Let's Succeed Together!
UNIVASTU
INDIA LTD

Date: August 28, 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

Subject: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Allotment of Fully Convertible Warrants on preferential basis.

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

Dear Sir/Madam,

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. Friday, August 28, 2026, has *inter-alia* considered and approved the following matter:

Item: 1 Allotment of Fully Convertible Warrants on a Preferential Basis to Specified Investors.

Pursuant to the approval of the Board of Directors at its meeting held on June 19, 2026 and approval of the members in the Extra Ordinary General Meeting on July 18, 2026 and pursuant to In-principle approvals granted by NSE Limited vide their respective letters dated August 14, 2026, receipt of an amount aggregating to Rs. ₹ 4,00,05,623.25/- (Rupees Four Crore Five Thousand Six Hundred and Twenty Three and Twenty Five Paise only) at the rate of Rs. 87/- (Rupee Eighty Seven Only) per warrant (being 25% of the issue price per warrant) as warrant subscription price, the Board of Directors of the Company in its meeting held on today i.e. August 29, 2026, has considered and approved the allotment of 18,39,339 (Eighteen Lakhs Thirty Nine Thousand Three Hundred and Thirty Nine) Fully Convertible warrants on preferential basis at an issue price (Rs. 87/- per warrant) including warrant subscription price to persons/ entities ('Allottees') (as per the list enclosed marked as (**Annexure A).**

Each of the Warrant, so allotted, is convertible into or exchangeable for one fully paid-up equity share of face value of Rs. 10/- (Rupee Ten only) of the Company in accordance with the provisions of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, on payment of the balance consideration per warrant (being 75% of the issue price per warrant) from the allottees at the time of allotment of equity shares pursuant to exercise of conversion option against each such warrant.

The requisite disclosure as required in terms of Para A of Part A of Schedule III of Regulation 30 of the SEBI LODR Regulations read with Securities Exchange Board of India ("SEBI") Master Circulars No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 is disclosed in **Annexure - I**.

The meeting of the Board commenced at 11.30 A.M. and concluded at 12.30 P.M.

Request you to please take the same on your record.

Yours faithfully,

FOR, UNIVASTU INDIA LIMITED

Sakshi Tiwari

Digitally signed by Sakshi Tiwari
Date: 2026.08.28 12:30:12 +05'30'

Sakshi Tiwari
Company Secretary & Compliance Officer
Membership No: ACS67056.

Encl: As above

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
+91- 20 - 2543 4617 / +91 95525 03166
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www.univastu.com

Annexure-I

Disclosure pursuant to paragraph a of Part A, Schedule III of the SEBI LODR Regulations read with the HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026.

Allotment of Fully Convertible Warrants by way of preferential issue on a private placement basis ("Preferential Issue").

<table>
<tr><th>Sr.no.</th><th>Particulars</th><th>Disclosure</th></tr>
<tr><td>1.</td><td>Types of securities proposed to be allotted</td><td>Fully Convertible Warrants (convertible into equity shares)</td></tr>
<tr><td>2.</td><td>Type of issuance</td><td>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.</td></tr>
<tr><td>3.</td><td>Total number of securities proposed to be allotted or the total amount for which the securities will be issued (approximately)</td><td>18,39,339 (Eighteen Lakh Thirty Nine Thousand Three Hundred and Thirty Nine Fully Convertible Warrants ("Warrants") to the persons belonging to "Promoter and promoter group Category" and "Non-promoter-Category" (Proposed Allottees) at an issue price of Rs. 87/- (Rupees Eighty Seven Only) per Warrant, for an aggregate amount of up to Rs. 16,00,22,493/- (Rupees Sixteen Crore Twenty Two Thousand Four Hundred and Ninety Three Only).</td></tr>
<tr><td>4.</td><td colspan="2">Additional Details to be furnished in case of preferential issue:</td></tr>
<tr><td>a.)</td><td>Name of the Investors</td><td>A. Promoter and Promoter Group
1. Dr. Pradeep Khandagale
2. Mrs. Rajashri Khandagale
B. Non-promoter Category
1. Mr. Narendra Bhagatkar
2. Major Genral (Retd)(Dr.)Vijay Pawar AVSM VSM
3. Mr. Dhananjay Barve</td></tr>
<tr><td rowspan="3">b)</td><td>Outcome of the Subscription, type of issue, type of securities and total number of securities</td><td>Outcome of subscription:

The following are details of outcome of Subscription<table><tr><th>Preferential Issue of</th><th>Issued</th><th>Subscribed and allotted</th></tr><tr><td>Fully Convertible warrant</td><td>18,39,339</td><td>18,39,339</td></tr></table></td></tr>
<tr><td>Issue Price:</td><td>Each warrant is issued at Rs. 87/- (Rupees Eighty Seven Only) per warrant.</td></tr>
<tr><td>Number of Investors:</td><td>There are 5 investors to whom, Warrants are being allotted.
As per Annexure A</td></tr>
</table>

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c.)	In case of convertibles – intimation on conversion of securities or on lapse of the tenure of the instrument;	1. The proposed allottees, as stated above, having already paid 25% of the total consideration need to pay balance 75% of the consideration prior to conversion of warrants into equity shares. 2. Each of the Warrant upon exercise of option of conversion shall be convertible into 1 (One) Equity Share having face value of Rs.10/- (Rupees Ten only) each. 3. The tenure of the Warrants is 18 months from the date of allotment of such warrants. 4. The Warrants shall be convertible in one or more tranches within the specified tenure.
d.)	Any cancellation or termination of proposal for issuance of securities Including reasons thereof	Not Applicable

ANNEXURE A

Sr. No.	Name of the Investor	Category	Type of Securities	No of securities	Amount Received (25% of consideration) (Rs.)
1.	Dr. Pradeep Khandagale	Promoter & Promoter Group	Convertible Warrant	8,99,669	₹ 1,95,67,800.75
2.	Mrs. Rajashri Khandagale	Promoter & Promoter Group	Convertible Warrant	8,99,670	₹ 1,95,67,822.50
3.	Mr. Narendra Bhagatkar	Non Promoter	Convertible Warrant	10,000	₹ 2,17,500.00
4.	Major General (Retd)(Dr.)Vijay Pawar AVSM VSM	Non Promoter	Convertible Warrant	20,000	₹ 4,35,000.00
5.	Mr. Dhananjay Barve	Non Promoter	Convertible Warrant	10,000	₹ 2,17,500.00
	Total			**18,39,339**	**₹ 4,00,05,623.25**

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