: Site Visit Report of Swyom Advisors Limited**

**Ref: Proposed Initial Public Issue of Swyom Advisors Limited on the SME platform of BSE Limited ("BSE")**

We hereby confirm that we have verified the contents of the attached site visit report dated June 11, 2026 for Swyom Advisors Limited, along with all supporting documents and papers referred to or annexed to the report, as well as the photograph of the issuer's office. We further certify that the information provided to the Stock Exchange in the enclosed site visit report of Swyom Advisors Limited and in the accompanying photograph is true and correct.

**For, GYR Capital Advisors Private Limited**

**Mr. Kaushik Khambhadiya**
**Authorised Signatory**

**Enclosure:** Site Visit Report

# SITE VISIT REPORT

## Introduction to the Site Visit at Registered Office:

| | |
|---|---|
| **Name of the Company** | Swyom Advisors Limited |
| **Place, Day and Date of Visit** | Registered Office and Corporate Office visited at Mumbai on Tuesday June 09, 2026. |
| **Period of Visit** | 1 day |
| **Team Member** | Mr. Kaushik Khambhadiya, Ms. Niyati Modi and Ms. Kajol Gowda |
| **Visit Hosted by** | Mr. Radha Raman Agarwal and Mrs. Sweta Agarwal |
| **Site Name & Address** | 1. Registered Office: Unit No 1112, 11th Floor, B Wing, Kanakia Wall Street, Andheri Kurla Road, Chakala Midc, Mumbai, Maharashtra, India, 400093.<br>2. Corporate Office: Office No. B-912, 9th Floor, B Wing, Kanakia Wall Street, Andheri East, Mumbai, Maharashtra, India-400093. |

We undertook the site visit as mentioned above for the proposed SME IPO of Swyom Advisors Limited.

## Summary of Business:

Swyom Advisors Limited ("The company") is primarily engaged in providing investment management and financial services through its alternative investment fund management business, broking services provided through its association with Nuvama Wealth and Investment Limited, and business consulting and advisory services to corporates and businesses. Our Company also holds a SEBI registration for providing portfolio management services.

Our business is focused on managing investments through our Category III Alternative Investment Fund (AIF). An AIF is a pooled investment vehicle through which capital contributed by investors is collectively managed and invested in accordance with a defined investment strategy. Our AIF business caters to a range of investors, including high net-worth individuals (HNIs), ultra-high net-worth individuals (UHNIs), accredited investors, family offices, corporates and non-resident Indians (NRIs).

## Site Visit Officer:

I, Mr. Kaushik Khambhadiya, Manager along with my Colleagues Ms. Niyati Modi and Ms. Kajol Gowda at GYR Capital Advisors Private Limited, the Merchant Banker to the proposed SME IPO of Swyom Advisors Limited met the Promoter of the company, Mr. Radha Raman Agarwal at the Registered Office of the Company and examined various documents related to the Company's operations and Management.

## Promoter:

Following are the profile of the Promoters of the Company:

1. **Mr. Radha Raman Agarwal**

   He is Promoter, Chairman and Managing Director of our company. He appeared for Bachelor of Commerce (B.Com.) examination in year 2001 from University of Calcutta and was declared passed in the examination. He qualified as a Chartered Accountant in November 2002 and became a member of the Institute of Chartered Accountants of India (ICAI) in 2003. He began his professional journey in October 2003 with Asian Paints Limited and served as Commercial Head until 2019. In February 2019, he joined Pidilite Industries Limited as Vice President – Finance, overseeing Domestic and International Subsidiaries and Exports and served in this role until March 2023. Later, in 2023, he joined Swyom Advisors Limited as a Managing Director, where he has been associated with the organisation since then. He has over 22 years of professional experience in finance and commercial management. In his current role in our company, he oversees AIF and PMS portfolios, including research, investment decisions, portfolio review, risk management and performance tracking.

2. **Mrs. Sweta Agarwal**

   She is a Promoter and Whole-time Director of our Company. She appeared for her Bachelor of Commerce (B.Com.) examination in 2005 from Shri Shikshayatan College, Kolkata. She also cleared the Intermediate Examination of The Institute of Chartered Accountants of India in November 2004. She commenced her professional career in November 2014 with Gangour Investments Limited as an Equity Research Analyst, where she was responsible for conducting

investment research and analysing companies and market trends. In 2019, she joined our Company as an Executive Director and was subsequently re-designated as Whole-Time Director with effect from August 10, 2026. She has over 11 years of professional experience in the fields of wealth management, equity research, investment advisory and portfolio management.

**Directors (other than Promoters)**

Following are the profile of the Directors of the Company:

1. **Ms. Aditi Kedia**

She is Executive Director of our company. She appeared for her B. Com degree from Lakshmibai College, University of Delhi, in 2017 and was declared passed in the examination. She appeared for her Bachelor of Commerce (B.Com.) examination from Lakshmibai College, University of Delhi, in 2017 and was declared passed in the examination. She has completed a Post Graduate Program in Management (PGPM) from ICFAI Business School (IBS), Mumbai, in 2019. She began her professional journey with VMR Securities in April 2017 as an Equity Research Analyst and worked with the organisation until 2018. She completed an Equity Analyst internship at Aditya Birla Capital, Mumbai, from February 2018 to May 2018, gaining experience in equity research and market analysis. She then joined Wise Owl Wealth Managers Private Limited in 2018 as an Associate Manager and worked with the organisation till 2019. Further, she worked as a Wealth Manager at Make Me Easy Solutions Private Limited from August 2019 to March 2022. She has over 5 years of prior experience in equity research, wealth management and investment advisory, with additional experience in business development and strategic growth. In 2023, she was appointed as an Additional Director of Swyom Advisors Limited and was subsequently regularized as an Executive Director at the Annual General Meeting. In her current role in our company, she oversees business development, builds client and partner relationships and works with various teams to support the company's growth and market presence.

2. **Ms. Krishna Hareshbhai Bhatt**

She is Non-Executive Independent Director of our company. She possesses a Bachelor of Commerce (B.Com.) degree from J.D.R. Patel & R.B. Patel Commerce College, Surat, obtained in the year 2015. She subsequently completed her Bachelor of Laws degree from Veer Narmad South Gujarat University, completed through Dinshaw Daboo Law College, Navsari, in 2018. She has also passed the Professional Programme Examination conducted by The Institute of Company Secretaries of India (ICSI) in December 2019 and became member in year 2020. She joined Shree Samrat Pulp and Paper Private Limited as a Company Secretary in year 2021 till 2022. She currently serves as an Independent Director on the Boards of various companies and is also serving as the Company Secretary of Gopi Semicon Private Limited.

3. **Mr. Ravi J Modi**

He is Non-Executive Independent Director of our company. He is a qualified Chartered Accountant and is a member of the Institute of Chartered Accountants of India. He commenced his professional career in 2016 by establishing his own practice under the name Ravi Modi & Co., Chartered Accountants. He has extensive experience serving as an Independent Director on the Boards of various listed companies and has been actively involved in their Board-level activities, including serving as a Member and Chairperson of various committees.

4. **Mr. Manish Mehra**

He is Non-Executive Independent Director of our company. He holds a Bachelor of Engineering degree in Mechanical Engineering from the University of Roorkee, obtained in 1988. He holds a Post-Graduate Diploma in Management (PGDM) from the Indian Institute of Management Ahmedabad, in year 1990. He began his professional career in 1990 at Asian Paints Limited, where he served until 2018, his last role being Regional Head. Further in 2019, he joined Insignia Limited as Chief Executive Officer and served in this capacity until 2021. In June 2021, he joined Mabati Rolling Mills as Business Head – MRM Building Solutions and Steel and was subsequently promoted to Chief Executive Officer in February 2022, a position he held until 2023. Thereafter, in 2023, he joined Grauer & Weil (India) Limited as Chief Operating Officer and served in this role until 2026.

**Key Managerial Personals**

Other than to our Managing Director and Whole-Time Director, Mr. Radha Raman Agarwal and Mrs. Sweta Agarwal,

Following are the details of KMP's of the Company:

1. **Ms. Manisha Gulabchand Chainani**

She is the Company Secretary and Compliance Officer of our Company. She is a qualified Company Secretary and a member of the Institute of Company Secretaries of India. She completed her Bachelor of Commerce (B.com) and Master of Commerce (M.com) in Accounting and Financial Management in 2016 and 2019, respectively, from The Maharaja Sayajirao University of Baroda. She passed the Professional Programme Examination conducted by The Institute of Company Secretaries of India (ICSI) in December 2020 and was awarded the certificate in June 2021.She also holds Bachelor of Laws (General) and Bachelor of Laws (Special) degrees, obtained in 2021 and 2022, respectively, from The Maharaja Sayajirao University of Baroda. She also holds a Post Graduate Diploma in Taxation Laws & Practice from The Maharaja Sayajirao University of Baroda, which she completed in March 2022.She commenced her professional career in 2018 as an Executive with Parikh Shah Chotalia and Associates and was subsequently promoted to Deputy Manager – Taxation, continuing with the firm until 2021. In 2023, she rejoined Parikh Shah Chotalia and Associates as Manager – Taxation until 2024. Thereafter, she joined Sorbchem India Private Limited as Company Secretary in 2024 and served until 2026.She is appointed as the Company Secretary and Compliance Officer of our Company with effect from June 17, 2026 and, accordingly, was not entitled to receive any salary or remuneration during Fiscal 2026. She is responsible for overseeing the secretarial and compliance-related matters of our Company.

2. **Ms. Neelaxi S Tilak**

She is the Chief Financial Officer of our Company. She completed her Bachelor of Commerce (B.Com.) from M. L. Dahanukar College of Commerce in 1992, with Financial Accounting and Auditing as her special subject. She has passed the Final Examination conducted by the Institute of Cost and Works Accountants of India (ICWAI) in December 1994. She began her professional journey in February 1997 where she was employed with Pidilite Industries Limited was serving as Manager – Export Accounting at the time of her resignation in 2021.In year 2023 she joined our company as Accounts Head and has been associated with our Company. She has over 25 years of rich experience in finance and accounts, with experience across financial management, accounting and corporate finance functions. She was appointed as the Chief Financial Officer of our Company with effect from June 17, 2026 and accordingly, did not receive any remuneration from our Company during Fiscal 2026. In her current role in our company, she is responsible for overseeing the accounting, finance and taxation functions of our Company.

**Discussion on Organizational Structure**

The company had employed 19 permanent employees. The same was verified with the Attendance register at the time of the visit.

**Property**

We have visited the Company's Registered Office situated at Unit No 1112, 11th Floor, B Wing, Kanakia Wall Street, Andheri Kurla Road, Chakala Midc, Mumbai, Maharashtra, India, 400093 and Corporate Office situated at Office No. B-912, 9th Floor, B Wing, Kanakia Wall Street, Andheri East, Mumbai 400093, Maharashtra, India.

**Object of the Issue**

The Company intends to utilize the Net Proceeds from the Fresh Issue for the following purpose:

1. Funding Capital Expenditure towards purchase of additional office premises;
2. Funding for Hiring of Manpower for Sales and Research Analyst Division;
3. Repayment/prepayment of all or certain of our borrowings availed by our Company;
4. General corporate purposes

**Site Visit Information**

| Sr. No. | Particulars | Attachments Yes/No | Comments |
|---|---|---|---|
| **1.** | Company has painted or affixed its name and address of its Registered Office outside of the Office along with requisite details such as | **Yes** | **Attached below** |

| | | | |
|---|---|---|---|
| | address, CIN, GST no. etc.:<br>(attach photos for the same as Annexure) | | |
| **2.** | Ownership of Premises, if on lease then Lease Agreement and Tenure of Lease | | **Owned:**<br><br>**Registered Office:** Unit No 1112, 11th Floor, B Wing, Kanakia Wall Street, Andheri Kurla Road, Chakala Midc, Mumbai, Maharashtra, India, 400093<br><br>**Leased:**<br><br>**Corporate Office:** Office No. B-912, 9th Floor, B Wing, Kanakia Wall Street, Andheri East, Mumbai – 400093, Maharashtra, India, leased under a lease agreement dated April 1, 2024, for a tenure of 36 months, commencing from April 1, 2024 and ending on March 31, 2027 |
| **3.** | Number of Companies i.e. Subsidiaries, associate companies or any other companies operating out of the same premises/ area | **Nil** | The company does not have any subsidiary or associated company |
| **4.** | Insurance Papers (For Office Premises, Manufacturing Unit are insured) | **No** | - |
| **5.** | Plant & Machinery - Yes/No (where No, please seek explanation) (Picture of Plant & Machinery) | **No** | Not Applicable |
| **6.** | Bank Statements (Please check for Sales/ Purchases bill and corresponding receipt and payment for the same in Bank Statement. Also check whether Salary payments made to Staff. | **Yes** | We have checked Sales/ Purchases bill and corresponding receipt and payment for the same in Bank Statement. We also checked Salary payments made to Staff. |
| **7.** | Analysis of the other documents and its conclusion:<br>(If yes, mention the same with details) | **No** | No |
| **8.** | Any other observations by the site visit officer: | **No** | No |

**Overall observations/Conclusion:**

After visit by Mr. Kaushik Khambhadiya, Ms. Niyati Modi and Ms. Kajol Gowda of GYR Capital Advisors Private Limited it has been observed that staff working at their respective department is well trained and doing their job efficiently and as per norms prescribed by top management of company.

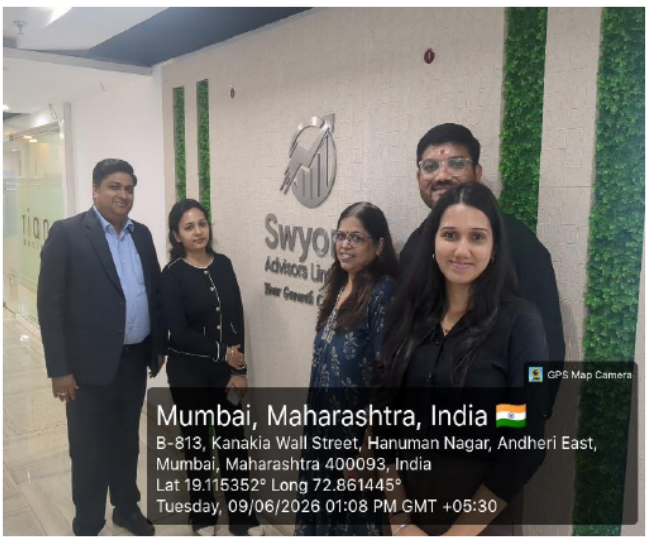
**Annexures:**

A. Photographs
B. Travel Details

## Photos Captured During Site Visit

**ANNEXURE A**

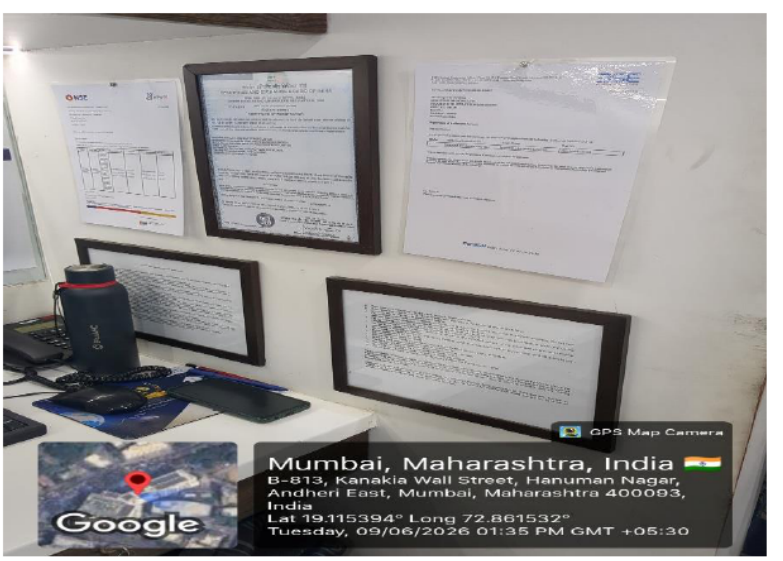








**ANNEXURE B**

Akasa Air — Web Boarding Pass

MODI / NIYATI — PNR: D546WS — Seq: 169

From: Mumbai (Terminal 1) To: Ahmedabad (Terminal 1)

| Flight | Gate | Seat | Boarding Time | Boarding Zone |
|---|---|---|---|---|
| QP1103 | 21 | 23C | 21:20 | 3 |

Date: 09 Jun 2026 Departure Time: 22:05

Services: CRPX

Gate is subject to change and will close 25 minutes prior to departure.
This document is non-transferable and issued solely for boarding this flight.
Book on AkasaAir.com or our mobile app for special deals and offers

AkasaAir.com

Departure Terminal: Terminal 1

MODI / NIYATI
From: Mumbai (Terminal 1)
To: Ahmedabad (Terminal 1)
PNR: D546WS Seq: 169
Flight: QP1103 Seat: 23C
Date: 09 Jun 2026 Gate: 21

digiyatra

Akasa Air — Web Boarding Pass

KHAMBHADIYA / KAUSHIK — PNR: X9H1GW — Seq: 123

From: Mumbai (Terminal 1) To: Ahmedabad (Terminal 1)

| Flight | Gate | Seat | Boarding Time | Boarding Zone |
|---|---|---|---|---|
| QP1103 | 21 | 23F | 21:20 | 3 |

Date: 09 Jun 2026 Departure Time: 22:05

Services: CRPX

Gate is subject to change and will close 25 minutes prior to departure.
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Book on AkasaAir.com or our mobile app for special deals and offers

AkasaAir.com

Departure Terminal: Terminal 1

KHAMBHADIYA / KAUSHIK
From: Mumbai (Terminal 1)
To: Ahmedabad (Terminal 1)
PNR: X9H1GW Seq: 123
Flight: QP1103 Seat: 23F
Date: 09 Jun 2026 Gate: 21

digiyatra

## Mumbai (BOM) - Ahmedabad (AMD) PNR: D546WS Status: Ticketed

| Flight | Departure | Arrival | Duration | Cabin class |
|---|---|---|---|---|
| QP-1103<br>Akasa Air | Mumbai(BOM)<br>Tue, 09 Jun, 2026 22:05<br>Chhatrapati Shivaji International Airport(BOM) 1 | Ahmedabad(AMD)<br>Tue, 09 Jun, 2026 23:35<br>S.VallabhBhai Patel Airport(AMD) 1 | 1h 30m | Economy<br>(Corporate Fare) |

### Passenger details

| No | Passenger name | Sector | Ticket number | Seat | Meal | Check-in baggage | Hand baggage |
|---|---|---|---|---|---|---|---|
| 1 | Ms. NIYATI MODI | BOM-AMD | D546WS | 23C Aisle | Not selected | 15 kgs | 7 kgs |

## Mumbai (BOM) - Ahmedabad (AMD) PNR: X9H1GW Status: Ticketed

| Flight | Departure | Arrival | Duration | Cabin class |
|---|---|---|---|---|
| QP-1103<br>Akasa Air | Mumbai(BOM)<br>Tue, 09 Jun, 2026 22:05<br>Chhatrapati Shivaji International Airport(BOM) 1 | Ahmedabad(AMD)<br>Tue, 09 Jun, 2026 23:35<br>S.VallabhBhai Patel Airport(AMD) 1 | 1h 30m | Economy<br>(Corporate Fare) |

### Passenger details

| No | Passenger name | Sector | Ticket number | Seat | Meal | Check-in baggage | Hand baggage |
|---|---|---|---|---|---|---|---|
| 1 | Mr. KAUSHIK KHAMBHADIYA | BOM-AMD | X9H1GW | 23F Window | Not selected | 15 kgs | 7 kgs |

## Goldfinch Hotel Mumbai

Address: Plot No. 34/21, Central Road,
Mumbai
Maharashtra , India
Phone No: 91-22-66880909

## Booking Details (2 Room 3 Adult )

**Room 1: Executive Club Twin Room**
Bed & Breakfast

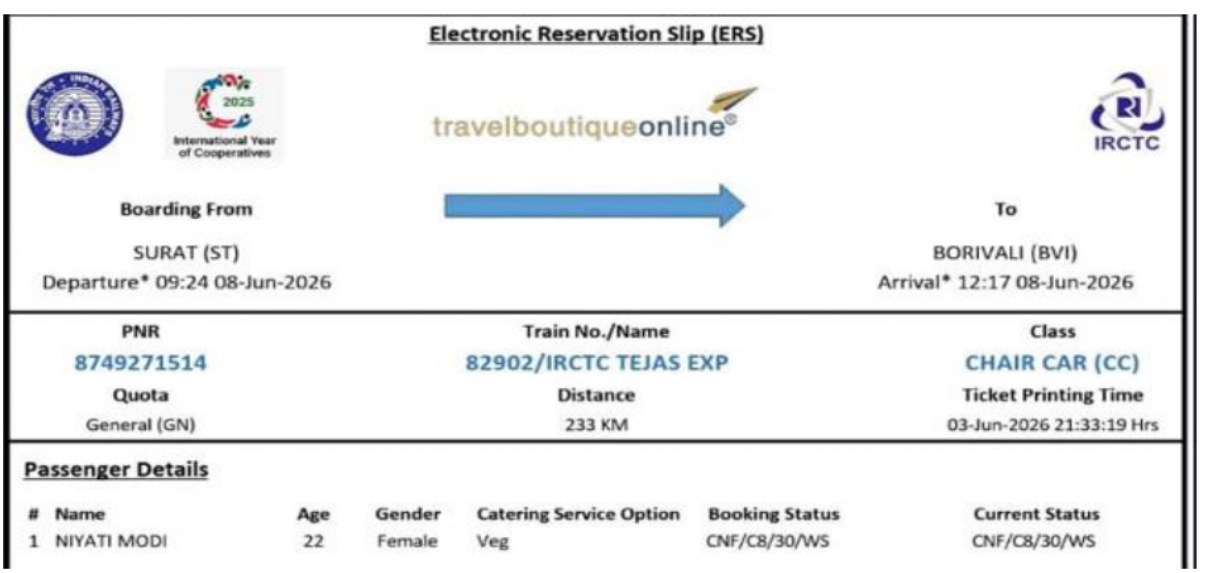
Description: Executive Club Twin Room

**Room 2: Executive Club Twin Room**
Bed & Breakfast

Description: Executive Club Twin Room

## Guest Details

1. Mr KAUSHIK HIMMAT BHAI KHAMBHADIYA (Adult)
2. Mr NIYATI MODI (Adult)
3. Miss KRISHNA ADATIYA (Adult)



**Electronic Reservation Slip (ERS)**

travelboutiqueonline

IRCTC

| Boarding From | | To |
|---|---|---|
| SURAT (ST)<br>Departure* 09:24 08-Jun-2026 | | BORIVALI (BVI)<br>Arrival* 12:17 08-Jun-2026 |

| PNR | Train No./Name | Class |
|---|---|---|
| 8749271514 | 82902/IRCTC TEJAS EXP | CHAIR CAR (CC) |
| **Quota** | **Distance** | **Ticket Printing Time** |
| General (GN) | 233 KM | 03-Jun-2026 21:33:19 Hrs |

**Passenger Details**

| # | Name | Age | Gender | Catering Service Option | Booking Status | Current Status |
|---|---|---|---|---|---|---|
| 1 | NIYATI MODI | 22 | Female | Veg | CNF/C8/30/WS | CNF/C8/30/WS |