Let's Succeed Together!
UNIVASTU INDIA LTD

Date: 27.05.2025

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) and Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Pursuant to Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that at the Meeting of Board of Directors of the Company held today i.e. Tuesday, 27th May, 2025 at the registered office of the Company, the Board of Directors have inter alia, considered & approved following matters;

1. Considered, approved and taken on records Audited Financial Results (Standalone and Consolidated) along with the Statement of Assets & Liabilities, Cash Flow Statement and Audit Report of Auditors for the fourth Quarter and year ended on 31st March, 2025.
   .
2. Re-appointment of Mr. Narendra Bhagatkar as the Executive Director of the Company for the period of 5 years with effect from 1st July, 2025 to 30th June, 2030 subject to the approval of shareholders at the ensuing Annual General Meeting.

3. Appointment of M/s MSN Associates, Practicing Company Secretary, Pune, as the Secretarial Auditors of the Company for the period of 5 financial years i.e. from financial year 2025-26 to 2029-30; subject to the approval of shareholders at the ensuing Annual General Meeting.

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
Connect with us on :
www.univastu.com

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith:

a. Audited Financial Results (Standalone and Consolidated) along with the Statement of Assets & Liabilities, Cash Flow Statement, for the fourth quarter and year ended on 31st March, 2025;
b. Audit Report of M/s. P. V. Page & Co., Chartered Accountants, the Statutory Auditors;

In Compliance with the provisions of Regulation 33(3) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby declare that M/s. P. V. Page & Co. Chartered Accountants Mumbai, Statutory Auditors of the Company have issued audit report with unmodified opinion on Annual Audited Financial Results (Standalone & Consolidated) for the financial year ended 31st March, 2025.

Detailed information as required under Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, in respect of aforesaid appointment which is given in the '**Annexures- A'** to this letter:

The meeting of Board of Directors commenced at 11:00 A.M. and concluded at 5:30.P.M.

You are requested to kindly take the same on records.

Thanking you,

Yours faithfully,
FOR, UNIVASTU INDIA LTD

Sakshi Tiwari
Digitally signed by Sakshi Tiwari
Date: 2025.05.27 17:30:23 +05'30'

SAKSHI TIWARI
Company Secretary
ACS: 67056

CIN: L45200PN2009PLC133864
An ISO 9001:2015, 14001:2015, OHSAS 18001:2007 Certified Company
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P. V. PAGE & CO.
CHARTERED ACCOUNTANTS
201, SARDAR GRIHA, 198. L.T. MARG, MUMBAI - 400 002
TEL: +91 - 22 - 22060286 • E-MAIL: admin@pvpc.in • WEBSITE: www.pvpc.in • GSTIN: 27AAJFP2709A1ZK

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,

The Board of Directors,

Univastu India Limited.

Report on the Audit of Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date Standalone Ind AS financial results of **Univastu India Limited** (the "Company") for the quarter ended March 31, 2025 and for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

i. is presented in accordance with the requirements of the LODR Regulations; and

ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the Company for the quarter ended March 31,2025 and year ended March 31, 2025.

Basis for Opinion

We conducted our audit of Statement in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit

of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Standalone financial results for quarter and year ended March 31, 2025 under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on Standalone financial statements.

Management's and Board of Directors' Responsibilities for the Statement

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Evaluate the appropriateness and reasonableness of disclosed made by the Board of Directors in terms of the requirements specified under Regulation of the LODR Regulations.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

1. We draw attention to note no. 4 of the Standalone financial results, where the Company has duly disclosed the status of M/s. Opal Luxury Time Products Ltd. (Opal), under the Corporate Insolvency Resolution Process. As stated by the Company, the Hon'ble National Company Law Tribunal (NCLT) has ordered the acceptance of the resolution plan submitted by Univastu India Limited vide its Order No. I.A. 1136 of 2022 in C.P. No. 1332 of 2020 dated July 20, 2023. The said event has been duly disclosed to The Securities Exchange Board of India (SEBI) on July 21, 2023. The technical, physical, and legal handing over formalities of Opal are in process. The Company states that it has the financial arrangements to fulfill the payment obligation of ₹ 119.50 Lakh as may be required.

   Further, The Company mentions that it had submitted the application to ROC on September 4, 2023, for the appointment of a Director in Opal. In response, subsequent to the year-end, the form was approved on April 25, 2024, enabling the formation of the Board. Accordingly, the Board came into existence on May 8, 2024. The Company has communicated to ROC on April 25,2024, that the appointment of Shri. Pradeep Khandagale is seen on the MCA portal w.e.f. 04.09.23. However, the ROC formalities shall be complied within FY 2025-26 and onwards. Our Conclusion on the Statement is not modified in this matter.

2. We draw attention to note no. 5 of the Standalone financial results, where the Company has disclosed the submission of the Resolution Plan in respect of M/s. Setubandhan Infrastructure Limited which has been heard by the Hon'ble National

Company Law Tribunal (NCLT) Court. The plan is reserved for orders subject to I.A 1674/2024. Our Conclusion on the Statement is not modified in this matter.

3. We draw attention to Note No. 7 of the Standalone Financial Results, which describes the Company's actions in relation to a Preferential allotment of equity shares and share warrants. The Company has allotted 6,30,990 fully paid-up equity shares of ₹10 each at a price of ₹216 per share (comprising a premium of ₹206 per share), aggregating to ₹1,362.94 lakh. Of this, the amount of ₹1,299.84 lakh has been credited to the Securities Premium Account under Other Equity.

   Further, the Company has issued 6,83,000 share warrants, each convertible into one equity share of ₹10 each at a price of ₹216 per share, to non-promoter investors. In respect of these warrants, 25% of the issue price (i.e., ₹54 per warrant, aggregating ₹368.82 lakh) has been received upon allotment and is presented under "Money received against share warrants" in Other Equity. The balance 75% (i.e., ₹162 per warrant) is payable upon exercise of the warrants in one or more tranches within a period of 18 months from the date of allotment.

   As disclosed by the Company, the proceeds from the aforesaid issuance of equity shares and share warrants are intended to be utilized towards meeting the working capital requirements of the Company and acquisitions. Our Conclusion on the Statement is not modified in this matter.

4. We draw attention to Note No.10 of the Standalone Financial Results, wherein the Company has disclosed an adjustment pertaining to a prior period error relating to its defined benefit gratuity plan. During the current quarter, the gratuity expense for previous years was reduced by ₹3.75 lakh. Further, the opening balance of retained earnings for the previous year was adjusted by ₹13.41 lakh. These adjustments have resulted in the recognition of a net defined benefit asset of ₹5.38 lakh as at March 31, 2024. Same has been corrected by restating the opening balance of retained earnings under "Other Equity", in accordance with the requirements of Indian Accounting Standard (Ind AS) 8. Our Conclusion on the Statement is not modified in this matter.

5. The Statement include the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31,2025 and the published unaudited year to date figures up to the

third quarter of the current financial year which were subject to limited review by us. Our report on the Statement is not modified in this matter.

For P. V. Page & CO.
Chartered Accountants
Firm Registration No. 107243W

PRAKASH VITHAL PAGE
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CA Prakash V Page
Partner
Membership Number:030560
Date – 27th May 2025
Place: Mumbai
UDIN: 25030560BMOWMC8558

Univastu India Limited
Standalone financial statements
Balance Sheet as at March 31, 2025 **₹ in Lakhs**

Particulars	As at March 31, 2025	As at March 31, 2024
I ASSETS		
(A) Non Current Assets		
a Property, Plant and Equipment	720.21	726.70
b Capital work-in-progress	-	4.45
c Right of use assets	52.48	100.25
d Other Intangible assets	-	-
e Financial assets		
i Investments	523.89	133.43
ii Trade receivables	1,553.41	867.62
iii Other financial assets	541.66	627.76
f Non-current tax assets (net)	93.39	100.68
g Other non-current assets	199.95	209.60
	3,684.99	**2,770.49**
(B) Current assets		
a Financial assets		
i Trade Receivables	759.33	1,219.48
ii Cash and cash equivalents	66.15	27.53
iii Bank balances other than (ii) above	1,110.16	374.68
iv Others	916.58	393.11
b Other current assets	8,828.78	7,572.98
	11,681.00	**9,587.78**
TOTAL ASSETS	**15,365.99**	**12,358.27**
II EQUITY AND LIABILITIES		
(A) Equity		
a Equity share capital	1,199.56	1,136.46
b Other equity	6,757.81	4,058.78
	7,957.37	**5,195.24**
(B) Liabilities		
1 **Non-current liabilities**		
a Financial liabilities		
i Borrowings	74.61	52.40
ii Lease liabilities	46.09	92.91
iii Trade payables		
a) Total outstanding dues of micro and small enterprises	-	-
b) Total outstanding dues of creditors other than micro and small enterprises	682.09	496.09
iv Other financial liabilities	647.11	414.48
b Provisions	17.17	26.43
c Deferred tax liabilities (net)	26.42	26.82
	1,493.49	**1,109.13**
2 **Current liabilities**		
a Financial liabilities		
i Borrowings	2,288.43	3,037.95
ii Lease liabilities	14.95	12.12
iii Trade payables		
a) Total outstanding dues of micro and small enterprises	23.12	4.08
b) Total outstanding dues of creditors other than micro and small enterprises	3,165.11	2,814.39
iv Other financial liabilities	180.18	39.90
b Other current liabilities	180.61	134.32
c Provisions	62.73	11.14
	5,915.13	**6,053.90**
TOTAL EQUITY AND LIABILITIES	**15,365.99**	**12,358.27**

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Pradeep Khandagale
Managing Director

Univastu India Limited
Standalone financial statements
Audited financial results for the quarter and year ended March 31, 2025

₹ in Lakhs except per equity share data

Particulars	Quarter ended			Year ended	
	March 31, 2025 Audited	December 31, 2024 Unaudited	March 31, 2024 Audited	March 31, 2025 Audited	March 31, 2024 Audited
1 Revenue from operations	3,058.32	2,070.70	2,731.03	9,705.26	7,706.83
2 Other income	184.89	225.99	143.99	595.29	408.17
3 Total income	**3,243.21**	**2,296.69**	**2,875.02**	**10,300.55**	**8,115.00**
4 Expenses					
(a) Purchase of traded goods	-	2.43	-	2.43	-
(b) Cost of construction	2,285.11	1,615.33	2,100.96	7,345.28	5,571.06
Construction expenses	-	-	-	-	-
(c) Employee benefits expense	92.58	128.04	131.47	444.49	490.07
(d) Finance cost	92.48	108.06	120.57	404.22	477.13
(e) Depreciation and amortisation expense	23.73	24.10	37.80	100.44	116.85
(f) Other expenses	376.82	105.99	96.84	723.08	600.02
Total expenses (a to f)	**2,870.72**	**1,983.95**	**2,487.64**	**9,019.94**	**7,255.13**
5 Profit / (Loss) before tax	**372.49**	**312.74**	**387.38**	**1,280.61**	**859.87**
6 Tax expense / (credit) (net)					
(a) Current tax	90.53	(3.94)	70.89	228.16	160.08
(b) Short / (Excess) tax for prior year/s	7.33	7.32	-	14.65	-
(c) Deferred tax expense / (benefit)	3.45	(0.64)	(8.46)	1.57	(9.48)
Total tax expense ((a) + (b) + (c) above)	**101.31**	**2.74**	**62.43**	**244.38**	**150.60**
7 Net Profit / (Loss) after tax (5-6)	**271.18**	**310.00**	**324.95**	**1,036.23**	**709.27**
8 Other Comprehensive Income (OCI)					
(i) Items that will not be reclassified to profit and loss					
a Remeasurement of defined benefit plan	7.84	-	(0.21)	7.84	(0.21)
b Income tax relating to items that will not be reclassified to profit and loss	(1.97)	-	0.05	(1.97)	0.05
Total other comprehensive income / (loss)	**5.87**	**-**	**(0.16)**	**5.87**	**(0.16)**
9 Total comprehensive income for the year	**265.31**	**310.00**	**325.11**	**1,030.36**	**709.43**
10 Earning per equity share: *					
a Basic in ₹	2.36	2.73	2.86	9.01	6.24
b Diluted in ₹	2.36	2.73	2.86	9.01	6.24

Notes:

* EPS is not annualized for the quarter and year ended March 31, 2025, quarter ended December 31, 2024 and quarter and year ended March 31, 2024.

1 The above standalone financial results are in compliance with Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013, read with SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

2 The audited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on May 27, 2025.

3 The Company is predominantly engaged in the business of infrastructure construction contracting. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard (Ind As) 108- Operating Segments.

PRADEEP KISAN KHANDAGALE

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Pradeep Khandagale
Managing Director

4 Under the Corporate Insolvency Resolution Process of M/s. Opal Luxury Time Products Ltd. (Opal), the Hon. National Company Law Tribunal (NCLT) has ordered the acceptance of the resolution plan submitted by Univastu India Limited vide its Order No. I.A. 1136 of 2022 in C.P. No. 1332 of 2020 dated July 20, 2023. The said event has been duly disclosed to The Securities Exchange Board of India (SEBI) on July 21, 2023. The technical, physical, and legal handing over formalities of Opal are in process. The Company does have the financial arrangements to fulfil the payment obligation of ₹ 119.50 Lakh to the judicial authority as and when the formalities are completed and the matter is finalized.

The Company had submitted the application to ROC on September 4, 2023, for the appointment of a Director in Opal. In response, the form was approved on April 25, 2024, enabling the formation of the Board. Accordingly, the Board came into existence on May 8, 2024. The Company has communicated to ROC on April 25, 2024, that the appointment of Shri. Pradeep Khandagale is seen on the MCA portal w.e.f. 04.09.23. However, the ROC formalities shall be complied with in FY 2025-26 and onwards.

5 The Company had submitted its Resolution Plan in respect of Setubandhan Infrastructure Limited which has been heard by the Hon'ble NCLT Court V, Mumbai Bench and the plan is reserved for orders subject to I.A. 1674/2024.

6 Audit trail retaining as per norm has been enabled from April 1, 2023 in the accounting software used by the Company. The Company has not disabled the audit trail at any point in time from April 1, 2023 to the present date.The audit trail has been preserved by the Company as per the statutory requirements for record retention.

7 Preferential issue of equity shares and share warrants

Purpose of Issue

The entire proceeds from the preferential issue of equity shares and share warrants are intended to be utilized for meeting the working capital requirements of the Company and acquisitions. Relevant approvals from shareholders under Section 62(1)(c) of the Companies Act, 2013 were obtained prior to the above allotments.

(i) **Equity shares**: 6,30,990 fully-paid equity shares of ₹10 each were allotted at ₹216 per share (₹206 premium), raising ₹1362.94 lakh. The premium of ₹1299.84 lakh has been credited to the Securities Premium Account. NSE granted in-principle approval on 18 March 2025 and the shares were admitted to trading with effect from 11 April 2025.

(ii) **Share warrants**: 6,83,000 warrants, each convertible into one equity share at ₹216, were issued to non-promoter investors. Twenty-five per cent of the issue price (₹54 per warrant; ₹368.82 lakh in aggregate) was received on allotment and is presented under “Money received against share warrants” in Other equity. The balance 75 % (₹162 per warrant) is payable on exercise in one or more tranches within 18 months from the allotment date.

8 The quarterly financial results for the quarter ended December 31, 2024 are unaudited and have undergone limited review by the statutory auditors. The annual financial statements for the years ended March 31, 2025, and March 31, 2024, have been audited.

9 The figures for the last quarter of the current and previous financial years are the balancing figures between the audited full-year financial statements and the published year-to-date unaudited financial results for the first three quarters, which were subjected to a limited review.

10 During the quarter ended March 31, 2025, the Company identified an error in the accounting of its defined benefit gratuity plan related to prior periods. Accordingly, preivous years gratuity expense was reduced by ₹3.75 lakh. Further, opening retained earnings of the previous year were adjusted to the tune of ₹13.41 lakh resulting. These adjustments collectively resulted in recognition of Net defined benefit asset of ₹5.38 lakh as on March 31, 2024.

11 Previous period / year figures have been re-grouped / re-classified wherever necessary.

PRADEEP KISAN KHANDAGALE

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Pradeep Khandagale
Managing Director

Univastu India Limited
Standalone financial statements
Audited financial results for the quarter and year ended March 31, 2025

12 Additional disclosures as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Particulars	Quarter ended			Year ended	Year ended
	March 31, 2025	December 31, 2024	March 31, 2024	March 31, 2025	March 31, 2024
	Audited	Unaudited	Audited	Audited	Audited
1 Debt-equity ratio [Total debt excluding lease liability ÷ Equity]	0.30	0.53	0.60	0.30	0.59
2 Debt service coverage ratio [(Profit after tax + Finance cost + Depreciation) ÷ (Finance cost + Long term debt)]	2.32	3.04	2.79	3.22	2.46
3 Interest service coverage ratio [(Profit after tax + Finance cost + Depreciation) ÷ (Finance cost)]	4.19	4.09	4.01	3.81	2.73
4 Outstanding redeemable preference shares (quantity and value) (₹ in Lakh)	-	-	-	-	-
5 Outstanding debt excluding lease liabilities (quantity and value) (₹ in Lakh)	2,363.04	3,176.98	3,090.35	2,363.04	3,090.35
6 Capital redemption reserve (₹ in Lakh)	-	-	-	-	-
7 Debenture redemption reserve (₹ in Lakh)	-	-	-	-	-
8 Net worth [Equity share capital + Other equity] (₹ in Lakh)	7,957.37	5,944.76	5,156.68	7,957.37	5,195.24
9 Net profit after tax (₹ in Lakh)	271.18	310.00	324.96	1,036.23	709.27
10 Earnings per share	2.36	2.73	2.86	9.01	6.24
11 Current ratio [Current assets ÷ Current liabilities]	1.97	1.45	1.58	1.97	1.58
12 Long term debt to working capital [Non-current borrowings ÷ Working capital]	0.01	0.01	0.01	0.01	0.01
13 Bad debts to Account receivable ratio	-	-	-	-	-
14 Current liability ratio [Current liabilities ÷ Total liabilities]	0.38	0.48	0.49	0.38	0.49
15 Total debts to Total assets [(Non-current borrowings + Current borrowings) ÷ Total assets]	0.15	0.23	0.25	0.15	0.25
16 Debtors' turnover [Construction revenue ÷ Average trade receivables]	1.39	1.03	2.11	4.41	3.72
17 Inventory turnover	-	-	-	-	-
18 Operating margin percent [Profit before tax and other income ÷ Revenue from operations]	0.12	0.15	0.14	0.13	0.11
19 Net profit margin percent [Profit after tax ÷ Revenue from operations]	0.09	0.15	0.12	0.11	0.09

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Pradeep Khandagale
Managing Director

Univastu India Limited
Standalone financial statements
Cash Flow Statement for the year ended March 31, 2025 **₹ in Lakhs**

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
A. Cash flow from operating activities			
Profit / (Loss) before tax		**1,280.60**	**859.87**
Adjustments for:			
Prior year expenses adjusted in opening retained earnings		-	3.21
Depreciation and amortisation expense		100.44	116.85
(Profit) / Loss on lease termination		(1.01)	-
Finance costs		404.22	477.12
Interest income		(42.74)	(21.24)
Liabilities / provisions no longer required written back		(8.75)	(86.26)
Revaluation of defined benefits obligation		(5.86)	0.16
Provision for doubtful trade receivables		15.00	-
Operating profit / (loss) before working capital changes		**1,741.90**	**1,349.71**
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Current trade receivables		445.15	148.70
Non-current trade receivables		(685.80)	(137.71)
Short-term loans and advances		(523.48)	(104.88)
Other current financial assets		58.30	432.02
Other current assets		(1,249.48)	(958.23)
Other non-current assets		9.65	0.94
Adjustments for increase / (decrease) in operating liabilities:			
Trade payables		555.75	442.57
Other current liabilities		47.71	34.55
Short-term provisions		(0.24)	1.23
Long-term provisions		(9.27)	14.93
Other current financial liabilities		140.28	39.90
Other non-current financial liabilities		232.63	(161.89)
		(978.80)	**(247.87)**
Cash generated from operations		**763.10**	**1,101.84**
Net income tax (paid) / refunds		(178.34)	(250.01)
Net cash flow from / (used in) operating activities	**(A)**	**584.76**	**851.83**
Cash flow from investing activities			
Capital expenditure on fixed assets, including capital advances		(65.32)	(33.65)
Bank balances not considered as Cash and cash equivalents			
- Fixed deposits place / (matured)		(707.67)	(300.53)
Investments in			
- Subsidiaries		-	(36.50)
Share of profit from partnership firm		(390.45)	(43.88)
Interest received		36.43	20.59
Impairment of investments		-	4.80
Net cash flow from / (used in) investing activities	**(B)**	**(1,127.01)**	**(389.17)**

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Pradeep Khandagale
Managing Director

Univastu India Limited
Standalone financial statements
Cash Flow Statement for the year ended March 31, 2025 **₹ in Lakhs**

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
Cash flow from financing activities			
Proceeds from short-term borrowings		1,139.27	672.20
Repayment of short-term borrowings		(1,283.65)	(468.69)
Proceeds from long-term borrowings		-	24.67
Repayment of long-term borrowings		22.21	(123.17)
Proceeds from issue of equity shares (Refer Note no. 38.06)		1,731.76	-
Increase / (decrease) in current maturities of long term borrowings		(207.12)	(134.04)
Net increase / (decrease) in working capital borrowings		(398.02)	(90.93)
Finance costs		(404.22)	(477.12)
Right of use asset		24.60	(112.89)
Lease liability		(43.98)	105.03
Net cash flow from / (used in) financing activities	**(C)**	**580.85**	**(604.94)**
Net Increase / (decrease) in cash and cash equivalents		**38.60**	**(142.28)**
Cash and cash equivalents at the beginning of the year		27.55	169.83
Cash and cash equivalents at the end of the year		**66.15**	**27.55**

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Pradeep Khandagale
Managing Director

P. V. PAGE & CO.
CHARTERED ACCOUNTANTS
201, SARDAR GRIHA, 198. L.T. MARG, MUMBAI - 400 002
TEL: +91 - 22 - 22060286 • E-MAIL: admin@pvpc.in • WEBSITE: www.pvpc.in • GSTIN: 27AAJFP2709A1ZK

Independent Auditor's Report on the Quarterly and Year to Date Audited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,

The Board of Directors,

Univastu India Limited.

Report on the Audit of Consolidated Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date Consolidated Financial Results of **Univastu India Limited** ("Holding company") and its subsidiaries (holding company and its subsidiaries together referred to as "the Group"), its associates and jointly controlled entities for the quarter ended March 31, 2025 and year ended on March 31, 2025 ("the Statement"), being submitted by the holding company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on separate financial statements/ financial information of subsidiaries, associates and jointly controlled entities, the Statement:

i. includes the results of the following entities:

Name of the Company	**Relation**
Univastu HVAC India Pvt. Ltd.	Indian Subsidiary
Univastu Charitable Foundation	Indian Subsidiary
Univastu Bootes Infra LLP	Indian Subsidiary
Unique Vastu Nirman & Projects Pvt. Ltd.	Indian Associate
Unicon Vastu Nirman India Pvt Ltd	Indian Associate

ii. are presented in accordance with the requirements of Regulation 33 and 52 of the Listing Regulations, as amended; and

iii. gives a true and fair view, in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of consolidated total comprehensive income (comprising of net profit] and other comprehensive income and other financial information of the Group for the quarter ended March 31,2025 and year ended March 31,2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group, its associates and jointly controlled entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's and Board of Directors' Responsibilities for the Consolidated Statement

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its associates and joint venture in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and joint operation are responsible for maintenance of adequate accounting records in

accordance with the provisions of the Act for safeguarding of the assets of the Group and of its associates and joint venture and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates and joint venture are responsible for assessing the ability of Group and of its associates and joint venture to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint venture are also responsible for overseeing the financial reporting process of Group and of its associates and joint venture.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and jointly controlled entities to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and jointly controlled entities to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its associates and jointly controlled entities to express an opinion on the consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision

and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

1. We draw attention to note no. 4 of the Consolidated financial results, where the Company has duly disclosed the status of M/s. Opal Luxury Time Products Ltd. (Opal), under the Corporate Insolvency Resolution Process. As stated by the Company, the Hon'ble National Company Law Tribunal (NCLT) has ordered the acceptance of the resolution plan submitted by Univastu India Limited vide its Order No. I.A. 1136 of 2022 in C.P. No. 1332 of 2020 dated July 20, 2023. The said event has been duly disclosed to The Securities Exchange Board of India (SEBI) on July 21, 2023. The technical, physical, and legal handing over formalities of Opal are in process. The Company states that it has the financial arrangements to fulfill the payment obligation of ₹ 119.50 Lakh as may be required.

   Further, The Company mentions that it had submitted the application to ROC on September 4, 2023, for the appointment of a Director in Opal. In response, subsequent to the year-end, the form was approved on April 25, 2024, enabling the formation of the Board. Accordingly, the Board came into existence on May 8, 2024. The Company has communicated to ROC on April 25,2024, that the appointment of Shri. Pradeep Khandagale is seen on the MCA portal w.e.f. 04.09.23. However, the ROC formalities shall be complied within FY 2025-

26 and onwards. Our Conclusion on the Statement is not modified in this matter.

2. We draw attention to note no. 5 of the Consolidated financial results, where the Company has disclosed the submission of the Resolution Plan in respect of M/s. Setubandhan Infrastructure Limited which has been heard by the Hon'ble National Company Law Tribunal (NCLT) Court. The plan is reserved for orders subject to I.A 1674/2024. Our Conclusion on the Statement is not modified in this matter.

3. We draw attention to Note No. 6 of the Consolidated Financial Results, which describes the Company's actions in relation to a Preferential allotment of equity shares and share warrants. The Company has allotted 6,30,990 fully paid-up equity shares of ₹10 each at a price of ₹216 per share (comprising a premium of ₹206 per share), aggregating to ₹1,362.94 lakh. Of this, the amount of ₹1,299.84 lakh has been credited to the Securities Premium Account lying in Other Equity.

   Further, the Company has issued 6,83,000 share warrants, each convertible into one equity share of ₹10 each at a price of ₹216 per share, to non-promoter investors. In respect of these warrants, 25% of the issue price (i.e., ₹54 per warrant, aggregating ₹368.82 lakh) has been received upon allotment and is presented under "Money received against share warrants" in Other Equity. The balance 75% (i.e., ₹162 per warrant) is payable upon exercise of the warrants in one or more tranches within a period of 18 months from the date of allotment.

   As disclosed by the Company, the proceeds from the aforesaid issuance of equity shares and share warrants are intended to be utilized towards meeting the working capital requirements of the Company and acquisitions. Our Conclusion on the Statement is not modified in this matter.

4. We draw attention to Note No.10 of the Consolidated Financial Results, wherein the Company has disclosed an adjustment pertaining to a prior period error relating to its defined benefit gratuity plan. During the current quarter, the gratuity expense for previous years was reduced by ₹3.75 lakh. Further, the opening balance of retained earnings for the previous year was adjusted by ₹13.41 lakh. These adjustments have resulted in the recognition of a net defined benefit asset of ₹5.38 lakh as at March 31, 2024. Same has been

corrected by restating the opening balance of retained earnings under "Other Equity", in accordance with the requirements of Indian Accounting Standard (Ind AS) 8. Our Conclusion on the Statement is not modified in this matter.

5. The consolidated Financial Results include the audited Financial Results of Three subsidiary and two associates, whose Financial Statements/financial information reflect Group's share of total assets ₹ 3,398.52 Lakhs as at March 31, 2025 total revenue of ₹ 796.94 Lakhs and ₹ 6,902.43 , of total net profit after tax of ₹ 150.21 Lakhs and ₹ 528.43 Lakhs, total comprehensive income of ₹ 150.21 Lakhs and ₹ 528.43 Lakhs for the quarter and the year ended on that date respectively, and net cash flows amounting to ₹ 56.14 Lakhs for the year ended March 31, 2025 as considered in the Consolidated Financial Results, which have been audited by us.

   The independent auditors' reports on interim financial statements/Financial Results/financial information of these entities have been furnished to us and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.

Our opinion on the consolidated Financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Results/financial information certified by the Board of Directors.

For P. V. Page & Co.
Chartered Accountants
Firm's Registration No.107243W

PRAKASH VITHAL PAGE

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P. V. PAGE & CO. FRN-107243W MEM.NO.030560 CHARTERED ACCOUNTANTS

CA Prakash V Page.
Partners
Membership Number: 030560
Place: Mumbai
Date: 27th May 2025

UDIN – 25030560BMOWMD8007

Univastu India Limited
Consolidated financial statements
Balance Sheet as at March 31, 2025

₹ in lakhs

Particulars	As at March 31, 2025	As at March 31, 2024
I ASSETS		
(A) Non Current Assets		
a Property, Plant and Equipment	1,288.21	792.19
b Capital work-in-progress	-	4.45
c Right of use assets	52.48	100.25
d Other Intangible assets	-	-
e Financial assets		
i Investments	39.03	39.03
ii Trade receivables	2,081.10	1,155.47
iii Other financial assets	726.39	658.24
f Non-current tax assets (net)	93.62	102.24
g Other non-current assets	199.95	209.60
	4,480.78	**3,061.47**
(B) Current assets		
a Inventories	129.47	97.67
b Financial assets		
i Trade Receivables	722.77	1,284.96
ii Cash and cash equivalents	122.29	611.70
iii Bank balances other than (ii) above	1,236.03	385.31
iv Others	981.60	417.16
c Current tax assets (net)	-	8.09
d Other current assets	11,091.57	7,996.78
	14,283.73	**10,801.67**
TOTAL ASSETS	**18,764.51**	**13,863.14**
II EQUITY AND LIABILITIES		
(A) Equity		
a Equity share capital	1,199.56	1,136.46
b Other equity	6,801.16	4,097.96
Equity attributable to owners of Univastu India Limited	**8,000.72**	**5,234.42**
c Non-controlling interests	588.19	201.17
(B) Liabilities		
1 **Non-current liabilities**		
a Financial liabilities		
i Borrowings	482.74	114.35
ii Lease liabilities	46.09	92.91
iii Trade payables		
a) Total outstanding dues of micro and small enterprises	-	-
b) Total outstanding dues of creditors other than micro and small enterprises	682.09	496.09
iv Other financial liabilities	647.11	414.48
b Provisions	17.17	26.43
c Deferred tax liabilities (net)	33.65	29.73
	1,908.85	**1,173.99**
2 **Current liabilities**		
a Financial liabilities		
i Borrowings	2,976.60	3,139.28
ii Lease liabilities	14.95	12.12
iii Trade payables		
a) Total outstanding dues of micro and small enterprises	23.12	4.08
b) Total outstanding dues of creditors other than micro and small enterprises	4,286.34	3,280.42
iv Other financial liabilities	63.18	200.51
b Other current liabilities	449.11	416.33
c Provisions	453.45	200.82
	8,266.75	**7,253.56**
TOTAL EQUITY AND LIABILITIES	**18,764.51**	**13,863.14**

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Pradeep Khandagale
Managing Director

Univastu India Limited
Consolidated financial statements
Audited financial results for the quarter and year ended March 31, 2025

₹ in lakhs except per equity share data

	Particulars	Quarter ended			Year ended	
		March 31, 2025 Audited	December 31, 2024 Unaudited	March 31, 2024 Audited	March 31, 2025 Audited	March 31, 2024 Audited
1	Revenue from operations	3,990.95	4,198.98	4,626.22	17,117.78	12,061.41
2	Other income	49.20	15.17	8.85	85.20	111.55
3	Total income	**4,040.15**	**4,214.15**	**4,635.07**	**17,202.98**	**12,172.96**
4	Expenses					
	(a) Purchase of traded goods	-	2.43	-	2.43	-
	(b) Cost of construction	2,676.74	2,990.70	3,114.98	12,148.57	8,342.74
	(c) Employee benefits expense	236.50	299.29	320.51	982.81	737.44
	(d) Finance cost	102.27	119.09	121.66	427.77	481.18
	(e) Depreciation and amortisation expense	41.45	39.66	39.81	137.75	124.53
	(f) Other expenses	302.21	342.57	354.59	1,155.23	1,026.93
	Total expenses (a to f)	**3,359.17**	**3,793.74**	**3,951.55**	**14,854.56**	**10,712.82**
5	Profit / (Loss) before and tax	**680.98**	**420.41**	**683.52**	**2,348.42**	**1,460.14**
6	Tax expense / (credit) (net)					
	(a) Current tax	248.67	109.15	231.47	777.51	466.85
	(b) Short / (Excess) tax provision for prior years	7.33	7.32	-	13.75	-
	(c) Deferred tax	3.59	3.26	(6.31)	5.90	(7.14)
	Total tax expense	**259.59**	**119.73**	**225.16**	**797.16**	**459.71**
7	Net Profit / (Loss) after tax (5-6)	**421.39**	**300.68**	**458.36**	**1,551.26**	**1,000.43**
8	Other Comprehensive Income (OCI)					
	(i) Items that will not be reclassified to profit and loss					
	a Remeasurement of defined benefit plan	(7.84)	-	0.21	(7.84)	0.21
	b Income tax relating to items that will not be reclassified to profit and loss	1.97	-	(0.05)	1.97	(0.05)
	Total other comprehensive income / (loss)	**(5.87)**	**-**	**0.16**	**(5.87)**	**0.16**
9	Total comprehensive income for the year	**415.52**	**300.68**	**458.52**	**1,545.39**	**1,000.59**
10	Profit / (Loss) for the year / period attributable to :					
	Owners of the Group	280.48	95.94	326.99	1,046.84	712.50
	Non-Controlling Interest	140.91	204.74	131.37	504.42	287.93
11	Other comprehensive income for the period attributable to					
	Owner of the Group	(5.87)	-	0.16	(5.87)	0.16
	Non-Controlling Interest	-	-	-	-	-
12	Total comprehensive income for the period attributable to					
	Owner of the Group	274.61	95.94	327.15	1,040.97	712.66
	Non-Controlling Interest	140.91	204.74	131.37	504.42	287.93
13	No of Paid up equity shares of Face value of Rs.10 each	1,19,95,590	1,13,64,600	1,13,64,600	1,19,95,590	1,13,64,600
14	Other equity excluding revaluation reserves as per Balance sheet	-	-	-	-	-
15	Earning per equity share: *					
	a Basic in ₹	2.29	0.84	2.88	8.68	6.27
	b Diluted in ₹	2.29	0.84	2.88	8.68	6.27

Notes:

* EPS is not annualized for the quarter and year ended March 31, 2025, quarter ended December 31, 2024 and quarter and year ended March 31, 2024.

1 The above consolidated financial results are in compliance with Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013, read with SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

2 The audited consolidited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on May 27, 2025.

3 The Company is predominantly engaged in the business of Infra construction contracting. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard (Ind As) 108- Operating Segments.

4 Under the Corporate Insolvency Resolution Process of M/s. Opal Luxury Time Products Ltd. (Opal), the Hon. National Company Law Tribunal (NCLT) has ordered the acceptance of the resolution plan submitted by Univastu India Limited vide its Order No. I.A. 1136 of 2022 in C.P. No. 1332 of 2020 dated July 20, 2023. The said event has been duly disclosed to The Securities Exchange Board of India (SEBI) on July 21, 2023. The technical, physical, and legal handing over formalities of Opal are in process. The Company does have the financial arrangements to fulfil the payment obligation of ₹ 119.50 Lakh to the judicial authority as and when the formalities are completed and the matter is finalized.
The Company had submitted the application to ROC on September 4, 2023, for the appointment of a Director in Opal. In response, the form was approved on April 25, 2024, enabling the formation of the Board. Accordingly, the Board came into existence on May 8, 2024. The Company has communicated to ROC on April 25, 2024, that the appointment of Shri. Pradeep Khandagale is seen on the MCA portal w.e.f. 04.09.23. However, the ROC formalities shall be complied with in FY 2025-26 and onwards.

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Pradeep Khandagale
Managing Director

5 The Company had submitted its Resolution Plan in respect of Setubandhan Infrastructure Limited which has been heard by the Hon'ble NCLT Court V, Mumbai Bench and the plan is reserved for orders subject to I.A. 1674/2024.

6 Preferential issue of equity shares and share warrants

Purpose of Issue

The entire proceeds from the preferential issue of equity shares and share warrants are intended to be utilized for meeting the working capital requirements of the Company and acquisitions. Relevant approvals from shareholders under Section 62(1)(c) of the Companies Act, 2013 were obtained prior to the above allotments.

(i) **Equity shares**: 6,30,990 fully-paid equity shares of ₹10 each were allotted at ₹216 per share (₹206 premium), raising ₹1362.94 lakh. The premium of ₹1299.84 lakh has been credited to the Securities Premium Account. NSE granted in-principle approval on 18 March 2025 and the shares were admitted to trading with effect from 11 April 2025.

(ii) **Share warrants**: 6,83,000 warrants, each convertible into one equity share at ₹216, were issued to non-promoter investors. Twenty-five per cent of the issue price (₹54 per warrant; ₹368.82 lakh in aggregate) was received on allotment and is presented under "Money received against share warrants" in Other equity. The balance 75 % (₹162 per warrant) is payable on exercise in one or more tranches within 18 months from the allotment date.

7 The quarterly financial results for the quarter ended December 31, 2024 are unaudited and have undergone limited review by the statutory auditors. The annual financial statements for the years ended March 31, 2025, and March 31, 2024, have been

8 The figures for the last quarter of the current and previous financial years are the balancing figures between the audited full-year financial statements and the published year-to-date unaudited financial results for the first three quarters, which were subjected to a limited review.

9 The Company uses an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all transactions recorded in the accounting software. Further, no instance of audit trail feature being tampered with was noted in respect of the accounting software.The audit trail has been preserved by the Company as per the statutory requirements for record retention.

10 During the quarter ended March 31, 2025, the Company identified an error in the accounting of its defined benefit gratuity plan related to prior periods. Accordingly, preivous years gratuity expense was reduced by ₹3.75 lakh. Further, opening retained earnings of the previous year were adjusted to the tune of ₹13.41 lakh resulting. These adjustments collectively resulted in recognition of Net defined benefit asset of ₹5.38 lakh as on March 31, 2024.

11 Previous period / year figures have been re-grouped / re-classified wherever necessary.

12 Additional disclosures as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

		Quarter ended			Year ended	
	Particulars	**March 31, 2025 Audited**	**December 31, 2024 Unaudited**	**March 31, 2024 Audited**	**March 31, 2025 Audited**	**March 31, 2024 Audited**
1	Debt-equity ratio [Total debt excluding lease liability ÷ Equity]	0.43	0.75	0.63	0.43	0.62
2	Debt service coverage ratio [(Profit after tax + Finance cost + Depreciation) ÷ (Finance cost + Long term debt)]	0.97	1.12	2.63	2.32	2.70
3	Interest service coverage ratio [(Profit after tax + Finance cost + Depreciation) ÷ (Finance cost)]	5.53	5.57	5.10	4.95	3.34
4	Outstanding redeemable preference shares (quantity and value) (₹ in Lakh)	-	-	-	-	-
5	Outstanding debt excluding lease liabilities (quantity and value) (₹ in Lakh)	3,459.34	4,490.24	3,253.63	3,459.34	3,459.34
6	Capital redemption reserve (₹ in Lakh)	-	-	-	-	-
7	Debenture redemption reserve (₹ in Lakh)	-	-	-	-	-
8	Net worth [Equity share capital + Other equity]	8,000.72	5,987.38	5,197.84	8,000.72	5,234.42
9	Net profit after tax (₹ in Lakh)	421.39	508.18	458.46	1,551.26	1,000.43
10	Earnings per share	2.29	2.67	2.88	8.68	6.27
11	Current ratio [Current assets ÷ Current liabilities]	1.73	1.34	1.49	1.73	1.49
12	Long term debt to working capital [Non-current borrowings ÷ Working capital]	0.08	0.16	0.03	0.08	0.03
13	Bad debts to Account receivable ratio	-	-	-	-	-
14	Current liability ratio [Current liabilities ÷ Total liabilities]	0.44	0.52	0.52	0.44	0.52
15	Total debts to Total assets [(Non-current borrowings + Current borrowings) ÷ Total assets]	0.18	0.27	0.23	0.18	0.23
16	Debtors' turnover [Construction revenue ÷ Average trade receivables]	1.52	1.74	2.52	6.53	4.80
17	Inventory turnover	-	-	-		-
18	Operating margin percent [Profit before tax and other income ÷ Revenue from operations]	0.17	0.15	0.17	0.14	0.12
19	Net profit margin percent [Profit after tax ÷ Revenue from operations]	0.11	0.12	0.12	0.09	0.08

PRADEEP KISAN KHANDAGALE
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Pradeep Khandagale
Managing Director

Univastu India Limited
Consolidated financial statements
Cash Flow Statement **₹ in lakhs**

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
A. Cash flow from operating activities			
Profit / (Loss) before tax		**2,348.42**	**1,460.14**
Adjustments for:			
Prior year expenses adjusted in opening retained earnings		-	3.21
Depreciation and amortisation expense		137.75	124.53
(Profit) / Loss on lease termination		(1.01)	-
Finance costs		427.05	479.13
Interest income		(48.69)	(21.94)
Liabilities / provisions no longer required written back		(8.75)	(86.26)
Revaluation of defined benefits obligation		(5.86)	0.16
Provision for doubtful trade receivables		15.00	-
Bad trade and other receivables written off		(14.99)	-
Operating profit / (loss) before working capital changes		**2,848.92**	**1,958.97**
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Inventories		(31.79)	(32.52)
Current trade receivables		421.84	395.98
Non-current trade receivables		(925.63)	(360.15)
Short-term loans and advances		(523.48)	(104.88)
Other current financial assets		17.33	407.96
Other non-current financial assets		(160.61)	160.61
Other current assets		(3,073.66)	(1,277.93)
Other non-current assets		(261.60)	(29.13)
Adjustments for increase / (decrease) in operating liabilities:			
Trade payables		1,351.16	521.09
Other current liabilities		34.20	(90.58)
Short-term provisions		(0.24)	0.26
Long-term provisions		(9.27)	14.93
Other current financial liabilities		140.28	39.90
Other non-current financial liabilities		232.63	(161.89)
		(2,788.84)	**(516.35)**
Cash generated from operations		**60.08**	**1,442.62**
Net income tax (paid) / refunds		(537.99)	(369.83)
Net cash flow from / (used in) operating activities	**(A)**	**(477.91)**	**1,072.79**
Cash flow from investing activities			
Capital expenditure on fixed assets, including capital advances		(605.16)	(65.51)
Bank balances not considered as Cash and cash equivalents			
- Fixed deposits placed		(822.92)	(301.14)
Loans given to borrowers		-	10.00
Investments in			
- Subsidiaries		-	(36.50)
Loans repaid by borrowers		-	(10.00)
Share of profit from partnership firm		(390.45)	(43.88)
Interest received		35.77	20.85
Impairment of investments		-	4.80
Net cash flow from / (used in) investing activities	**(B)**	**(1,782.76)**	**(421.38)**

PRADEEP KISAN KHANDAGALE
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Pradeep Khandagale
Managing Director

Univastu India Limited
Consolidated financial statements
Cash Flow Statement

₹ in lakhs

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
Cash flow from financing activities			
Allocation of profits to Partners' current capital		280.19	184.49
Proceeds from short-term borrowings		3,612.39	769.60
Repayment of short-term borrowings		(3,170.30)	(468.69)
Proceeds from long-term borrowings		424.20	53.27
Repayment of long-term borrowings		(55.44)	(147.55)
Proceeds from issue of equity shares (Refer Note no. 40.08)		1,731.76	-
Increase / (decrease) in current maturities of long term borrowings		(207.11)	(134.04)
Net increase / (decrease) in working capital borrowings		(398.02)	(90.93)
Finance costs		(427.05)	(479.13)
Right of use asset		24.60	(112.89)
Lease liability		(43.98)	105.03
Net cash flow from / (used in) financing activities	**(C)**	**1,771.24**	**(320.84)**
Net Increase / (decrease) in cash and cash equivalents (A+B+C)		**(489.43)**	**330.57**
Cash and cash equivalents at the beginning of the year		611.72	281.15
Cash and cash equivalents at the end of the year		**122.29**	**611.72**

PRADEEP KISAN KHANDAGALE

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Pradeep Khandagale
Managing Director

DECLARATION

(Pursuant to Regulation 33 (3) (d) of the Securities Exchange and Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015)

Pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, we do hereby declare that Audited Financial Results for the financial year ended 31st March, 2025 which have been approved by the Board of Directors of the Company at the meeting held on 27th May, 2025, the Statutory Auditors have expressed an unmodified opinion(s) in their Audit Report on the (Standalone & Consolidated) Financial Results for the year ended 31st March, 2025.

For, UNIVASTU INDIA LIMITED

Sakshi Tiwari
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Date: 2025.05.27 17:30:59 +05'30'

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Sakshi Tiwari
Company Secretary
ACS :67056
Date: 27th May, 2025
Place: Pune

Annexure "A"

Details as required under SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023

Mr. Narendra Bhagatkar (DIN: 08744690)

Sr. No.	Details of events that need to be provided	Information of such event(s)
1	Reason for change viz. appointment, resignation, removal, death or otherwise	Mr. Narendra Bhagatkar is re-appointed as an Executive Director with effect from 1st July, 2025, subject to approval of members of the Company due to expiry of his tenure.
2	Date of Re-appointment & Term of Appointment	Mr. Narendra Bhagatkar is re-appointed as an Executive Director (Non independent) with effect from 1st July, 2025. Terms of Appointment: He shall hold the office Executive Director for a period of 5 years with effect from 1st July, 2025 subject to the approval of the members in the ensuing general meeting.
3	Brief Profile	Mr. Narendra Bhagatkar, has done Bachelors in Civil Engineering, Post Graduate Diploma in Construction Management and Project Management from Delhi Productivity Council, Post Graduate Diploma in Human Rights from Indian Institute of Human Rights, MBA Finance from Yashwantrao Chavan Maharashtra Open University, Master of Laws (LL.M) from Pune University. He has over 35 years of rich experience in Military Engineer Services as Chief Engineer Arbitrator. He retired as an Additional Director General (Arbitration) from Military Engineer Services. He was appointed as an Independent Director of UNIVASTU on 01.06.2020 and later appointed as a Whole time Director designated as "Executive Director" of UNIVASTU w.e.f 01.07.2020. He is also a Fellow of Institution of Valuer, Member of Institution of Engineers, Member of Institution of Surveyors, Member of Indian Council of Arbitration, Member of Indian Road Congress and Member of Indian Building Congress.

4	Disclosure of relationships between directors (in case of appointment of a director)	Mr. Narendra Bhagatkar is not related to any of the Directors or Key Managerial Personnel or Promoters and Promoter Group of the Company.
5	Information as required under BSE circular no. LIST/COMP/14/2018-19, dated June 20, 2018.	Mr. Narendra Bhagatkar is not debarred from holding the office of Director by any SEBI order or any other such authority.
6	Other Directorship	• Univastu India Limited (Executive Director) • Opal Luxury Time Products Limited (Additional Director) • Vitalgreens Agriculture LLP(Designated Partner)

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CIN: L45200PN2009PLC133864
An ISO 9001:2015, 14001:2015,
OHSAS 18001:2007 Certified Company

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