

Date: 22nd January, 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 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 Tuesday, 20th January, 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: 2026.01.22
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Sakshi Tiwari

Company Secretary & Compliance Officer
Membership No: ACS67056

Encl: As above



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	Tuesday, January 20, 2026, at 11.00 a.m.
Place	Bungalow no 36/B, C.T.S. No 994 & 945 (S.no.117 & 118) Madhav Baug, Shvitirth 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 December 19th, 2025 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 January 05, 2023 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 Tuesday, January 20th, 2026, at 11.00 a.m.

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 Saturday, January 17th, 2026 at 09.00 a.m. (IST) to Monday, January 19th, 2026 at 05.00 p.m. (IST) and e-voting at the EGM.

In accordance with the notice of the EGM sent to the shareholders by way of email on December, 23rd, 2025 and the 'Advertisement' published on December, 24th, 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 Saturday, January 17th, 2026 at 09.00 a.m. (IST) to Monday, January 19th, 2026 at 05.00 p.m. (IST).

The shareholders holding shares as on the "cut off" date i.e. Tuesday, 13th January, 2026 were entitled to vote on the proposed resolutions (item nos. 1 and 2) 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 Monday, January 19th, 2026 at 05.00 p.m. (IST). The votes cast through remote e-voting system were unblocked on Tuesday, January 20, 2026 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. Irawati Shingwekar 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. Irawati Shingwekar

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 PROMOTERS AND PROMOTER CATEGORY OF THE COMPANY ("INVESTOR PREFERENTIAL ISSUE"):

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	700	700	100	0	0	0
voting at EGM		65	65	100	0	0	0
TOTAL	3,59,86,770	765	765	100	0	0	0

Resolution No. 2 [Special Resolution] :

TO APPROVE POWER TO BORROW FUNDS PURSUANT TO THE PROVISIONS OF SECTION 180(1)(C) OF THE COMPANIES ACT, 2013.

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	700	700	100	0	0	0
voting at EGM		65	65	100	0	0	0
TOTAL	3,59,86,770	765	765	100	0	0	0

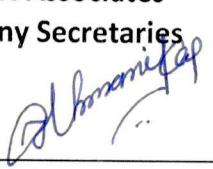
Accordingly, Resolution Nos. 1 and 2 have been passed unanimously as per the aforesaid Notice of the EGM of the Company.

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




CS Nishad Umranikar

Partner

FCS No. 4910

C. P. No. 3070

UDIN: F004910G003418903

Place: Pune

Date: 20th January, 2026

UNIVASTU INDIA LTD

Date of the AGM/EGM	1/20/2026
Total number of shareholders on record date	8077
No. of shareholders present in the meeting either in person or through proxy: Promoters and promoter Group:	0 0 0
No. of shareholders attended the meeting through Video Conferencing: Promoters and promoter Group:2 Public:31	33

Resolution 1 : Issuance of warrants on a preferential basis to the persons belonging to Promoters and Promoter Category of the company ("Investor Preferential Issue"):

Resolution required : (Ordinary / Special)	Special Resolution
Whether promoter/promoter group are interested in the agenda/resolution ?	yes

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	127	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	127	0	0.00	0	0	0.00	0.00
Public-Non Institutions	E-VOTING	11711207	765	0.01	765	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	11711207	765	0.01	765	0	100.00	0.00
TOTAL		35986770	765	0.00	765	0	100.00	0.00

Resolution 2 : To approve power to borrow funds pursuant to the provisions of Section 180(1)(c) of the Companies Act, 2013.

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	% of Votes against on votes polled (7)=[(5)/(2)]*101
	POLL	0	0	0.00	0	0	0.00	
	POSTAL BALLOT	0	0	0.00	0	0	0.00	
	TOTAL	24275436	0	0.00	0	0	0.00	
Public - Institutions	E-VOTING	127	0	0.00	0	0	0.00	0.00
	POLL	0	0	0.00	0	0	0.00	
	POSTAL BALLOT	0	0	0.00	0	0	0.00	
	TOTAL	127	0	0.00	0	0	0.00	
Public-Non Institutions	E-VOTING	11711207	765	0.01	765	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	
	TOTAL	11711207	765	0.01	765	0	100.00	
TOTAL		35986770	765	0.00	765	0	100.00	0.00