

Date: 30th September, 2024.

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 for the 14th Annual General Meeting

Dear Sir/Madam,

We refer to the 14th Annual General Meeting of the Company (AGM) held on Saturday, 28th September 2024, 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.

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 AGM.
Based on the aforesaid Scrutinizer's Report, the resolutions for item nos. 1 to 9 of the AGM Notice were passed with requisite majority.

You are requested to take the same on your records.

Thanking You

For, UNIVASTU INDIA LIMITED

SAKSHI
TIWARI

Digitally signed by
SAKSHI TIWARI
Date: 2024.09.30
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Sakshi Tiwari
Company Secretary and Compliance officer
ACS :67056



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	15 th Annual General Meeting of the members of the Company
Day, Date, Time	Saturday, September 28, 2024, at 11.00 a.m.
Place	PYC Deccan Gym Khana, 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 15th Annual General Meeting of the Equity shareholders of the Company held on Saturday, September 28, 2024, at 11.00 a.m. at PYC Deccan Gym Khana, CTS No. 766, F.P. No. 244, Bhandarkar Road, Pune, Maharashtra 411004 (15th AGM).

I have conducted the scrutiny in a fair and transparent manner in respect of the below mentioned resolutions, proposed at the 15th Annual General Meeting 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 15th 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 National Securities Depository Limited (NSDL) and report on poll at the meeting.



In accordance with the notice of the 15th Annual General Meeting sent to the shareholders by way of email on 04th September, 2024 and the 'Advertisement' published on 05th September, 2024 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 25th, 2024 at 09.00 a.m. (IST) to Friday, September 27th, 2024 at 05.00 p.m. (IST).

The shareholders holding shares as on the "cut off" date i.e. Friday, September 20th, 2024 were entitled to vote on the proposed resolutions (item nos. 1 to 9) as set out in the Notice of the 15th Annual General Meeting of the Company.

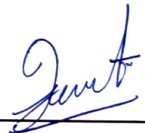
The remote e-voting system was blocked forthwith at the end of the remote e-voting period. The votes cast through remote e-voting system were unblocked on Saturday, September 28th, 2024 after conclusion of the Annual General Meeting in the presence of two (2) witnesses (Ms. Vidula Damle residing at Sadashiv 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. Vidula Padmanabh Damle

Signature: V.P. Damle.

2. Irawati Shripad Shingwekar

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 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 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 Financial Statements of the Company for the Financial Year ended 31st March, 2024 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 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	1,13,64,600	76,27,610	76,27,610	92.34	0	0	0
voting at AGM		6,32,802	6,32,802	7.66	0	0	0
TOTAL		82,60,412	82,60,412	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 31st March, 2024 together with report of Auditors thereon.

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	1,13,64,600	76,27,610	76,27,610	92.34	0	0	0
voting at AGM		6,32,802	6,32,802	7.66	0	0	0
TOTAL		82,60,412	82,60,412	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 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	1,13,64,600	76,27,610	76,27,610	97.99	0	0	0
voting at AGM		1,55,802	1,55,802	02.01	0	0	0
TOTAL		77,83,412	77,83,412	100	0	0	0



Special Business:

Resolution No. 4 [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 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	1,13,64,600	12,798	12,798	7.59	0	0	0
voting at AGM		1,55,802	1,55,802	92.41	0	0	0
TOTAL		1,68,600	1,68,600	100	0	0	0

Resolution No. 5 [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 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	1,13,64,600	12,798	12,798	7.59	0	0	0
voting at AGM		1,55,802	1,55,802	92.41	0	0	0
TOTAL		1,68,600	1,68,600	100	0	0	0



Resolution No. 6 [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 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	1,13,64,600	12,798	12,798	7.59	0	0	0
voting at AGM		1,55,802	1,55,802	92.41	0	0	0
TOTAL		1,68,600	1,68,600	100	0	0	0

Resolution No. 7 [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 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	1,13,64,600	12,798	12,798	7.59	0	0	0
voting at AGM		1,55,802	1,55,802	92.41	0	0	0
TOTAL		1,68,600	1,68,600	100	0	0	0



Resolution No. 8 [Special Resolution] –

Re-appointment of Mr. Dhananjay Ramkrishna Barve (DIN:00066375), as an independent director of the company for the second term of five consecutive years with effect from 14th November, 2024.:

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	1,13,64,600	76,27,610	76,27,610	92.34	0	0	0
voting at AGM		6,32,802	5,86,302	7.66	0	0	0
TOTAL		82,60,412	82,60,412	100	0	0	0

Resolution No. 9 [Special Resolution] –

Consent of members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to persons / bodies corporate to consider and if thought fit, to convey assent or dissent to the following special resolution:

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	1,13,64,600	76,27,610	76,27,610	92.34	0	0	0
voting at AGM		6,32,802	6,32,802	7.66	0	0	0
TOTAL		82,60,412	82,60,412	100	0	0	0

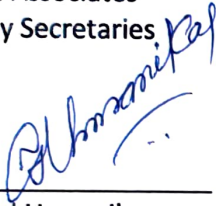
Accordingly, Resolution Nos. 1 to 9 have been passed unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

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.

Thanking you.

Yours faithfully,

For MSN Associates
Company Secretaries



CS Nishad Umranikar
Partner

FCS No. 4910

C. P. No. 3070

UDIN: F004910F001361485

Place: Pune

Date: 28th September, 2024

