

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 16<sup>th</sup> Annual General Meeting of the Company (AGM) held on Saturday, 27<sup>th</sup> 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 16<sup>th</sup> 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

CIN: L45200PN2009PLC133864
An ISO 9001: 2015, 14001: 2015,
OHSAS 18001: 2007 Certified Company

Registered Office:
UNIVASTU, Bunglow No: 36/B, Madhav Baug,
Shivtirth Nagar, Kothrud, Paud Road,
Pune - 411 038 MH INDIA
GSTN No - 27AABCU0775C1ZJ

info@univastu.com

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

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

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

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

Category	Mode	No. of	No. of	% of Votes	No. of	No. of	% of	% of Votes against on
	of	shares	votes	Polled on	Votes	Votes	Votes in	votes
	Voting	held	polled	outstanding	in favor	against	favour	polled
				shares			on	
				(3)=[(2)/(1)]*100	(4)	(5)	votes	(7)=[(5)/(2)]*100
		(1)	(2)				polled	
							(6)=[(4)/	
							(2)]*100	
Promoter &	E- VOTING	8091812	0	0.00	0	0	0.00	0.00
Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
Group	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	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
institutions	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 re Special)	Resolution required :(Ordinary /		Ordinary Resolution							
Whether progroup are in agenda/reso	terested in		No							
Category	Mode of Voting	No. of shares held	No. of votes polled	% of Votes Polled on outstanding	No. of Votes in favor	No. of Votes against	% of Votes in favour	% of Votes against on votes polled		
		(1)	(2)	shares (3)=[(2)/(1)]*100	(4)	(5)	on votes polled	(7)=[(5)/(2)]*100		
							(6)=[(4)/ (2)]*100			
Promoter &	E- VOTING	8091812	0	0.00	0	0	0.00	0.00		
Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00		
Group	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 appoin	t of D R B S \	/ and Assoc	iates chartered acco	ountants					
Resolution re	equired :(C	Ordinary /	Ordinary	Resolution						
Whether progroup are infagenda/reso	terested in		No							

Category	Mode	No. of	No. of	% of Votes	No. of	No. of	% of	% of Votes against on
	of	shares	votes	Polled on	Votes	Votes	Votes in	votes
	Voting	held	polled	outstanding	in favor	against	favour	polled
				shares			on	
				(3)=[(2)/(1)]*100	(4)	(5)	votes	(7)=[(5)/(2)]*100
		(1)	(2)				polled	
							(6) [(4) (	
							(6)=[(4)/	
5	_	0004043		0.00			(2)]*100	0.00
Promoter	E-	8091812	0	0.00	0	0	0.00	0.00
& Dramatar	VOTING	0004043	0004043	100.00	0004043	•	100.00	0.00
Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
Group	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public -	E-	0	0	0.00	0	0	0.00	0.00
Institutions	VOTING							
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non	E-	3903778	101	0.00	101	0	100.00	0.00
Institutions	VOTING							
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	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

8091812

Promoter

E-VOTING

Resolution required :(Ordinary / Special) Whether promoter/promoter group are interested in the agenda/resolution?			Ordinary	Resolution				
			No					
Category	Mode of Voting	No. of shares held	No. of votes polled	% 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	% of Votes against on votes polled (7)=[(5)/(2)]*100
							(6)=[(4)/ (2)]*100	

0

0

0.00

0.00

0.00

Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
Group	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	TOTAL	8091812	8091812	100.00	8091812	0	100.00	0.00
Public -	E-	0	0	0.00	0	0	0.00	0.00
Institutions	VOTING							
	POLL	0	0	0.00	0	0	0.00	0.00
	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	TOTAL	0	0	0.00	0	0	0.00	0.00
Public-Non	E-	3903778	101	0.00	101	0	100.00	0.00
Institutions	VOTING							
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	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 /	Ordinary Resolution
Special)	
Whether promoter/promoter group are interested in the agenda/resolution?	No

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

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

Resolution re	equired :(C	Ordinary /	Ordinary Resolution							
Whether promoter/promoter group are interested in the agenda/resolution?			No							
Category	Mode of Voting	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes in favor	No. of Votes against	% of Votes in favour	% of Votes against on votes polled		
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	on votes polled	(7)=[(5)/(2)]*100		
							(6)=[(4)/ (2)]*100			
Promoter &	E- VOTING	8091812	0	0.00	0	0	0.00	0.00		
Promoter Group	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 pa	arty transa	ctions with Univastu	HVAC Indi	a private L	td			
Resolution re	equired :(C	Ordinary /	Ordinary	Resolution						
Whether promoter/promoter group are interested in the agenda/resolution?		No								

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

Resolution 1	L <b>0</b> :Increasi	ing the Auth	orised shar	e capital of the comp	oany				
Resolution required :(Ordinary / Special)		Ordinary Resolution							
Whether progroup are in agenda/reso	terested in		No						
Category	Mode of Voting	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes in favor	No. of Votes against	% of Votes in favour on	% of Votes against on votes polled	
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	votes polled (6)=[(4)/ (2)]*100	(7)=[(5)/(2)]*100	
Promoter	E-	8091812	0	0.00	0	0	0.00	0.00	

VOTING

Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
Group	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 /	Ordinary Resolution
Special)	
Whether promoter/promoter group are interested in the agenda/resolution?	No

Category	Mode of Voting	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes in favor	No. of Votes against	% of Votes in favour on votes	% of Votes against on votes polled (7)=[(5)/(2)]*100
		(1)	(2)	(3)-[(2)] (1)] 100	(4)	(3)	polled	(//-[(3)/(2)] 133
							(6)=[(4)/ (2)]*100	
Promoter &	E- VOTING	8091812	0	0.00	0	0	0.00	0.00
Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00
Group	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	E-	3903778	101	0.00	101	0	100.00	0.00
Institutions	VOTING							
	POLL	3903778	374412	9.59	374412	0	100.00	0.00
	POSTAL	0	0	0.00	0	0	0.00	0.00
	BALLOT							
	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	No
group are interested in the	
agenda/resolution?	

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

Resolution 1	<b>3</b> :To appo	int Mr. Rajiv	Kapoor as a	an independent Dire	ector					
Resolution re	equired :(C	Ordinary /	Ordinary	Resolution						
Whether promoter/promoter group are interested in the agenda/resolution?			No							
Category	Mode of Voting	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes in favor	No. of Votes against	% of Votes in favour on	% of Votes against on votes polled		
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	votes polled (6)=[(4)/ (2)]*100	(7)=[(5)/(2)]*100		
Promoter &	E- VOTING	8091812	0	0.00	0	0	0.00	0.00		
Promoter	POLL	8091812	8091812	100.00	8091812	0	100.00	0.00		
Group	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		





6A, Anandmayee Co-op. Hsg. Soc., Near Ashwamedh Hall, Off Karve Road, Erandawane, Pune - 411 004.

E-mail: csmarathe.msn@gmail.com | csbapat.msn@gmail.com | nishad.msn@gmail.com | Phone - +91-20-41233634 / 25455401 | Website: www.msnassociates.in

#### 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 <sup>th</sup> 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 16<sup>th</sup> 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  $16^{\rm th}$  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 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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 27<sup>th</sup>, 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

1. p. pamle

2. CS Neha Milind Gogate

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] -

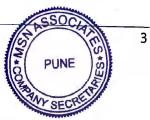
To receive, consider and adopt the Audited Standalone Financial Statements of the Company for the Financial Year ended March 31, 2025 and the Reports of the Board of Directors and Auditors thereon

Voting Sh	Total No. of Shares of the company	No. of Votes	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
		Polled	No. of Votes	% of Total No. of Valid Votes	No. of Votes	% of Total No. of Valid Votes	
Remote e-voting	1,19,95,590	101	101	0.001	0	Cast 0	C
voting at AGM	-/10/03/030	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

Voting Sha	Total No. of Shares of the	No. of Votes	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
	company	Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes	
Remote e-voting	1,19,95,590	101	101	0.001	0	Cast 0	0
voting at AGM	1,13,33,330	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

Total No. of Shares of the company	No. of Votes	Resolution	vor of		Invalid Votes	
	Polled		1	No. of	% of	10103
		Votes	T .	Votes	Total No.	
			1		of Valid	
			1 .		Votes	
	40.		Cast		Cast	
1 10 05 500	101	101	0.001	0	0	0
1,19,95,590	84,66,224*	84,66,224	99.998	0	0	0
1,19,95,590	84,66,325	84,66,325	100	0	0	0
	Shares of the company	Shares of the company Polled  101 1,19,95,590 84,66,224*	Shares of the company  Votes Resolution No. of Votes  101 101 1,19,95,590  84,66,224* 84,66,224	Shares of the company  Votes Resolution  No. of Votes  Votes Total No. of Valid  Votes  101 101 0.001  1,19,95,590 84,66,224* 84,66,224 99.998	Shares of the company  Votes Polled  No. of Votes Polled  No. of Votes Cast  101  101  101  100  1,19,95,590  84,66,224*  84,66,224  84,66,224  Polled  No. of Votes Cast  101  101  101  101  101  101  101  1	Votes   Polled   Votes   Polled   Votes   Resolution   No. of   Votes   Votes   No. of   Votes   Votes   No. of   Votes   Votes   Votes   No. of   Votes   V

## 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	Votes in Fa Resolution	vor of	Votes A Resolut	Invalid Votes	
		Polled	No. of Votes	% of Total No. of Valid Votes	No. of Votes	% of Total No. of Valid Votes	
Remote		404		Cast		Cast	
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	No. of Votes	Votes in Fav Resolution	Votes in Favor of Resolution		Votes Against the Resolution	
company	Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes Cast	Votes	
Remote e-voting	1,19,95,590	101	101	0.001	0	0	0
voting at AGM	1,13,33,330	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 Shares of the company	Shares of the	No. of Votes	Votes in F Resolution		Votes A Resolut	Invalid Votes	
	Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes		
Remote e-voting	1,19,95,590	101	101	0.026	0	Cast 0	0
voting at AGM	1,13,33,390	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

Voting Shar	Total No. of Shares of the	No. of Votes	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
	company	Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes	
Remote e-voting	1,19,95,590	101	101	0.026	0	Cast 0	0
voting at AGM	1,10,00,00	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

Voting Sh	Total No. of Shares of the company	No. of Votes	Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes	
		Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes		
Remote e-voting	1,19,95,590	101	101	0.026	0	Cast 0	0	
voting at AGM	2,13,33,330	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

	Shares of the	No. of Votes	Votes in F Resolution		Votes A Resolut	Invalid Votes	
	company	Polled	No. of Votes	% of Total No. of Valid Votes Cast	No. of Votes	% of Total No. of Valid Votes	
Remote e-voting	1,19,95,590	101	101	0.026	0	Cast 0	0
voting at AGM	1,19,99,990	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			Votes in Favor of Resolution		Votes Against the Resolution		Invalid Votes
	company	Polled	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	1,10,93,390	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.	No. of Votes	% of Total No.	
				of Valid Votes		of Valid Votes	
Remote		104		Cast		Cast	
e-voting	1,19,95,590	101	101	0.001	0	0	C
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	votes
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, <mark>9</mark> 5,590	101	101	0.001	0	0	0
voting at AGM	1,10,00,000	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

Digitally signed
Nishad Gajanan
Umranikar

Umranikar

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

CS Nishad Umranikar

**Partner** 

FCS No. 4910 C. P. No. 3070

UDIN: F004910G001369603 Date: 27<sup>th</sup> September, 2025

Place: Pune

