

August 14, 2026

To,

The BSE Limited Corporate Relation Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001	National Stock Exchange of India Limited Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051
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Sub.: Outcome of the board meeting

Ref.: Trust Investment Advisors Private Limited (“the Company”)

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, we wish to inform you that the Board of Directors of the Company at its meeting held today i.e. August 14, 2026, has, inter alia, approved the below:

1. Unaudited Financial Results for the quarter ended June 30, 2026, for the Company

Copy of the Unaudited Financial Results of the Company together with Limited Review Report of the Company issued by M/s. B Y & Associates, Chartered Accountants (Firm Registration No. 123423W) and Statement of disclosures as required under Regulation 52(4) of the Listing Regulations are enclosed herewith.

In terms of Regulation 54 of the SEBI Listing Regulations, the Security Cover Certificate in the prescribed format is also enclosed herewith.

Further, also note that there was no material deviation in the use of proceeds of Non-Convertible debt securities of the Company and pursuant to Regulation 52(7) and 52(7A) of SEBI Listing Regulations and circular(s) issued by SEBI in this regard, statement of utilization of issue proceeds and deviation/variation for the quarter ended June 30, 2026 is also enclosed herewith.

The meeting of Board of Directors was commenced at 5:30 P.M. and concluded at 06:00P.M.

We request you to kindly take the above on record.

Thanking You,

For Trust Investment Advisors Private Limited

AAYUSHI Digitally signed by
MULASI AAYUSHI MULASI
Date: 2026.08.14
18:07:15 +05'30'

Aayushi Mulasi

Company Secretary and Compliance Officer

Membership No: 36046

Encl.: as above

TRUST INVESTMENT ADVISORS PRIVATE LIMITED

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Independent Auditor's Review Report on the Quarterly and Year-to-Date Unaudited Financial Results of **Trust Investment Advisors Private Limited** ("the Company") Pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Review Report to
The Board of Directors of
Trust Investment Advisors Private Limited

Introduction

1. We have reviewed the accompanying statement of Unaudited Financial Results of **Trust Investment Advisors Private Limited** (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time. (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder as amended from time to time and other accounting principles generally accepted in India and in compliance with the presentation and disclosure requirement of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted and procedures performed as stated above as based on the considerations referred to in the other matters paragraph below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in



accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other matter

5. Attention drawn to the fact that the unaudited financial results of the Company for the quarter ended June 30, 2025 were reviewed by the predecessor auditor. The predecessor auditor has expressed unmodified conclusion vide their report dated August 14, 2025, on these reviewed financial results.
6. Attention is drawn to the fact that the accompanying Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of full financial year ended March 31, 2026 and the published unaudited year to date figures up to the third quarter of the financial year 2025-26, which were subjected to a limited review by us, as required under the Listing Regulations.

Our review report is not modified in respect to these matters.

ICAI UDIN: 26137872CAKFZY6007

For B Y & Associates

Chartered Accountants

ICAI Firm registration number: 123423W



CA Maulik N. Lodaya

Partner

Membership Number: 137872



Date : **August 14, 2026**

Place : **Mumbai**

Trust Investment Advisors Private Limited
Statement of Standalone Financial Results for the quarter and period ended June 30, 2026

(Rs. in Crores except EPS)

Sr. No.	Particulars	Quarter ended			Year Ended
		Jun 30, 2026	Mar 31, 2026	Jun 30, 2025	Mar 31, 2026
		Unaudited	Audited	Unaudited	Audited
I	Revenue from Operations				
	Fees and Commission Income	59.42	26.21	90.75	285.30
	Dividend Income	0.19	1.76	0.76	4.65
	Net Gain on Fair Value change	63.78	83.48	30.26	219.23
	Total Revenue from Operations	123.39	111.45	121.77	509.17
II	Other Income	1.64	3.12	0.05	3.93
III	Total Income [I + II]	125.03	114.57	121.81	513.10
IV	Expenses				
	Finance Costs	59.24	53.96	48.33	203.70
	Impairment on Financial Instruments	0.10	(4.17)	0.45	(3.27)
	Employee Benefits Expenses	9.35	24.93	14.10	58.36
	Depreciation, Amortization and Impairment	0.87	0.99	0.69	3.36
	Other Expenses	8.10	21.22	5.97	49.02
	Total Expenses	77.65	96.92	69.54	311.17
V	Profit / (Loss) before Exceptional Items and Tax [III-IV]	47.38	17.65	52.28	201.93
VI	Exceptional Items	-	-	-	5.53
VII	Profit / (Loss) before Tax [V-VI]	47.38	17.65	52.28	196.40
VIII	Tax Expenses				
	Current Tax	3.45	10.30	12.00	50.30
	Deferred Tax	7.56	(2.45)	1.65	(0.89)
	Short/ (excess) provision of earlier years	-	(0.58)	-	(0.58)
IX	Profit / (Loss) for the period from Continuing Operations [VII-VIII]	36.36	10.38	38.63	147.57
X	Profit / (Loss) for the period	36.36	10.38	38.63	147.57
XI	Other Comprehensive Income				
	Items that will not be reclassified to Profit or Loss	0.10	0.42	-	0.42
	Income Tax relating to items that will not be reclassified to profit or loss	(0.03)	(0.11)	-	(0.11)
	Total of Other Comprehensive Income	0.08	0.31	-	0.31
XII	Total Comprehensive Income for the period [X+XI]	36.44	10.70	38.63	147.88
XIII	Earnings per Equity Share (For Continuing Operations)				
	Basic	54.19	15.48	57.57	219.92
	Diluted	54.19	15.48	57.57	219.92

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Notes to the standalone financial results for the quarter ended 30 June 2026:

- 1 The standalone financial results ("financial results") of Trust Investment Advisors Pvt. Ltd. ("TIAPL" or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ("IndAS") notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under section 133 of the Companies Act 2013. The financial results were reviewed and approved by the Board of Directors at their meeting held on 14th August, 2026.
- 2 Exceptional items include Stamp duty on issue of shares on account of amalgamation of remaining division from Trust Capital Services (India) Private Limited to Trust Investment Advisors Private Limited.
- 3 The figures for the quarter ended March 31, 2026 represent balancing figures between the audited year to date figures up to March 31, 2026 and the unaudited figures for the period ended December 31, 2025.
- 4 The financial results for the current quarter are presented in Rs. Crore as against Rs. Lakhs in the previous periods. Comparative figures have been appropriately restated in Rs. Crore for comparability. This change is only in the presentation format and does not affect the reported financial results.



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Trust Investment Advisors Private Limited

Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Quarter ended			Year Ended
		Jun 30, 2026	Mar 31, 2026	Jun 30, 2025	Mar 31, 2026
		Unaudited	Audited	Unaudited	Audited
a)	Debt-equity ratio	1.68	1.77	1.49	1.77
b)	Debt Service Coverage Ratio	0.63	1.40	2.65	1.43
c)	Interest Service Coverage Ratio	1.81	1.35	2.10	2.01
d)	Outstanding redeemable preference shares(quantity and value)	NA	NA	NA	NA
e)	Capital Redemption Reserve/Debenture Redemption Reserve (Rs. In crores)	138.38	134.73	102.74	134.73
f)	Net Worth (Rs. In crores)	1,009.68	976.89	899.63	976.89
g)	Net profit after tax/(loss) (Rs. In crores)	36.36	10.38	38.63	147.57
h)	Earnings Per Share	54.19	15.48	57.57	219.92
i)	Current ratio	2.06	1.95	1.73	1.95
j)	Long term debt to working capital	0.66	0.66	0.55	0.66
k)	Bad debts to Account receivable ratio	NA	NA	NA	NA
l)	Current liability ratio	0.43	0.44	0.51	0.44
m)	Total debts to total assets	0.67	0.64	0.66	0.64
n)	Debtors turnover	NA	NA	NA	NA
o)	Inventory turnover	NA	NA	NA	NA
p)	Operating margin (%)	37.77%	13.93%	43.46%	39.55%
q)	Net profit margin (%)	29.15%	9.34%	31.71%	28.82%
r)	Sector specific equivalent ratios, as applicable	NA	NA	NA	NA

On behalf of Board of Directors
 Trust Investment Advisors Private Limited


 Nipa Sheth
 Director
 DIN: 00081064



Place: Mumbai
 Date: 14 August 2026

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August 14, 2026

To

The BSE Limited Corporate Relation Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001	National Stock Exchange of India Limited Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051
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Sub: Declaration pursuant to Regulation 52(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I, Aayushi Mulasi, Company Secretary and Compliance Officer of Trust Investment Advisors Private Limited (“**the Company**”) hereby declare that the Statutory Auditors of the Company, B Y & Associates, Chartered Accountants, have issued a Limited Review Report with unmodified opinion on Unaudited Financial Results of the Company for the quarter ended June 30, 2026.

This declaration is given in compliance with the provisions of Regulation 52(3) of the SEBI (Listing Obligations and Disclosures Requirements) Regulation 2015, as amended from time to time.

We request you to kindly place the same on record.

Thanking You,
For Trust Investment Advisors Private Limited

AAYUSHI MULASI
Digitally signed
by AAYUSHI
MULASI
Date: 2026.08.14
17:43:49 +05'30'

Aayushi Mulasi
Company Secretary & Compliance Officer
Membership No: 36046

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August 14, 2026

To

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Dear Sir,

Sub: Statement of Material Deviation for the quarter ended June 30, 2026, pursuant to Regulation 52(7) and 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to the provisions of Regulation 52(7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**The Listing Regulations**”), it is hereby confirm that the proceeds of the issue of the Non-Convertible Debentures (“**NCDs**”) issued by the Company have been solely and fully utilized for the object stated in offer document and that there is no material deviation in the use of proceeds of the issue of the said NCDs for the object stated in the offer document as on date.

Pursuant SEBI Circular: SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated July 11, 2025, enclosed **Annexure- A**, indicates statement of utilization of issue proceeds and deviation / variation in use of Issue proceeds as placed before the Board.

We request you to kindly place the same on record.

Thanking you

Yours faithfully

For Trust Investment Advisors Private Limited

Aayushi Mulasi
Company Secretary and Compliance Officer
Membership No: 36046

Encl: as above

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Annexure-A

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Trust Investment Advisors Private Limited	INE723 X07109	Private placement	NCD	28th July, 2022	Rs. 25 Crores	Rs. 25 Crores	No	NA	NA
	INE723 X07133	Private placement	NCD	27th October, 2022	Rs. 30 Crores	Rs.30 Crores	No	NA	NA
	INE723 X07141	Private placement	NCD	06th December, 2022	Rs. 35 Crores	Rs.35 Crores	No	NA	NA
	INE723 X07166	Private placement	NCD	31st January, 2023	Rs. 85 Crores	Rs. 85 Crores	No	NA	NA
	INE723 X07174	Private placement	NCD	29th March,2023	Rs. 175 Crores	Rs. 175 Crores	No	NA	NA
	INE723 X07208	Private placement	NCD	27th March 2024	Rs. 125 Crores	Rs. 125 Crores	No	NA	NA
	INE723 X07216	Private placement	NCD	26th March, 2025	Rs. 100 Crores	Rs. 100 Crores	No	NA	NA
	INE723 X07224	Private placement	NCD	28th March, 2025	Rs. 100 Crores	Rs. 100 Crores	No	NA	NA
	INE723 X07232	Private placement	NCD	15th April, 2025	Rs. 50 Crores	Rs. 50 Crores	No	NA	NA
	INE723 X07240	Private placement	NCD	21st April, 2025	Rs. 15 Crores	Rs. 15 Crores	No	NA	NA
	INE723 X07257	Private placement	NCD	18th July 2025	Rs. 35 Crores	Rs. 35 Crores	No	NA	NA
	INE723 X07265	Private placement	NCD	30th September 2025	Rs. 75 Crores	Rs. 75 Crores	No	NA	NA
	INE723 X07273	Private placement	NCD	29th December 2025	Rs. 125 Crores	Rs. 125 Crores	No	NA	NA
	INE723 X07281	Private placement	NCD	23rd March 2026	Rs. 75 Crore	Rs. 75 Crore	No	NA	NA
	INE723 X07273	Private placement	NCD	27th March 2026	Rs. 55 Crore	Rs. 55 Crore	No	NA	NA
	INE723 X07281	Private placement	NCD	27th March 2026	Rs. 100 Crore	Rs. 100 Crore	No	NA	NA
	INE723 X07307	Private placement	NCD	10th June 2026	Rs. 50 Crores	Rs. 50 Crores	No	NA	NA
	INE723 X07299	Private placement	NCD	10th June 2026	Rs. 50 Crores	Rs. 50 Crores	No	NA	NA

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B. Statement of deviation/ variation in use of issue proceeds:

Particulars	Series I - 2022-23	Series IV - 2022-23	Series V - 2022-23	Series VII - 2022-23	Series VIII - 2022-23	Series II- 2023-24	Series I - 2024-25	Series II - 2024-25	Series I - 2025-26	Series II - 2025-26	Series III-2025-26	Series IV - 2025-26	Series V - 2025-26	Series VI - 2025-26	Series V - 2025-26 (Reissuance)	Series VI - 2025-26 (Reissuance)	Series I- 2026-27	Series II- 2026-27
Name of listed entity	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited	Trust Investment Advisors Private Limited
Mode of fund raising	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement	Private Placement
Type of instrument	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures
Date of raising funds	28th July, 2022	27th October, 2022	06th December, 2022	31st January, 2023	29th March, 2023	27th March, 2024	26th March, 2025	28th March, 2025	15th April, 2025	21st April, 2025	18th July, 2025	30th September 2025	29th December 2025	23rd March 2026	27th March 2026	27th March 2026	10th June 2026	10th June 2026
Amount raised	Rs.25 Crores	Rs. 30 Crores	Rs. 35 Crores	Rs. 85 Crores	Rs. 175 Crores	Rs. 125 Crores	Rs. 100 Crores	Rs. 100 Crores	Rs. 50 Crores	Rs. 15 Crores	Rs. 35 Crores	Rs. 75 Crores	Rs. 125 Crores	Rs. 75 Crores	Rs. 55 Crores	Rs. 100 Crores	Rs. 50 Crores	Rs. 50 Crores
Report filed for quarter	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026	30th June 2026

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ended																		
Is there a deviation/variation in use of funds raised?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
If yes,	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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detail s of the appro val so requi red?																		
Date of appro val	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Expla natio n for the devia tion/ variat ion	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Com ment s of the audit com mitte e after revie w	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Com ment s of the audit ors, if any	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
NA						
Deviation could mean: a) Deviation in the objects or purposes for which the funds have been raised. b) Deviation in the amount of funds actually utilized as against what was originally disclosed.						
Name of signatory: Aayushi Mulasi Designation: Company Secretary and Compliance Officer Date: 14th August 2026						

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Trust Investment Advisors Private Limited

Disclosure referred to in Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (June 30, 2026)

(Rs. in Crore)

a) Revised Format for Security Cover Certificate

Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+ N)
		Book Value	Book Value	No	Book Value	Book Value						Relating to Column F		
ASSETS														
Property, Plant and Equipment			1.00				22.22		23.22					
Capital Work-in- Progress									-					
Right of Use Assets							2.42		2.42					
Goodwill									-					
Intangible Assets							0.04		0.04					
Intangible Assets under Development									-					
Investments		459.36	1,372.02	Yes	218.58		1,281.99		3,331.96	459.36		218.58		677.94
Loans									-					-
Inventories									-					
Trade		355.41	-	Yes	383.57		64.29		803.27		355.41		383.57	738.98
Receivables														
Cash and Cash Equivalents							17.37		17.37		-			-
Bank Balances other than Cash and Cash Equivalents							21.63		21.63					
Others		10.20			0.48		110.94		121.62		10.20		0.48	10.68
Total		824.97	1,373.02	-	602.64	-	1,520.91	-	4,321.53	459.36	365.61	218.58	384.05	1,427.60
LIABILITIES														
Debt securities to which this certificate pertains		749.82		Yes	547.82				1,297.64					
Other debt sharing pari-passu charge with above debt		not to be filled					-		-					
Other Debt							697.61		697.61					
Subordinated debt									-					
Borrowings			947.08				-		947.08					
Bank									-					
Debt Securities									-					
Others									-					
Trade payables							157.83		157.83					
Lease Liabilities							2.80		2.80					
Provisions							4.05		4.05					
Others							50.50		50.50					
Total		749.82	947.08	-	547.82	-	912.78	-	3,157.50					
Cover on Book Value		1.10			1.10									
Cover on Market Value														
		Exclusive Security Cover Ratio	1.10		Pari-Passu Security Cover Ratio	1.10								

ICAI UDIN : 26137872CAKFZY6007

For B Y & Associates

Chartered Accountants

ICAI Firm registration number: 123423W

MAULIK
NAVINCHANDRA
LODAYA

Digitally signed by MAULIK
NAVINCHANDRA LODAYA
Date: 2026.08.14 17:25:01
+05'30'

CA Maulik N. Lodaya, Partner

Membership Number: 137872

Date : August 14, 2026

Place : Mumbai