Date: 23rd September, 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 for the 17th Annual General Meeting.

Dear Sir/Madam,

We refer to the 17th Annual General Meeting of the Company (AGM) held on Monday, 21st September 2026, at 11.00 a.m. (IST) at 'PYC Deccan 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 voting during the 17th AGM.

Based on the aforesaid Scrutinizer's Report, the resolutions for item nos. 1 to 7 of the AGM Notice were passed with requisite majority.

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: 2026.09.23 11:34:30 +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,
Univastu India Limited,

Name of the Company	Univastu India Limited
Meeting	17th Annual General Meeting
Day, Date, Time	Monday, September 21st, 2026, 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 remote 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 17th Annual General Meeting (17th AGM) of the Equity shareholders of the Company held on Monday, September 21st, 2026, at 11.00 a.m. at PYC Deccan Gymkhana, CTS No. 766, F.P. No. 244, Bhandarkar Road, Pune, Maharashtra 411004.

I have conducted the scrutiny in a fair and transparent manner in respect of the below mentioned resolutions, proposed at the 17th AGM 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 17th AGM of the Company is the responsibility of the management.

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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 Bigshare Services Pvt. Ltd. and report on poll at the meeting.

In accordance with the notice of the 17th AGM sent to the shareholders by way of email on Saturday, August 29th, 2026 and the 'Advertisement' published on Sunday, August 30th, 2026 pursuant to Rule 20(4) (v) of the Companies (Management and Administration) Rules, 2014 (Amendment Rules 2015), the remote e-voting period remained open from Friday, September 18th, 2026 at 09.00 a.m. (IST) to Sunday, September 20th, 2026 at 05.00 p.m. (IST).

The shareholders holding shares as on the "cut off" date i.e. Monday, September 14th, 2026 were entitled to vote on the proposed resolutions (item nos. 1 to 7) as set out in the Notice of the 17th AGM 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 Sunday, September 20th, 2026 at 5:00 p.m. in the presence of two (2) witnesses (Ms. Mrunmayi Bakshi residing at Navi Peth, Pune 411030 and Mrs. Vrushali Pangarkar 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 Bigshare Services Pvt. Ltd and the same were handed over to the Chairman.

Witnesses:

1. Vrushali Pangarkar — Signature: ____________________

2. Mrunmayi Bakshi — Signature: MMB ____________________

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 Bigshare Services Pvt. Ltd. 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.

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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 Standalone Financial Statements of the Company for the Financial Year ended 31st March, 2026 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	3,59,86,770	4,02,255	4,02,255	100	0	0	0
voting at AGM		2,53,61,128	2,53,61,128	100	0	0	0
TOTAL	3,59,86,770	2,57,63,383	2,57,63,383	100	0	0	0

1 shareholder has voted partially

Accordingly, Resolution No. 1 has been passed unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

— B L A N K —

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ORDINARY BUSINESS:

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, 2026 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	3,59,86,770	4,02,255	4,02,255	100	0	0	0
voting at AGM		2,53,61,128	2,53,61,128	100	0	0	0
TOTAL	3,59,86,770	2,57,63,383	2,57,63,383	100	0	0	0

1 shareholder has voted partially

Accordingly, Resolution No. 2 has been passed unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

B L A N K

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ORDINARY BUSINESS:

Resolution No. 3 [Ordinary Resolution] –

To appoint a Director in place of Mrs. Rajashri 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	3,59,86,770	4,02,255	4,02,255	100	0	0	0
voting at AGM		10,85,092	10,85,092	100	0	0	0
TOTAL	3,59,86,770	14,87,347	14,87,347	100	0	0	0

1 shareholder has voted partially
*3 shareholders have abstained from voting

Accordingly, Resolution No. 3 has been passed with unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

B L A N K

MSN ASSOCIATES PUNE COMPANY SECRETARIES

SPECIAL BUSINESS:

Resolution No. 4 [Ordinary Resolution] –

Ratification of Remuneration of Cost Auditor for the Financial Year 2026-27.

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	4,02,255	4,02,255	100	0	0	0
voting at AGM		2,53,61,128	2,53,61,128	100	0	0	0
TOTAL	3,59,86,770	2,57,63,383	2,57,63,383	100	0	0	0

1 shareholder has voted partially

Accordingly, Resolution No. 4 has been passed with unanimously as per the aforesaid Notice of the Annual General Meeting of the Company.

B L A N K

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SPECIAL BUSINESS:

Resolution No. 5 [Ordinary Resolution] –

Approval of Related Party Transaction with Univastu NUOS IoT Systems 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	3,59,86,770	4,02,255	24,708	6.14	3,77,547	93.86	0
voting at AGM		10,85,092	10,85,092	100	0	0	0
TOTAL	3,59,86,770	14,87,347	11,09,800	74.62	3,77,547	25.38	0

1 shareholder has voted partially
*3 shareholders have abstained from voting

Accordingly, Resolution No. 5 has been passed with majority as per the aforesaid Notice of the Annual General Meeting of the Company.

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SPECIAL BUSINESS:

Resolution No. 6 [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

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	4,02,255	24,708	6.14	3,77,547	93.86	0
voting at AGM		2,53,61,128	2,53,61,128	100	0	0	0
TOTAL	3,59,86,770	2,57,63,383	2,53,85,836	98.54	3,77,547	1.46	0

1 shareholder has voted partially

Accordingly, Resolution No. 6 has been passed with majority as per the aforesaid Notice of the Annual General Meeting of the Company.

——— B L A N K ———

MSN ASSOCIATES PUNE COMPANY SECRETARIES

SPECIAL BUSINESS:

Resolution No. 7 [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	4,02,255	24,708	6.14	3,77,547	93.86	0
voting at AGM		2,53,61,128	2,53,61,128	100	0	0	0
TOTAL	3,59,86,770	2,57,63,383	2,53,85,836	98.54	3,77,547	1.46	0

1 shareholder has voted partially

Accordingly, Resolution No. 7 has been passed with majority 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.

For MSN Associates
Company Secretaries

MSN ASSOCIATES PUNE COMPANY SECRETARIES

CS Nishad Umranikar
Partner
FCS No. 4910
C. P. No. 3070
UDIN: F004910H001552005

Place: Pune
Date: 21st September, 2026