

Mehta Family

Advanced Performance Review

Period: Inception to 29 January 2026

Total Portfolio Value: ₹125.7 Crore

Portfolio Summary

Total Value

₹125.7 CR

Total Invested

₹84.6 CR

Absolute Gain

₹43.9 CR

XIRR Return

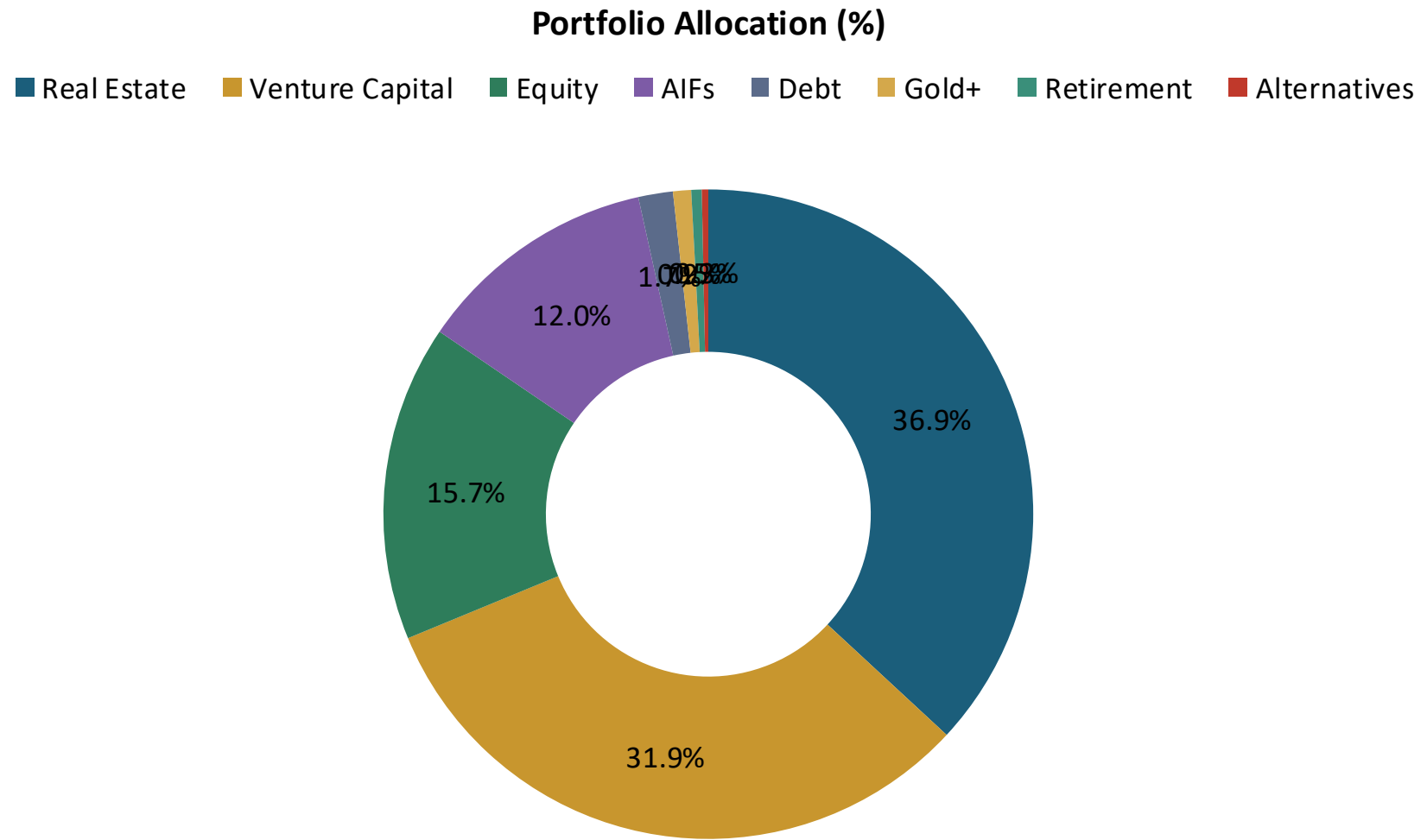
14.20%

Benchmark Return: 13.45% XIRR | Portfolio outperformed benchmark by +0.75%

Key Highlights

- Total portfolio gain of 51.84% on invested capital
- Venture investments lead with 44.39% XIRR (701.62% absolute gain)
- Portfolio diversified across 7 asset categories
- Total outflows (exits/dividends) of ₹2.3 Crore

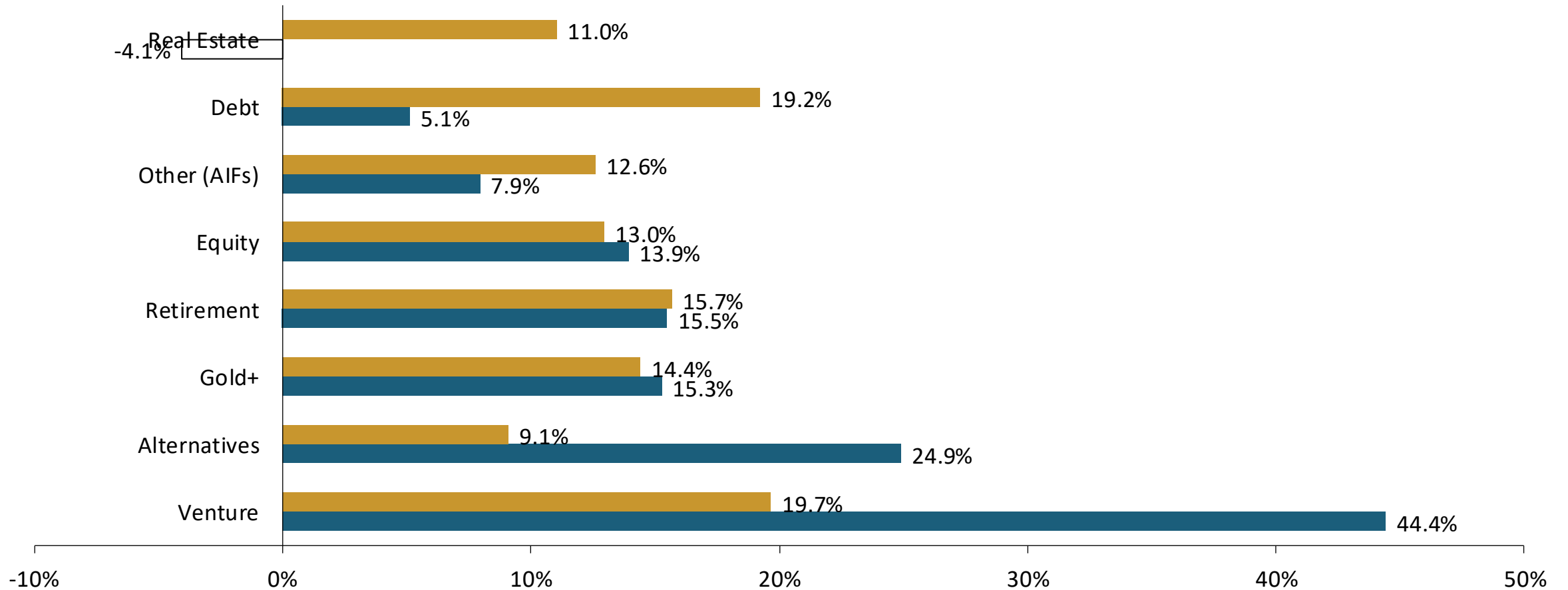
Asset Allocation Breakdown



Category Performance (XIRR %)

XIRR Return vs Benchmark by Category

Benchmark Portfolio Return



Venture Capital — Star Performer

₹40.1 CR Valuation | 44.39% XIRR | 701.62% Absolute Gain | ₹5.0 CR Invested

Company	Stage	Invested	Current Value	XIRR	Gain %
Captain Fresh	Series A	₹50 L	₹12.5 CR	76.50%	2,400%
Zetwerk	Series A	₹50 L	₹6.0 CR	55.05%	1,100%
Razorpay	Growth	₹50 L	₹3.8 CR	43.02%	659%
Jar	Series A	₹50 L	₹4.0 CR	44.34%	700%
Zepto	Growth	₹50 L	₹3.0 CR	37.20%	500%
Park Plus	Series A	₹50 L	₹3.0 CR	37.20%	500%
Ather Energy	Growth	₹50 L	₹2.7 CR	34.74%	442%
Teachmint	Series A	₹50 L	₹2.5 CR	32.85%	400%
Postman	Growth	₹50 L	₹1.4 CR	19.93%	180%
Unacademy	Growth	₹49.9 L	₹1.2 CR	16.19%	134%

Equity & Real Estate Holdings

Real Estate — 36.89% of Portfolio

Asset	Value	XIRR	Gain %
NCPA Flat 2202	₹31.0 CR	8.86%	+9.51%
Prime Business Park	₹15.0 CR	-10.18%	-32.65%
Vaswani Landmark	₹16.8 L	32.77%	+68.00%
Embassy REIT	₹16.8 L	17.69%	+54.13%
Mindspace REIT	₹5.5 L	19.27%	+54.73%

Top Equity Stocks — 15.73% of Portfolio

Stock	Value	XIRR	Gain %
HDFC Bank	₹1.8 CR	-17.95%	-40.06%
Ajanta Pharma	₹1.3 CR	33.79%	+110.13%
Reliance Ind.	₹1.2 CR	-10.43%	-35.14%
CDSL	₹92.6 L	78.33%	+347.29%
Swiggy (PE)	₹5.6 CR	44.85%	+324.16%
5 Star Broking	₹1.8 CR	10.54%	+20.00%

Real Estate: ₹46.4 CR value | -4.07% XIRR | Dragged by Prime Business Park (-10.18%)

Equity includes Stocks & ETFs (₹11.3 CR), Private Equity (₹7.6 CR), and Equity Mutual Funds (₹85.8 L)

Alternative & Fixed Income Holdings

AIFs (Other) — 12.04%

Chiratae Ventures Fund IV: ₹5.7 CR (9.87% XIRR)
Nippon India AIF: ₹3.0 CR (11.60% XIRR)
Abakkus Emerging: ₹2.7 CR (19.70% XIRR)
Motilal Oswal Focused: ₹2.6 CR (3.60% XIRR)
Aventus Absolute Return: ₹1.2 CR (2.41% XIRR)

Total: ₹15.1 CR | 7.94% XIRR | 47.44% Gain

Gold+ — 0.90%

Gold Jewellery: ₹65.0 L (6.47% XIRR)
Sovereign Gold Bonds: ₹47.3 L (33.24% XIRR)
Axis Gold ETF: ₹1.5 L (25.51% XIRR)

Total: ₹1.1 CR | 15.25% XIRR | 44.96% Gain

Debt — 1.72%

ICICI Bank FD: ₹86.1 L (5.09% XIRR)
HDFC Bank FDs: ₹90.2 L (~4.5% XIRR)
Post Office (SSY, KVP): ₹16.0 L (7.89%)
NCDs + Debt Funds: ₹23.7 L

Total: ₹2.2 CR | 5.12% XIRR | 23.84% Gain

Retirement + Alt — 0.84%

ICICI Pru Retirement: ₹55.3 L (14.71%)
ABSI Retirement 30s: ₹9.1 L (21.61%)
AI Widgets (Startup): ₹22.0 L (33.84%)
The Pants Project: ₹18.0 L (16.08%)

Total: ₹1.1 CR | ~18% XIRR

Key Insights & Observations

Strengths

- Venture portfolio is a major value creator: 44.39% XIRR, 701% cumulative gain
- Overall portfolio (14.20%) outperforms benchmark (13.45%) by 75 bps
- Gold & Sovereign Gold Bonds delivering strong returns (SGBs at 33.24% XIRR)

Areas of Concern

- Real Estate underperforming at -4.07% XIRR; Prime Business Park dragging returns
- Large-cap stocks (HDFC Bank, Reliance) showing negative XIRR
- Debt allocation (1.72%) significantly underperforms its benchmark (19.22%)
- High concentration in illiquid assets (Real Estate + Venture = ~69% of portfolio)