

Date: 10th June, 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.: Work Order Intimation.

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

Dear Sir/Madam,

We are pleased to inform you that a Joint Venture between Bootes Infrastructure Limited and Univastu India Limited (Hereinafter the "Joint Venture") has been formed, in which Univastu India Limited is a consortium member holding a 49% share. The Joint Venture has received a 'Letter of Award' dated 9th June, 2026 for development of land owned by Aligarh Development Authority, Uttar Pradesh, under the Public Private Partnership (PPP) Model in respect of the project named 'Selection of Private Partner for Development of Prime ADA's Land Near Soot Mill Circle, Baroula Jafrabad, Aligarh on Land Monetization framework through a Joint Development Agreement (JDA) on a Revenue-Sharing Basis.' ("the Project") issued by 'Aligarh Development Authority', Government of Uttar Pradesh.

In this connection, we are submitting the Additional Details as required under SEBI Circular dated September 09, 2015. Additional details regarding receipt of order are as under:

- A. Name of the entity awarding the order/Contract: **Aligarh Development Authority, Government of Uttar Pradesh.**
- B. Significant terms and conditions of order(s)/contract(s) awarded in brief: -
 - **Project: Development of Prime ADA's Land Near Soot Mill Circle, Baroula Jafrabad, Aligarh, Uttar Pradesh.**
 - **Development Model: Land Monetization Framework through a Joint Development Agreement (JDA) on a Revenue Sharing Basis.**
 - **Total Land Area: Approximately 25,091 Sq. Mtrs.**
- C. Whether order /Contract have been awarded by domestic/ international entity: **Domestic**



- D. Nature of order/Contract:**
- **Project: Development of Prime ADA's Land Near Soot Mill Circle, Baroula Jafrabad, Aligarh, Uttar Pradesh.**
 - **Development Model: Land Monetization Framework through a Joint Development Agreement (JDA) on a Revenue Sharing Basis.**
 - **Total Land Area: Approximately 25,091 Sq. Mtrs.**
 - **Revenue Sharing Arrangement: The Project is being executed under a Revenue Sharing PPP Model, wherein the revenue share payable to Aligarh Development Authority shall be determined in accordance with the bid submitted by the selected developer and the terms of the Joint Development Agreement.**
- E. Whether domestic or international: Domestic**
- F. Time period by which the order(s)/contract(s) is to be executed: Concession Period: The Project shall be implemented over a concession period of 96 months, including construction, sales and operation & maintenance period, in accordance with the terms of the Joint Development Agreement.**
- G. Broad consideration or size of the order(s)/contract(s):**
- **Minimum Guaranteed Revenue (MGR):**
 - The Special Purpose Vehicle (SPV) to be incorporated for implementation of the Project shall be required to pay a Minimum Guaranteed Revenue (MGR) of ₹90.00 Crore (Rupees Ninety Crore Only) to Aligarh Development Authority.
 - The SPV shall be liable to pay either the aforesaid MGR or the revenue share payable based on the quoted revenue sharing percentage, whichever is higher, in accordance with the payment schedule prescribed under the Joint Development Agreement.
 - **Performance Bank Guarantee:**
 - Prior to execution of the Joint Development Agreement, the SPV shall furnish an unconditional and irrevocable Performance Bank Guarantee of ₹5.00 Crore (Rupees Five Crore Only) in favour of Aligarh Development Authority as security towards due performance of its obligations under the Project.
 - **Revenue Sharing Arrangement:**
 - The Project is being executed under a Revenue Sharing PPP Model, wherein the revenue share payable to Aligarh Development Authority shall be determined in accordance with the bid submitted by the selected developer and the terms of the Joint Development Agreement.
- H. whether the promoter/ promoter group/ group companies have any interest in the entity that awarded the order(s)/contract(s)? If yes, nature of interest and details thereof: Not Applicable.**
- I. whether the order(s)/contract(s) would fall within related party transactions If yes, whether the same is done at "arm's length": Not Applicable.**



You are requested to kindly take on your records.

Thanking You,
Yours Faithfully,

For, **UNIVASTU INDIA LIMITED**

Sakshi Tiwari
Company Secretary
Membership No-ACS: 67056