Let's Succeed Together!
UNIVASTU
INDIA LTD

Date: 20th July, 2026.

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: Scrutinizer's Report and Voting Results for the Extra Ordinary General Meeting.

Dear Sir/Madam,

We refer to the Extra Ordinary General Meeting of the Company (EOGM) held on Saturday, 18th July, 2026 at 11.00 a.m. (IST) through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM")' in compliance with 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.

In this connection, please find enclosed herewith the following:

1. 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 EOGM.

2. Voting results pursuant to Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (the Regulations);

You are requested to kindly take the same on records.

Thanking you.

Yours faithfully,
For, Univastu India Limited

Sakshi Tiwari
Digitally signed by Sakshi Tiwari
Date: 2026.07.20 17:38:45 +05'30'

Sakshi Tiwari
Company Secretary & Compliance Officer
Membership No: ACS67056

Encl: As above

MSN ASSOCIATES
COMPANY SECRETARIES
6A, Anandmayee Co-op. Hsg. Soc., Near Ashwamedh Hall, Off Karve Road, Erandawane, Pune - 411 004.
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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	Extra-Ordinary General Meeting of the members of the Company.
Day, Date, Time	Saturday, July 18th, 2026, at 11.00 a.m.
Place	Bungalow no 36/B, C.T.S. No 994 & 945 (S.no.117 & 118) Madhav Baug, Shivtirth Nagar, Kothrud, Pune – 411038.
Mode	Video conferencing

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") in its meeting held on Friday, June 19th, 2026 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) as amended, read with General Circular No. 14/2020 dated April 08, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular No 20/2020 dated May 05, 2020, along with subsequent circulars issued in this regard, the latest being Circular No. 09/2023 dated September 25, 2023 (collectively referred to as 'MCA Circulars') read with Circulars issued by Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, having reference No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated October 3, 2024 and the latest being Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 07, 2023 read with Master Circular No SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 (collectively referred to as "MCA and SEBI Circulars" respectively) have permitted the holding of the Extra-Ordinary General Meeting ("EGM") through Video Conferencing or Other Audio Visual Means ("VC/ OAVM"), without the physical presence of members at a common venue for the EGM of the Equity shareholders of the Company held on Saturday, July 18, 2026, at 11.00 a.m.

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The MCA and SEBI Circulars inter alia provide for relaxation in the manner in which the EGM to be held including the manner of sending the Notices and Annual Reports to the members and the manner of voting at the meeting. Further pursuant to these Circulars, physical attendance of members has been dispensed with and accordingly, the facility for appointment of proxies by the members is also dispensed with. Members who attended the meeting through VC or OAVM were counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013.

I have conducted the scrutiny in a fair and transparent manner in respect of the below mentioned resolutions, proposed at the EGM 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 EGM 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 EGM are conducted in a fair and transparent manner and render consolidated scrutinizer's report of the total votes cast in favor or against if any, to the Chairman, on the resolutions, based on the reports generated from the electronic voting system provided by National Securities Depository Limited (NSDL) and report on poll at the meeting.

The Company had appointed Bigshare Services Private Limited as the service provider for extending the facility of remote e-voting to the shareholders of the Company from 9.00 a.m. IST on Wednesday, July 15th, 2026 to 5.00 p.m. IST on Friday, July 17th, 2026 and e-voting at the EGM.

In accordance with the notice of the EGM sent to the shareholders by way of email on Tuesday, June 23rd, 2026 and the 'Advertisement' published in "*Financial Express,* ('English Newspaper') & "*Loksatta*" ('Marathi Newspaper') on Wednesday, June 23rd, 2026 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, July 15th, 2026 at 9.00 a.m. IST and ended on Friday, July 17th, 2026 at 5.00 p.m. IST.

The shareholders holding shares as on the "cut off" date i.e. Friday, July 10th, 2026 were entitled to vote on the proposed resolution as set out in the Notice of the EGM of the Company.

The remote e-voting system was blocked forthwith at the end of the remote e-voting period on Friday, July 17th, 2026 at 05.00 p.m. (IST). The votes cast through remote e-voting system were

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unblocked on Friday, July 17th, 2026 at 05.00 p.m. (IST) after conclusion of the Annual General Meeting in the presence of two (2) witnesses (Mrs. Vrushali Pangarkar residing at Sadashiv Peth, Pune 411030 and Ms. Neha Gogate residing at Navi Peth, Pune 411030) 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 National Securities Depository Limited (www.evoting.nsdl.com) and the same were handed over to the Chairman.

Witnesses:

1. Vrushali Pangarkar — Signature: ____________________

2. Neha Gogate — Signature: ____________________

After declaration of commencement of voting during the conduct of the EGM, 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 National Securities Depository Limited (www.evoting.nsdl.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 favor or against all the resolutions proposed in the Notice of the EGM are as under:

Special Business:

Resolution No. 1 [Special Resolution] –

Issuance of Warrants on A Preferential Basis to the persons belonging to 'Promoter and Promoters Group Category' and 'Non -Promoter Category' of the Company ("Investor Preferential Issue"):

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Mode of Voting	Total No. of Shares of the company	No. of Votes Polled	Votes in Favour 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	3,59,86,770	83891	83891	79.36%	0	0	0
voting at EGM		21818	21818	20.64%	0	0	0
TOTAL	3,59,86,770	1,05,709	1,05,709	100%	0	0	0

Accordingly, Resolution No. 1 have been passed unanimously as per the aforesaid Notice of the EGM 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 EGM and the same will be handed over to the authorized representative of the Chairman for safe keeping thereafter.

Thanking you.

Yours faithfully,

For MSN Associates
Company Secretaries

MSN ASSOCIATES * PUNE * COMPANY SECRETARIES *

CS Nishad Umranikar
Partner
FCS No. 4910
C. P. No. 3070
UDIN: F004910H000886692

Place: Pune
Date: 20/07/2026

UNIVASTU INDIA LTD

Date of the AGM/EGM	18-07-2026
Total number of shareholders on record date	8657
No. of shareholders present in the meeting either in person or throught proxy: Promoters and promoter Group: Public:	**0** 0 0
No. of shareholders attended the meeting throught Video Conferencing: Promoters and promoter Group: Public:	**35** **2** **33**

Resolution 1 :ISSUANCE OF WARRANTS ON A PREFERENTIAL BASIS TO THE PERSONS BELONGING TO ‘PROMOTER AND PROMOTERS GROUP CATEGORY’ AND ‘NON -PROMOTER CATEGORY’ OF THE COMPANY (“INVESTOR PREFERENTIAL ISSUE”)

Resolution required :(Ordinary / Special)	**Special 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	24275436	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	24275436	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	11711334	105709	0.90	105709	0	100.00	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	11711334	105709	0.90	105709	0	100.00	0.00
TOTAL		35986770	105709	0.29	105709	0	100.00	0.00