

Date: 19th December 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.: Outcome of Board meeting

Ref.: Regulation 30(6)/30 and Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir(s),

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**"), we wish to inform you that the meeting of the Board of Directors of the Company held today i.e. December 19, 2025, has *inter-alia* considered and approved the following matters:

1. Subject to the approval of shareholders of the Company and such other regulatory/governmental authorities as may be required, the Board has approved to create, offer, issue and allot by way of a Preferential Issue of up to to 35,00,000 (Thirty-Five Lakh Only) Fully Convertible Warrants ("Warrants"), to the persons belonging to "Promoters and promoters group Category" (Proposed Allottees), at face value INR 10/- (Indian Rupees Ten Only) at an issue price of INR 82/- (Indian Rupees Eighty Two Only) per warrant (including a premium of INR 72/- (Indian Rupees Seventy Two only), not being less than the price as determined in accordance with the provisions of Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations"), to "Mr. Pradeep Khandagale and Mrs. Rajashri Khandagale", persons belonging to the promoters & Promoters group category, on such terms and conditions as may be determined by the Board.

A detailed disclosure in adherence to Listing Regulations read with SEBI Circulars No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is disclosed in **Annexure - A**.

2. The Board has fixed the Relevant Date, in terms of provisions of the SEBI ICDR Regulations for determining the floor price for the preferential issue i.e., Friday, December 19, 2025.
3. Considered and approved the notice calling Extra-Ordinary General Meeting of the Company scheduled to be held on Tuesday, January 20, 2026, through Video Conference ('VC')/ Other Audio-Visual Means ('OAVM').

4. Considered and fixed cut-off date for E-Voting and E-voting period as mentioned below:

Sr. No	Particulars	Date
1.	Cut-off date for E-voting	January 13, 2026
2.	E-voting period	From January 17, 2026 at 9:00 a.m. to January 19, 2026 till 05:00 p.m.

5. Convening Extra ordinary General meeting of the shareholders of the Company which is scheduled to be held on Tuesday, 20th January, 2026 Via Video Conference ('VC')/ Other Audio-Visual Means ('OAVM') at 11.00 A.M. (IST)
6. The Board of Directors approved the appointment of Mr. Nishad Umranikar, Partner at MSN Associates, Practicing Company Secretary (C.P. No. 3070), as the Scrutinizer of the Company. Mr. Nishad Umranikar will supervise the e-voting and voting processes at the ensuing Extra Ordinary General Meeting and submit a report at Extra Ordinary general Meeting the of the Company.
7. The Company has appointed Registrar and Share Transfer Agent (R & T Agent) viz. Big Share Services Private Limited to provide remote e-voting facility for the ensuing Extra Ordinary General meeting of the Company

8. Increase in Borrowing Limits:

The Board has approved an increase in the borrowing limit of the Company pursuant to the provisions of Section 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014, by a further ₹200 crore(Rupees Two Hundred Crore Only) over and above the existing borrowing limit of ₹100 crore (Rupees One Hundred Crore Only) thereby taking the total borrowing limit to ₹300 crore (Rupees Three Hundred Crore Only) subject to the approval of the shareholders by way of a Special Resolution at the ensuing General Meeting.

The meeting of the Board commenced at 4.30 P.M..and concluded at 7.00 P.M.

Request you to please take the same on your record.

Yours faithfully,

FOR, UNIVASTU INDIA LTD

Sakshi Tiwari
Company Secretary
Membership No: ACS67056.

Encl: As above

Annexure-A

Details under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read along with SEBI circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024:

Issuance and Allotment of Warrants by way of preferential issue on a private placement basis (“Preferential Issue”).

Sr.no.	Particulars	Disclosure
1.	Types of securities proposed to be issued	Fully convertible Warrants each carrying a right exercisable by the warrant holder to subscribe to One (1) equity share of face value of ₹10/- (Rupees Ten Only) each upon the exercise of the option attached to each such Warrant.
2.	Type of issuance	Preferential issue of the Warrants in accordance with the provisions of the Companies Act, 2013 and the rules made thereunder and provisions of Chapter V of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and other applicable laws.
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)	Up to 35,00,000 (Thirty-Five Lakh Only) Fully Convertible Warrants (“Warrants”), to the persons belonging to Mr. Pradeep Khandagale and Mrs. Rajashri Khandagale “Promoters and promoters group Category” (Proposed Allottees), at face value INR 10/- (Indian Rupees Ten Only) at an issue price of INR 82/- (Indian Rupees Eighty Two Only) per Warrant, which is higher than the floor price determined in accordance with the provisions of Chapter V of ICDR Regulations, for an aggregate amount of up to INR 28,70,00,000 (Indian Rupees Twenty-Eight Crore Seventy Lakh Only). of which an amount equivalent to 25% (Twenty-Five per cent) of the Per Share Warrant Price shall be payable to the Company at the time of allotment of the Warrants, and the balance 75% (Seventy-Five per cent) of the Per Share Warrant Price shall be payable to the Company at the time of issue and allotment of the equity shares upon exercise of the option attached to the relevant Warrants.
4.	Additional Details to be furnished in case of preferential issue:	
	a. Name of the Investors	Mr. Pradeep Khandagale and Mrs. Rajashri Khandagale



	b. Post allotment of securities - outcome of the subscription	Outcome of subscription:				
		Investor	Pre-Issue shareholding		Post-issue shareholding	
			No.	%	No.	%*
		Pradeep Khandagale	2,28,44,436	63.48%	2,62,44,436	66.46%
		Rajashri Khandagale	14,31,000	3.97%	15,31,000	3.87%
		Total	2,42,75,436	67.45%	2,77,75,436	70.34%
		<i>*The above post-issue shareholding percentage is calculated assuming full conversion of Warrants issued pursuant to the Preferential Issue.</i>				
Issue Price/ Allotted Price: Warrants at an issue price of INR 82/- (Indian Rupees Eighty Two Only) per Warrant, of which an amount equivalent to 25% (Twenty Five percent) of the Per Share Warrant Price shall be payable to the Company at the time of allotment of the Warrants, and the balance 75% (Seventy Five percent) of the Per Share Warrant Price shall be payable to the Company at the time of issue and allotment of the equity shares upon exercise of the option attached to the relevant Warrant.						
Number of Investors: There is 1 (One) investor to whom, Warrants are being issued.						
	c. in case of convertibles – intimation on conversion of securities or on lapse of the tenure of the instrument;	Each of the Warrants is exercisable into One (1) Equity Share having a face value of ₹10/- (Rupees Five Only) each. The tenor of the Warrants is 18 months from the date of their allotment. The Warrants shall be convertible in one or more tranches.				
5.	Any cancellation or termination of proposal for issuance of securities Including reasons thereof	Not applicable				
