

Date: 29th September, 2025

To,
The Manager,
Listing Department,
The National Stock Exchange of India Limited,
Exchange Plaza, C/1, Block-G,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051

Company's Scrip Code: UNIVASTU

Sub: Voting Results and Scrutinizer for the 16th Annual General Meeting.

Dear Sir/Madam,

We refer to the 16th Annual General Meeting of the Company (AGM) held on Saturday, 27th September, 2025, at 11.00 a.m. (IST) at 'PYC Hindu Gymkhana CTS No. 766, F.P. No. 244, Bhandarkar Road, Pune, Maharashtra 411004 in compliance with the provisions of the Companies Act, 2013, (the Act) and Rules thereof, read with relevant circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India.

1. Voting results pursuant to Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (the Regulations).
2. Consolidated Scrutinizer's Report pursuant to Section 108 of the Companies Act, 2013, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, including amendments thereof, on remote e-voting and e-voting during the 16th AGM.

You are requested to kindly take the same on records.

Thanking you,

Yours faithfully,

For, Univastu India Ltd

Sakshi
Digitally signed
by Sakshi Tiwari
Date: 2025.09.29
12:06:53 +05'30'

Sakshi Tiwari
Company Secretary & Compliance Officer
Membership No: ACS67056

UNIVASTU India Limited

Date of the AGM/EGM	27/09/2025
Total number of shareholders on record date	6385
No. of shareholders present in the meeting either in person or through proxy: Promoters and promoter Group: Public:	41 2 39
No. of shareholders attended the meeting through Video Conferencing: Promoters and promoter Group: Public:	NOT ARRANGED

Resolution 1 :Adoption of the audited Standalone financial statements of the company

Resolution required :(Ordinary / Special)	Ordinary Resolution
Whether promoter/promoter group are interested in the agenda/resolution ?	No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00

Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00
Resolution 2 :Adoption of the audited consolidated financial statments of the company								
Resolution required :(Ordinary / Special)			Ordinary Resolution					
Whether promoter/promoter group are interested in the agenda/resolution ?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 3 :To appoint a Director in place of Mrs.Rajshri Pradeep Khandagale

Resolution required :(Ordinary / Special) **Ordinary Resolution**

Whether promoter/promoter group are interested in the agenda/resolution ? **No**

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 4 :to appoint of D R B S V and Associates chartered accountants

Resolution required :(Ordinary / Special) **Ordinary Resolution**

Whether promoter/promoter group are interested in the agenda/resolution ? **No**

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 5 :To appoint MSN Associates,Practicing Company Secretaries

Resolution required :(Ordinary / Special)

Ordinary Resolution

Whether promoter/promoter group are interested in the agenda/resolution ?

No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter &	E-VOTING	8091812	0	0.00	0	0	0.00	0.00

Promoter Group	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 6 :Approval of related party transactions with Unique Vastu Developers

Resolution required :(Ordinary / Special)

Ordinary Resolution

Whether promoter/promoter group are interested in the agenda/resolution ?

No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	0	0.00	0	0	0.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00

Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374212	9.59	374212	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374313	9.59	374313	0	100.00	0.00
TOTAL		11995590	374313	3.12	374313	0	100.00	0.00

Resolution 7 :Approval of related party transactions with Unigrano India private ltd

Resolution required :(Ordinary / Special)

Ordinary Resolution

Whether promoter/promoter group are interested in the agenda/resolution ?

No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	0	0.00	0	0	0.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374212	9.59	374212	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374313	9.59	374313	0	100.00	0.00
TOTAL		11995590	374313	3.12	374313	0	100.00	0.00

Resolution 8 :Approval of related party transactions with Univastu Bootes Infra LLP

Resolution required : (Ordinary / Special)	Ordinary Resolution
Whether promoter/promoter group are interested in the agenda/resolution ?	No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	0	0.00	0	0	0.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374212	9.59	374212	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374313	9.59	374313	0	100.00	0.00
TOTAL		11995590	374313	3.12	374313	0	100.00	0.00

Resolution 9 :Approval of related party transactions with Univastu HVAC India private Ltd

Resolution required :(Ordinary / Special)	Ordinary Resolution
Whether promoter/promoter group are interested in the agenda/resolution ?	No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	0	0.00	0	0	0.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374212	9.59	374212	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374313	9.59	374313	0	100.00	0.00
TOTAL		11995590	374313	3.12	374313	0	100.00	0.00

Resolution 10 :Increasing the Authorised share capital of the company

Resolution required :(Ordinary / Special)

Ordinary Resolution

Whether promoter/promoter group are interested in the agenda/resolution ?

No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter &	E-VOTING	8091812	0	0.00	0	0	0.00	0.00

Promoter Group	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 11 :To approve issue of Bonus shares by capitalization of reserves

Resolution required :(Ordinary / Special)

Ordinary Resolution

Whether promoter/promoter group are interested in the agenda/resolution ?

No

Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00

Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00
Resolution 12 :Re appointment of Mr.Narendra Bhagatkar								
Resolution required :(Ordinary / Special)			Ordinary Resolution					
Whether promoter/promoter group are interested in the agenda/resolution ?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00

Resolution 13 :To appoint Mr. Rajiv Kapoor as an independent Director

Resolution required :(Ordinary / Special)		Ordinary Resolution						
Whether promoter/promoter group are interested in the agenda/resolution ?		No						
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor (4)	No. of Votes against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter & Promoter Group	E-VOTING	8091812	0	0.00	0	0	0.00	0.00
	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public - Institutions	E-VOTING	0	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	3903778	101	0.00	101	0	100.00	0.00
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL BALLOT	0	0	0.00	0	0	0.00	0.00
	TOTAL	3903778	374513	9.59	374513	0	100.00	0.00
TOTAL		11995590	8466325	70.58	8466325	0	100.00	0.00



Scrutinizer's Report

[Pursuant to Section 108 of the Companies Act, 2013 and Rule 20(4) (xii) of the Companies (Management and Administration) Rules, 2014]

To,
The Chairman,

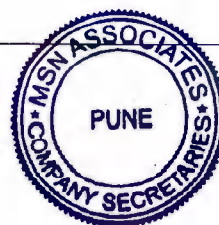
Name of the Company	Univastu India Limited
Meeting	16 th Annual General Meeting of the members of the Company
Day, Date, Time	Saturday, September 27, 2025, at 11.00 a.m.
Place	PYC Deccan Gymkhana, CTS No. 766, F.P. No. 244, Bhandarkar Road, Pune, Maharashtra 411004
Mode	Physical

Dear Sir,

I, Nishad Umranikar, Partner of MSN Associates, Company Secretaries, have been appointed as scrutinizer by the Board of Directors of Univastu India Limited ("the Company") for the purpose of scrutinizing the e-voting process and voting by poll at the meeting pursuant to Section 108 of the provisions of Companies Act, 2013 and Rule 20 & 21 of the Companies (Management and Administration) Rules, 2014 (Amendments Rules 2015) at the 16th Annual General Meeting (16th AGM) of the Equity shareholders of the Company held on Saturday, September 27, 2025, at 11.00 a.m. at PYC Deccan Gymkhana, CTS No. 766, F.P. No. 244, Bhandarkar Road, Pune, Maharashtra 411004

I have conducted the scrutiny in a fair and transparent manner in respect of the below mentioned resolutions, proposed at the 16th AGM of the Equity shareholders of the Company and I submit my report as under:

The compliance with the provisions of the Companies Act, 2013 and the rules made thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 relating to voting through electronic voting system (by remote e-voting) and voting by poll by the shareholders on the resolutions proposed in the Notice of the 16th AGM of the Company is the responsibility of the management. My responsibility as a Scrutinizer is to ensure that the voting process through electronic voting system and by poll at the AGM are conducted in a fair and transparent manner and render consolidated scrutinizer's report of the total votes cast in favour or against if any, to the Chairman, on the resolutions, based on the reports generated from the electronic voting system provided by Bigshare Services Private Limited (ivote@bigshareonline.com) and report on poll at the meeting.



In accordance with the notice of the 16th AGM sent to the shareholders by way of email on September 3, 2025 and the 'Advertisement' published on September 3, 2025 pursuant to Rule 20(4) (v) of the Companies (Management and Administration) Rules, 2014 (Amendment Rules 2015) and the Circulars mentioned above, the remote e-voting period remained open from Wednesday, September 24, 2025 at 09.00 a.m. (IST) to Friday, September 26, 2025 at 05.00 p.m. (IST).

The shareholders holding shares as on the "cut off" date i.e. Friday, September 19, 2025 were entitled to vote on the proposed resolutions (item nos. 1 to 13) as set out in the Notice of the 16th AGM of the Company.

The remote e-voting system was blocked forthwith at the end of the remote e-voting period. The votes cast through remote e-voting system were unblocked on Saturday, September 27th, 2025 after conclusion of the Annual General Meeting in the presence of two (2) witnesses (Ms. Vidula Damle residing at Sadashiv Peth, Pune 411030 and CS Neha Milind Gogate residing at Happy Colony, Pune 411038) who are not in the employment of the Company. Thereafter, the details containing, inter-alia, list of equity shareholders, who voted "for" and "against", were downloaded from the e-voting website of Bigshare Services Private Limited (ivote@bigshareonline.com) and the same were handed over to the Chairman.

Witnesses:

1. Vidula Padmanabh Damle

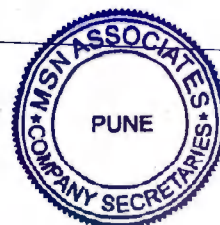
Signature: V. P. Damle

2. CS Neha Milind Gogate

Signature: [Signature]

After declaration of commencement of voting during the conduct of the Annual General Meeting, the shareholders who had not voted through the remote e-voting process were instructed to cast their vote by poll. Thereafter, the details containing, inter-alia, list of equity shareholders, who voted "for" and "against", were downloaded from the e-voting website of Bigshare Services Private Limited (ivote@bigshareonline.com) and the same were handed over to the Chairman. The votes cast through remote e-voting and voting conducted during the meeting were reconciled with the records maintained by the Company/ Registrar and Transfer Agents of the Company and the authorizations lodged with the Company.

The total votes cast in favour or against all the resolutions proposed in the Notice of the Annual General Meeting are as under:



Ordinary Business:

Resolution No. 1 [Ordinary Resolution] –

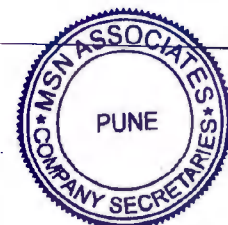
To receive, consider and adopt the Audited Standalone Financial Statements of the Company for the Financial Year ended March 31, 2025 and the Reports of the Board of Directors and Auditors thereon

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 2 [Ordinary Resolution] –

To receive, consider and adopt the Audited Consolidated Financial Statements of the Company for the Financial Year ended March 31, 2025 together with report of Auditors thereon

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0



Resolution No. 3 [Ordinary Resolution] –

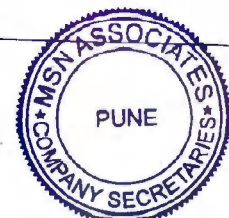
To appoint a Director in place of Mrs. Rajshri Pradeep Khandagale (DIN: 02545231), who retires by rotation and being eligible, offers herself for re-appointment

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 4 [Ordinary Resolution] –

To consider appointment of M/s D R B S V and Associates, Chartered Accountants, Pune (FRN: 122260W) as a Statutory Auditors of the Company and to fix their remuneration

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0



Special Business:

Resolution No. 5 [Ordinary Resolution] –

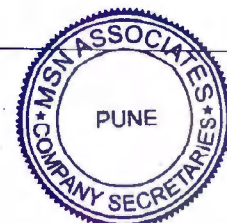
To Appoint M/S. MSN Associates, Practicing Company Secretaries, Pune, (ICSI Unique Code: P2006MH082500) as the Secretarial Auditors of the Company

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 6 [Ordinary Resolution] –

Approval of Related Party Transactions with Unique Vastu Developers Private Limited

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.026	0	0	0
voting at AGM		3,74,212*#	3,74,212	99.973	0	0	0
TOTAL	1,19,95,590	3,74,313	3,74,313	100	0	0	0



Resolution No. 7 [Ordinary Resolution] –

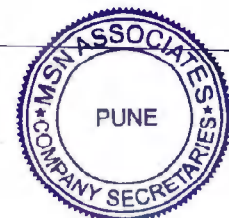
Approval of Related Party Transactions with Unigrano India Private Limited

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.026	0	0	0
voting at AGM		3,74,212*#	3,74,212	99.973	0	0	0
TOTAL	1,19,95,590	3,74,313	3,74,313	100	0	0	0

Resolution No. 8 [Ordinary Resolution] –

Approval of Related Party Transactions with Univastu Bootes Infra LLP

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.026	0	0	0
voting at AGM		3,74,212*#	3,74,212	99.973	0	0	0
TOTAL	1,19,95,590	3,74,313	3,74,313	100	0	0	0



Resolution No. 9 [Ordinary Resolution] –

Approval of Related Party Transaction with Univastu HVAC India Private Limited

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.026	0	0	0
voting at AGM		3,74,212*#	3,74,212	99.973	0	0	0
TOTAL	1,19,95,590	3,74,313	3,74,313	100	0	0	0

Resolution No. 10 [Ordinary Resolution] –

Increasing the Authorised Share Capital of the Company

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 11 [Ordinary Resolution] –

Issuance of Bonus Shares.

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 12 [Special Resolution] –

Re-appointment of Mr. Narendra Bhagatkar (Din: 08744690), As a Whole Time Director, (Designated as an Executive Director) of the Company for further period of 5 Years w.e.f 1st July, 2025

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Resolution No. 13 [Special Resolution] –

To approve the appointment of Mr. Rajiv Kapoor (DIN: 11135320) as an independent director of the company for the period of 5 consecutive years w.e.f July 9, 2025

Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
			No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM		84,66,224*	84,66,224	99.998	0	0	0
TOTAL	1,19,95,590	84,66,325	84,66,325	100	0	0	0

Accordingly, Resolution Nos. 1 to 13 have been passed unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

All electronic data and relevant records relating to voting shall remain in my safe custody until the Chairman considers, approves, signs the minutes of the aforesaid Annual General Meeting and the same will be handed over to the authorized representative of the Chairman for safe keeping thereafter.

* One shareholder holding 1075 shares has abstained from voting on all resolutions.

Interested parties in the resolution have abstained from voting.

Thanking you.
Yours faithfully,

For MSN Associates
Company Secretaries

Nishad
Gajanan
Umrnikar
Digitally signed by
Nishad Gajanan
Umrnikar
Date: 2025.09.27 17:25:05
+05'30'



CS Nishad Umrnikar
Partner
FCS No. 4910
C. P. No. 3070
UDIN: F004910G001369603
Date: 27th September, 2025
Place: Pune