

# **GOGIA CAPITAL GROWTH LIMITED**

(formerly known as Gogia Capital Services Limited)

Regd. Off: 31, Basement, DBS Bank Community Center, Basant Lok Vasant Vihar, New Delhi – 110057

CIN: L74899DL1994PLC059674

Email: [Compliance@gogiacap.com](mailto:Compliance@gogiacap.com) Phone No. 01149418870

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## **NOTICE OF EXTRA-ORDINARY GENERAL MEETING**

Notice is hereby given that an Extraordinary General Meeting of the Members of **Gogia Capital Growth Limited** (formerly known as Gogia Capital Services Limited) will be held on Friday, 6<sup>th</sup> February, 2026 at 01:00 P.M. (IST) through video conferencing (VC)/ other audio-visual means (OAVM) to transact the following businesses:

### **SPECIAL BUSINESS:**

#### **1. Approval for the sale of immovable property to Director (Related Party Transaction)**

To consider and, if thought fit, to pass with or without modifications, the following resolution as a **Special Resolution**:

**RESOLVED THAT** pursuant to the provisions of **Sections 180(1)(a), 188 and other applicable provisions** of the Companies Act, 2013 read with the Rules made thereunder, **Secretarial Standard-2**, Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and subject to such approvals as may be necessary, consent of the Members be and is hereby accorded for:

(i) **sale, transfer and disposal of the Company's undertaking**, being the immovable property situated at **B-4/51, Entire Basement Floor and Entire Ground Floor, Safdarjung Enclave, New Delhi – 110029** ("Property"), and

(ii) entering into a **Related Party Transaction** with **Mr. Ankur Gogia (DIN: 05186598), Director of the Company**,

for a total consideration of **₹5,05,00,000 (Rupees Five Crore Five Lakh Only)**, on such terms and conditions as may be determined by the Board.

**RESOLVED FURTHER THAT** the transaction constitutes a **material related party transaction** and involves disposal of an undertaking within the meaning of **Section 180(1)(a)** of the Companies Act, 2013.

**RESOLVED FURTHER THAT** the transaction has been **approved by the Audit Committee**, is proposed to be carried out **at arm's length**, and the consideration is based on the **independent valuation report dated 10 January 2026**.

**RESOLVED FURTHER THAT all related parties**, whether interested directly or indirectly, shall **abstain from voting** on this resolution.

**RESOLVED FURTHER THAT** the Board of Directors be and is hereby authorised to execute the sale deed, complete registration, utilise the sale proceeds, and do all such acts, deeds and things as may be necessary to give effect to this resolution."

**By order of the Board of Directors**  
**Gogia Capital Growth Limited**

**Sd/-**

**Bharti Rana**

**Company Secretary**

**Date: 13<sup>th</sup> January, 2026**

**Place: Delhi**

**NOTES:**

1. Ministry of Corporate Affairs (MCA), vide its Circular dated September 25, 2025, read with circular dated April 8, 2020, April 13, 2020 and May 5, 2020 has allowed conducting Extra-Ordinary General Meeting through Video Conferencing (VC) or Other Audio Visual Means (OAVM) and dispensed the personal presence of the members at the meeting. The deemed venue for the ensuing EGM shall be the registered office of the company.
2. The relevant **Explanatory Statements** pursuant to section 102 (1) of the Companies Act, 2013, in respect of Special Businesses at the meeting, is annexed hereto and forms part of this notice. The Board of Directors, having deemed it as unavoidable, proposes to seek approval of members for business stated at **Item No. 1 of Special Business**.
3. **PURSUANT TO THE PROVISIONS OF THE ACT, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE EGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. SINCE THIS EGM IS BEING HELD PURSUANT TO THE MCA CIRCULARS THROUGH VC OR OAVM, THE REQUIREMENT OF PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, IN TERMS OF THE MCA CIRCULARS AND THE SEBI CIRCULARS, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THIS EGM AND HENCE THE PROXY FORM, ATTENDANCESLIP AND ROUTE MAP OF EGM ARE NOT ANNEXED TO THIS NOTICE.**
4. The Board of Directors, at its meeting held on **13th January, 2026**, approved the shifting of the Company's Registered Office to **31, Basement, DBS Bank Community Center, Basant Lok, Vasant Vihar, New Delhi – 110057**.
5. As per the provisions of clause 3.A.II. of the General Circular No. 20/2020 dated May 5, 2020, issued by the MCA, the matters of Special Business accompanying Notice, are considered to be unavoidable by the Board and hence, form part of this Notice.
6. The Members can join the EGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the EGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship & Share Transfer Committee, Auditors etc. who are allowed to attend the EGM without restriction on account of first come first served basis.
7. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) and Corporate members whose authorized representatives are intending to attend the meeting are requested to send to the Company at [compliance@gogiacap.com](mailto:compliance@gogiacap.com), a certified copy of the board resolution authorizing such representative to attend the EGM through VC/OAVM, and cast their votes through e-voting. The said Resolution/Authorization shall be sent to the Scrutinizer by email through its registered email address to [arpitgargcs@gmail.com](mailto:arpitgargcs@gmail.com) with a copy marked to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). Institutional Members can also upload their Board Resolution/Power of Attorney/Authority Letter, etc. by clicking on "Upload Board Resolution/Authority letter", etc. displayed under 'e-Voting' tab in their Login.
8. In case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote at the EGM.
9. Members attending the EGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

10. In line with the General Circulars No. 20/2020 dated May 5, 2020, No. 02/2021 dated January 13, 2021 and Circular No. 10/2022 dated December 28, 2022 issued by the MCA and the SEBI Circulars, Notice of the EGM is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories/RTA, unless any Member has requested for a physical copy of the same. Members may note that the Notice will also be available on the Company's website [www.gogiacap.com](http://www.gogiacap.com), websites of the Stock Exchanges, i.e., BSE Limited at [www.bseindia.com](http://www.bseindia.com) and on the website of Company's Registrar and Transfer Agent, MAS Services Limited, i.e. [www.masserv.com](http://www.masserv.com), and the EGM Notice is also available on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
11. The Chairperson of the Board shall chair the meeting. In his absence, the Members present shall elect one of themselves to be the Chairperson of the Meeting.
12. The Company's Registrar and Transfer Agents for its Share Registry Work (Physical and Electronic) are M/s. MAS Services Limited, having their Registered Office at T-34, IIInd Floor, Okhla Industrial Area, Phase-II, New Delhi-110020.
13. Members holding shares in dematerialized form are requested to intimate all changes pertaining to their bank details, National Electronic Clearing Service (NECS), Electronic Clearing Service (ECS), mandates, nominations, power of attorney, change of address, change of name, e-mail address, contact numbers, etc., to their Depository Participant (DP). Changes intimated to the DP will then be automatically reflected in the Company's records which will help the Company and the Company's Registrars and Transfer Agents, MAS Services Limited to provide efficient and better services.
14. Members holding shares in physical form are requested to consider converting their holding to dematerialized form to eliminate all risks associated with physical shares and for ease of portfolio management. Members can contact the Company or MAS Services Limited (Registrar and Transfer Agents) for assistance in this regard.

Further, members holding shares in physical form, in identical order of names, in more than one folio are requested to send to the Company's RTA, the details of such folios together with the share certificates alongwith the requisite KYC documents for consolidating their holdings in one folio. Requests for consolidation of share certificates shall be processed in dematerialized form.

SEBI had vide Notification Nos. SEBI/LAD-NRO/GN/2018/24 dated June 08, 2018 and SEBI/ LAD-NRO/ GN/2018/49 dated November 30, 2018 read with BSE circular no. LIST/ COMP/ 15/2018-19 dated July 05, 2018 and NSE circular no. NSE/CML/2018/26 dated July 09, 2018 directed that transfer of securities would be carried out in dematerialised form only with effect from 1st April 2019, except in case of transmission or transposition of securities. In view of the above and to avail the benefits of dematerialisation, Members are requested to consider dematerialising shares held by them in physical form. Accordingly, the Company/RTA has stopped accepting any fresh lodgement of transfer of shares in physical form.

15. Non-Resident Indian Members are requested to inform the Company's RTA immediately of:
  - a. Change in their residential status on return to India for permanent settlement.
  - b. Particulars of their bank account maintained in India with complete name, branch, account type, account number and address of the bank with pin code number, if not furnished earlier.
16. As per the provisions of Section 72 of the Act and SEBI Circular, the facility for making

nomination is available for the Members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. If a Member desires to opt out or cancel the earlier nomination and record a fresh nomination, he/she may submit the same in ISR-3 or SH-14 as the case may be. Members are requested to submit the said details to their Depository Participants in case the shares are held by them in dematerialized form and to the Company's RTA in case the shares are held by them in physical form, quoting their folio number

17. To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company of any change in address or demise of any Member as soon as possible.
18. The Securities and Exchange Board of India (SEBI) has mandated the submission of Permanent Account Number (PAN) by every participant in the Securities Market. Members holding shares in electronic form are, therefore, requested to submit the PAN to their Depository Participants with whom they are maintaining their demat accounts. Members holding the shares in physical form can submit their PAN details to the Company/RTA.
19. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the directors are interested, maintained under Section 189 of the Act, and the relevant documents referred to in the Notice will be available electronically for inspection by the members during the EGM.
20. All documents referred to in the Notice will also be available electronically for inspection without any fee by the members from the date of circulation of this Notice up to the date of EGM. Members seeking to inspect such documents can send an email to [compliance@gogiacap.com](mailto:compliance@gogiacap.com)
21. M/s Arpit Garg & Associates through Mr. Arpit Garg, Practicing Company Secretary (COP No. 22703), has been appointed as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
22. In compliance with the General Circulars No. 20/2020 dated May 5, 2020, No. 02/2021 dated January 13, 2021 and Circular No. 10/2022 dated December 28, 2022 issued by the MCA and the SEBI Circulars, Notice of the EGM along with explanatory statement is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories/RTA, unless any Member has requested for a physical copy of the same. Members who have not registered their e-mail address so far are requested to register their e-mail address for receiving all communication including Notices, Circulars, etc. from the Company electronically. However weblink letter will be sent to those shareholders who have not registered their email address with the company or depositories.

In case you have not registered your email id with depository or RTA, you may have registered your email id in following manner.

<b>Physical Holding</b>	Send a signed request to Registrar and Transfer Agents of the Company, MAS Services Limited at <a href="mailto:info@masserv.com">info@masserv.com</a> providing Folio number, Name of the shareholder, scanned copy of the share certificate (Front and Back), PAN (Self attested scanned copy of PAN Card), AADHAR (Self attested scanned copy of Aadhar Card) for registering email address.
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<b>Demat Holding</b>	Please contact your Depository Participant (DP) and register your emailaddress as per the process advised by DP.
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Those Members who have already registered their email IDs are requested to keep the same validated with their DP/RTA to enable serving of notices/ documents/Annual Reports and other communications electronically to their email ID in future.

### 23. PROCEDURE FOR REMOTE E-VOTING

- (1) Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (as amended), and the Circulars issued by the Ministry of Corporate Affairs and SEBI, the Company is providing the facility of remote e-Voting to its Members in respect of the business to be transacted at the EGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system as well as venue voting on the date of the EGM will be provided by NSDL.
- (2) The remote e-voting period commences on **Tuesday, February 3, 2026, 9:00 a.m. and ends on Thursday, February 5, 2026, 5:00 p.m.** During this period, Members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e. **Friday, January 30, 2026**, may cast their vote electronically through remote e-voting. The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently. A person who is not a Member as on the cut-off date should treat this notice for information purposes only.
- (3) The members who have cast their vote by remote e-voting prior to the EGM may also attend the EGM but shall not be entitled to cast their vote again.
- (4) The facility for voting through electronic voting system shall be made available during the EGM and only those Members, who will be present in the EGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system in the EGM.
- (5) In compliance with applicable provisions of the Companies Act, 2013 read with Pursuant to General Circulars No. 14/2020 dated April 8, 2020, No. 17/2020 dated April 13, 2020, No. 20/2020 dated May 5, 2020, No. 02/2021 dated January 13, 2021, No. 21/2021 dated December 14, 2021, No. 2/2022 dated May 5, 2022 and No. 10/2022 dated December 28, 2022 and other subsequent circulars issued by the Ministry of Corporate Affairs (collectively referred to as 'MCA Circulars'), the Company is convening the Extra-Ordinary General Meeting ('EGM') through Video Conferencing ('VC')/Other Audio Visual Means ('OAVM'), without the physical presence of the Members at a common venue. Further, Securities and Exchange Board of India ('SEBI'), vide its Circulars No. SEBI/HO/ CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/ HO/CFD/ CMD2/ CIR/P/ 2021/11 dated January 15, 2021, SEBI/ HO/ DDHS/P/CIR/2022/0063 dated May 13, 2022 and SEBI/HO/ CRD/PoD-2/P/ CIR/ 2023/4 dated January 5, 2023 ('SEBI Circulars') and other applicable circulars issued

in this regard, have provided relaxations from compliance with certain provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). In compliance with the provisions of the Companies Act, 2013 ('Act'), the Listing Regulations and MCA Circulars, the EGM of the Company is being conducted through VC/OAVM Facility, which does not require physical presence of members at a common venue.

24. The process and manner for remote e-voting are as under:

***THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER: -***

**The remote e-voting period begins on Tuesday, February 3, 2026 at 09:00 A.M. and ends on Thursday, February 5, 2026 at 05:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. January 30, 2026, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being January 30, 2026.**

**How do I vote electronically using NSDL e-Voting system?**

*The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:*

## **Step 1: Access to NSDL e-Voting system**

### **a. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode**

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<ol style="list-style-type: none"><li>1. If you are already registered for <b>NSDL IDeAS facility</b>, please visit the e-Services website of NSDL. Open web browser by typing the following URL: <a href="https://eservices.nsdl.com/">https://eservices.nsdl.com/</a> either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "<b>Beneficial Owner</b>" icon under "Login" which is available under "<b>IDeAS</b>" section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on options available against company name or <b>e-Voting service provider - NSDL</b> and you will be re-directed to NSDL e-Voting website for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</li><li>2. If the user is not registered for IDeAS e-Services, option to register is available at <a href="https://eservices.nsdl.com/">https://eservices.nsdl.com/</a>. Select "<b>Register Online for IDeAS</b>" Portal or click at <a href="https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</a></li><li>3. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsdl.com/">https://www.evoting.nsdl.com/</a> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on options available against company name or e-Voting service provider - NSDL and you will be redirected to <b>e-Voting website of NSDL</b> for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</li></ol>

Individual Shareholders holding securities in demat mode with CDSL	<p>1. Existing users who have opted for Easi / Easiest, they can login through their user id and password. Option will be made available to reach e-Votingpage without any further authentication. The URL for users to login to Easi / Easiest are <a href="https://web.cDSLindia.com/myeasi/home/login">https://web.cDSLindia.com/myeasi/home/login</a> or <a href="http://www.cDSLindia.com">www.cDSLindia.com</a> and click on New System Myeasi.</p> <p>2. After successful login of Easi/Easiest the user will be also able to see the EVoting Menu. The Menu will have links of <b>e-Voting service provider i.e. NSDL</b>. Click on NSDL to cast your vote.</p> <p>3. If the user is not registered for Easi/Easiest, option to register is available at <a href="https://web.cDSLindia.com/myeasi/Registration/EasiRegistration">https://web.cDSLindia.com/myeasi/Registration/EasiRegistration</a></p> <p>Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. from a link in <a href="http://www.cDSLindia.com">www.cDSLindia.com</a> home page. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the demat Account. After successful authentication, user will be provided links for the respective ESP i.e. NSDL where the e-Voting is in progress.</p>
Individual Shareholders (holding securities in demat mode) login through their depository participants	<p>You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. Once login, you will be able to see e-Voting option. Once you click on e-Votingoption, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on options available against company name or <b>e-Voting service provider-NSDL</b> and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</p>

**Important note:** Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

***Helpdesk for Individual Shareholders holding securities in demat mode for any technical issuesrelated to login through Depository i.e. NSDL and CDSL:***

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at toll free no.: 18001020 990 and 1800 22 44 30
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at 022-23058738 or 022-23058542-43

**b) Login Method for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.**

**How to Log-in to NSDL e-Voting website?**

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

*Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.*

4. Your User ID details are given below:

<b>Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical</b>	<b>Your User ID is:</b>
<b>a) For Members who hold shares in demat account with NSDL.</b>	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
<b>b) For Members who hold shares in demat account with CDSL.</b>	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
<b>c) For Members holding shares in Physical Form.</b>	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
- c) How to retrieve your 'initial password'?
  - If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the

.pdf file is your 8-digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

- If your email ID is not registered, please follow steps mentioned below in process for those shareholders whose email ids are not registered.

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
  - a) Click on "**Forgot User Details/Password?**" (If you are holding shares in your demat account with NSDL or CDSL) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - b) **Physical User Reset Password?** (If you are holding shares in physical mode) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - c) If you are still unable to get the password by aforesaid two options, you can send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) mentioning your demat account number/folio number, your PAN, your name and your registered address number/folio number, your PAN, your name and your registered address etc.
  - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

### ***Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.***

#### **How to cast your vote electronically and join General Meeting on NSDL e-Voting system?**

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join General Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.

### **25. General Instructions:**

- A. In case of any queries, you may refer to the Frequently Asked Questions (FAQs) and e-voting user manual' for Shareholders available at the download section of NSDL's e-voting website [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll free No. 1800 1020 990 and 1800 22 44 30 or send a request to (Name of NSDL Official) at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). In case of any grievance(s) in connection with voting by electronic means, you may send an e-mail to the Compliance Officer at [compliance@gogiacap.com](mailto:compliance@gogiacap.com) or to Mr. Shrawan Mangla, General Manager at [info@masserv.com](mailto:info@masserv.com).

B. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the 'Forgot User Details/Password?' or 'Physical User Reset Password?' option available on [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) to reset the password.

If you are already registered with NSDL for e-voting then you can use your existing user ID and password/ PIN for casting your vote.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Members and e-voting user manual for Members available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on : 022 - 4886 7000 and 022 - 2499 7000 or send a request to Ms. Pallavi Mhatre- Senior Manager-NSDL at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in).

C. The voting rights of members shall be in proportion to their share in the paid-up equity share capital of the Company as on **Friday, January 30, 2026**, being the cut-off date. Members are eligible to cast vote only if they are holding shares as on that date.

D. Any person, who acquires shares of the Company and becomes a member of the Company after the dispatch of the Notice and holding shares as on the cut- off date i.e. **Friday, January 30, 2026**, may obtain the user ID and Password by sending a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or [compliance@gogiacap.com](mailto:compliance@gogiacap.com). However, if they are already registered with NSDL for remote e-voting, then they can use their existing user ID and password/PIN for casting their vote. If they have forgotten their password, they can reset their password by using 'Forgot User Details/ Password' option available on [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or call at toll free no.: 1800 1020 990 and 1800 22 44 30.

E. At the EGM, at the end of discussion on the resolutions on which voting is to be held, the Chairman shall, with the assistance of scrutineer, order voting through electronic means for all those members who are present at the EGM through VC/OAVM but have not cast their votes electronically using the remote e-voting facility.

F. The Scrutineer shall after the conclusion of voting at the EGM, will first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and shall make, not later than two working days of the conclusion of the EGM, a consolidated scrutineer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.

G. The results shall be declared not later than two working days from conclusion of the meeting. The results declared along with the Scrutineer's Report will be placed on the website of the Company at [www.gogiacap.com](http://www.gogiacap.com) and the website of NSDL: [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) immediately after the result is declared and will simultaneously be forwarded to BSE Limited, where Equity Shares of the Company are listed. The results shall also be displayed at the notice board of Registered Office of the Company.

H. Subject to receipt of requisite number of votes, the Resolution shall be deemed to be passed on the date of the Meeting i.e. **February 6, 2026**.

***Process for those shareholders whose email id's are not registered with the depositories for procuring user id and password and registration of e mail id's for e-voting for the resolutions set out in this notice:***

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to [compliance@gogiacap.com](mailto:compliance@gogiacap.com)
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to [compliance@gogiacap.com](mailto:compliance@gogiacap.com) If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

***INSTRUCTIONS FOR MEMBERS ATTENDING THE EGM THROUGH VC/OAVM ARE AS UNDER:***

1. Member will be provided with a facility to attend the EGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM link" placed under "Join General meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the meeting through laptops/desktops instead of mobiles for better experience.
3. Further members will be required to allow camera usage on their systems and use a good speed internet to avoid any disturbance during the meeting.
4. Please note that participants connecting through mobile devices or tablets or laptop, via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

5. Members who would like to express their views/ask questions during the meeting need to register themselves as a speaker by sending their request mentioning their name, demat account number/folio number, e-mail ID and mobile number at [compliance@gogiacap.com](mailto:compliance@gogiacap.com) on or before Wednesday, February 4, 2026 (6:00 pmIST)
6. Those members who have registered themselves as a speaker in advance will only be allowed to express their views/ask questions during the meeting.
7. The company reserves the right to limit the number of speakers depending on the availability of time at the EGM.
8. In case any assistance is needed, members may contact NSDL at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or call at toll free no.: 1800 1020 990 and 1800 22 44 30.

## **EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013**

### **Explanatory Statement for Item No. 1**

This Explanatory Statement sets out material facts required under Section 102 of the Companies Act, 2013 and Section 188 read with the Rules thereunder, and Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in respect of the Special Resolution at Item No. 1 of the Notice.

#### **Nature of transaction**

The Company proposes to sell its immovable property described as **Entire Basement Floor and Entire Ground Floor, B-4/51, Safdarjung Enclave, New Delhi - 110029** (the **Property**) to **Mr. Ankur Gogia** (DIN 05186598), Director of the Company (the **Related Party**), for a consideration of **₹5,05,00,000 (Rupees Five Crore Five Lakh Only)**.

#### **Determination of "Undertaking" under Section 180(1)(a) of Companies Act 2013**

- **Book Value of the Property: ₹ 2,42,57,914**
- **Net Worth of the Company: ₹ 10,79,06,612**
- **Percentage of Net Worth: 22.48%**

Since the book value of the Property is 46.80% of the Net Worth, which exceeds the 20% threshold prescribed for identifying an 'undertaking' under Section 180(1)(a), the proposed transaction qualifies as a sale of an undertaking. Accordingly, the approval of the shareholders by way of a Special Resolution is required.

#### **Background and Rationale for Sale to Director in Absence of Viable Third-Party Offers**

The Board of Directors considered various options for the proposed disposal of the said property, including sale to unrelated third-party purchasers. However, despite engaging with prospective buyers, the Company did not receive any firm, time-bound or commercially viable offers from third parties. In contrast, the Director, being familiar with the condition, location and constraints of the property, expressed willingness to acquire the property on an 'as-is-where-is' basis and at a price not lower than the fair market value determined by an independent registered valuer. The Board, after evaluating all available alternatives, concluded that the proposed sale to the Director is in the best interest of the Company as it ensures certainty of consideration, timely completion of the transaction, and avoidance of further holding/maintenance costs. The Audit Committee and the Board have confirmed that the transaction is at arm's length and on terms not prejudicial to the interests of the Company or its shareholders.

The Board has considered strategic, financial and operational factors and concluded that sale of the Property is in the best interest of the Company because it will strengthen the net worth and reallocate capital to core business of the Company.

#### **Audit Committee review**

The Audit Committee of the Company considered the proposal at its meeting held on **13/01/2026** and recommended the transaction to the Board as not being in the ordinary course of business and at arm's length. All the three members of Audit Committee were present, and the recommendation was passed unanimously.

## **Board consideration**

The Board considered the Audit Committee recommendation at its meeting held on **13/01/2026** and approved placing the transaction for shareholders' approval. The Board confirms that the Related Party (Mr. Ankur Gogia) abstained from participation in the Board discussion and voting on the matter.

## **Valuation and arm's length confirmation**

An independent valuation of the Property was carried out by **Mr. Nanak Chand Gupta; an IBBI Registered Valuer (L&B), having Registration No. IBBI/RV/02/2019/11239**. The valuation report dated **10th January, 2026** concluded a fair market value of **₹5,05,00,000/-** and adopted the following Land and Building methodology and assumptions.

A copy of the valuation report will be made available for inspection by members and will be uploaded on the Company website and has been filed with the stock exchange.

## **Materiality and regulatory position**

The Company confirms that the transaction requires shareholders' approval under Section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI Listing Regulations because it is a related party transaction and exceeds the materiality thresholds prescribed. The computation of materiality is as follows: **(a)** value of transaction **₹5,05,00,000**; **(b)** materiality threshold as per policy **[10% of consolidated turnover of last audited FY ₹2,52,87,658]**; **(c)** transaction crosses threshold: **Yes**.

## **Terms and payment:**

**Consideration:** ₹5,05,00,000.

**Payment term:** via single transaction.

**Other material terms:** Sale subject to execution of Sale Deed, payment of stamp duty and registration charges by **seller**, delivery of vacant possession on completion, adjustments for taxes/dues up to date of transfer.

## **Interest of directors and key managerial personnel**

Mr. Ankur Gogia, Director of the Company, is the buyer and therefore a related party. Other directors and KMPs do not have any direct or indirect interest in the transaction. Mr. Ankur Gogia and other related parties will abstain from voting on the resolution. No other director is required to abstain unless otherwise interested.

## **Effect on company:**

The sale proceeds are expected to impact the Company's financial position as follows: **reduction in fixed assets by book value ₹2,42,57,914; expected gain on sale ₹2,62,42,086 (on book value); intended use of proceeds is for working capital.**

## **Documents for inspection**

Copies of the following documents will be available for electronic inspection by the members from the date of circulation of this Notice up to the date of the EGM and may be requested by email to [compliance@gogiacap.com](mailto:compliance@gogiacap.com): (a) copy of the independent valuation report; (b) draft Sale Deed; (c) Audit Committee and Board resolutions and minutes; (d) register of contracts under Section 189; (e) other documents referred to in the Notice.

### **Recommendation**

The Board (excluding the interested director) considers the proposed transaction to be in the best interest of the Company and recommends the Special Resolution for approval by the shareholders.

### **Voting and abstention**

Pursuant to the Companies Act and SEBI Listing Regulations, Mr. Ankur Gogia, being the related party, shall not vote on the resolution. The Company will ensure that votes cast by related parties are excluded from the e-voting and counted in accordance with applicable rules.

### **Additional disclosures**

Pursuant to Regulation 23 and the SEBI standardised format for related party transactions, the Company has prepared the Annexure A (Standardised Related Party Transaction Disclosure) which forms part of this Explanatory Statement.

### **Annexure A Standardised Related Party Transaction Disclosure**

<b>Field</b>	<b>Details</b>
<b>Name of the related party</b>	Mr. Ankur Gogia
<b>Relationship with the company</b>	Director
<b>Nature of transaction</b>	Sale of immovable property (Entire Basement Floor and Entire Ground Floor, B-4/51, Safdarjung Enclave, New Delhi – 110029)
<b>Value of transaction</b>	₹5,05,00,000
<b>Tenure / period</b>	One-time transaction; expected completion within 1 month of taking shareholders' approval.
<b>Material terms</b>	Sale Deed to be executed; registration and stamp duty: to be born by company
<b>Materiality threshold crossed</b>	Yes; threshold basis: [10% of consolidated turnover of FY 2024-25]
<b>Whether the transaction is at arm's length</b>	Yes; based on independent valuation dated 10th January, 2026 by Mr. Nanak Chand Gupta
<b>Audit Committee recommendation date</b>	13/01/2026
<b>Board approval date</b>	13/01/2026
<b>Whether shareholders' approval required</b>	Yes- Special Resolution
<b>Directors / KMP interested</b>	Mr. Ankur Gogia (interested); others: none
<b>Mode of approval</b>	EGM through VC/OAVM and remote e-voting

### **BY ORDER OF THE BOARD**

**Gogia Capital Growth Limited**

**Sd/-**

**Bharti Rana**  
**Company Secretary & Compliance Officer**

**Place: Delhi**

**Date: 13<sup>th</sup> January, 2026**



Ph. : 9560245851  
9315949975

# NANAK CHAND GUPTA

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

TO WHOM IT MAY CONCERN

Nanak Chand Gupta  
Plot No. 46, Sector-3, Karuna Kunj,  
Dwarka, New Delhi-110078  
Phone : 011-41538230,  
Mob. : 09560245851

## VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

Pursuant to the request from Shri Ankur Gogia the Built up Free Hold Residential Property Bearing Mpl. No. B-4/51( Plot No. 51 & Block-B-4), Entire Basement Floor & Entire Ground Floor, Without roof/ terrace rights, Built on land area measuring 418.05 Sq. Mt. or 500 Sq. Yds., Situated in the lay-out plan of Safdarjung Development Residential Scheme, Now the Residential Colony is known as Safdarjung Enclave, New Delhi-110029 which is owned by M/s Gogia Capital Growth Limited was inspected on 10/01/2026 in the presence of Company representative Shri Ankur Gogia for the purpose of valuation of Official and Internal Documentation. The following documents were produced before me for scrutiny:

1. Copy of Conveyance Deed dated 11/03/1996, duly registered as Document No.1680, in Additional Book No.1, Volume No.643, on Pages 181 to 183, on 11/03/1996, in the office of the Sub-Registrar-VII, Vikas Sadan, INA, New Delhi.
2. Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi.
3. Copy of Letter of M/s Gogia Capital Growth Pvt. Ltd, Dated 10/01/2026 for conducting valuation.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Part I & II. After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for market ability etc., I am of the opinion that:

1) The Fair market value of the property : Rs. 5,05,00,000/-

It is declared that:

- (i) I have inspected the property on 10/01/2026.
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Further the information and other details given above/ in the Annexure are true to the best of my knowledge and belief.
- (iv) The Valuation has been made of the right property as mentioned in the documents. We never shown original documents of property and do not know regarding legality.
- (v) This valuation report is purely an opinion and is based upon sever assumptions. This has no legal or contractual obligation on our part.
- (vi) Valuation of assets differ from time to time/purpose of valuation and all subject to change of circumstances, Govt. policies and market trend. The valuation does not bind us with sale/realization of the assets valued. This valuation report is not for any court and Bank Purpose and Valuation has been prepared for the Official and Internal Documentation Purpose on the basis of Delhi Govt. guidelines Rates.
- (vii) We do not conduct any test regarding structural safety of the building.
- (viii) We have not seen the original documents of the property.
- (ix) Ownership of the property has been considered on the basis of letter mailed by M/s Gogia Capital Growth Limited

Station: New Delhi

Date: 10/01/2026

The report is not to be referred if the purpose is different other than mentioned



Signature of Valuer with Seal



Ph. : 9560245851  
9315949975

# NANAK CHAND GUPTA

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

## Profile of the Company:

### **GOGIA CAPITAL GROWTH LTD. (GCGL)**

#### **Background and History:**

GCGL has achieved significant milestones throughout its history, reflecting its commitment to excellence and innovation:

1995

Founded with NSE Membership

1996

Initial Public Offer and shares listed on recognized stock exchanges

1997

Became Depository Participant of NSDL

1999

First Broker to start online trading on the Internet in India

2000

Became Clearing and Trading Member of NSE in F & O Segment

2002

Started Commodities Broking

2003

Became Member of NCDEX and MCX

2004

Became Member of BSE

2005

Became Portfolio Manager

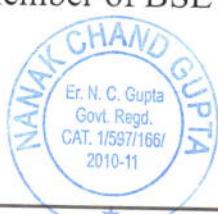
2007

Opened office in Dubai

2008

Became Clearing and Trading Member of BSE in F & O Segment  
2010

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is different other than mentioned



*NCg*

21



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Became Clearing and Trading Member of MCX-SX in Currency Derivative Segment

2011

Started full-fledged Algo Trading with the highest speed using International Software

2012

Started Market Making in NSE, BSE, and MCX-SX

2013

Became Clearing & Trading Member of MCX-SX in Equity & Derivative Segment;

2017

Incorporated a company in Gift City and became a clearing member of INDIA INX & NSE IFSC, started market making in various products

2019

Became a clearing member of ICEX and started market making in various products.

2021

Started providing ALGO trading to FPIs with various strategies

2023

Started an online trading app providing seamless online trading to various resident and non-resident clients.

GCGL provides stock broking services to individuals, HNIs, corporates, NRIs, and FPIs, earning commission from its main sources. Additionally, the company engages in arbitrage with algo strategies, ensuring profitability without the risk of loss.

### **Method used for Valuation:**

Land and building Method has been used for the valuation, the rate of land & Building has been verified from the Delhi Govt. Guideline rates at present applicable in Delhi. The Safdarjung Enclave is coming under Category-B.



*N.C.G.*

The report is not to be referred if the purpose is different other than mentioned

3 |



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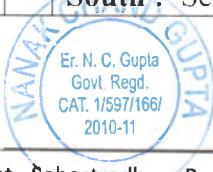
Date: 10/01/2026

## FORMAT OF VALUATION REPORT

(to be used for all properties of value above Rs. 5 crores)

Purpose for which the valuation is made		For Official and Internal Documentation
Name of Company (for which valuation report is sought)		GOGIA CAPITAL GROWTH LTD. (GCGL)
<b>1. Introduction</b>		
a)	Name of Property Owner (with address & phone nos.)	: M/s Gogia Capital Growth Limited
b)	Purpose of Valuation	: For Official and Internal Documentation
c)	Date of Inspection of Property	: 10/01/2026
d)	Date of Valuation Report	: 10/01/2026
e)	Name of the Developer of Property (in case of developer built properties)	: Not Applicable
<b>2. Physical Characteristics of the Property</b>		
<b>a) Location of the Property</b>		
i.	Nearby landmark	: Near Bada Gurudwara
ii.	Postal Address of the Property	: Built up Free Hold Residential Property Bearing Mpl. No. B-4/51( Plot No. 51 & Block-B-4), Entire Basement Floor & Entire Ground Floor, Without roof/ terrace rights, Built on land area measuring 418.05 Sq. Mt. or 500 Sq. Yds., Situated in the lay-out plan of Safdarjung Development Residential Scheme, Now the Residential Colony is known as Safdarjung Enclave, New Delhi-110029
iii.	Area of the plot/land (supported by a plan)	: 418.05 Sq. Mt. or 500 Sq. Yds.
iv.	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked	: Residential
v.	Independent access/approach to the property etc.	: Approach from Main Road
vi.	Google Map Location of the Property with a neighborhood layout map	: Attached
vii.	Details of roads abutting the property	: 80 ft. wide road
viii.	Description of adjoining property	: <b>North</b> : 80 ft. wide road <b>South</b> : Service Road (15' wide)

The report is not to be referred if the purpose is different other than mentioned



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4 |



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Ref.: 1973/2026

Date: 10/01/2026

		East : Plot No.B-4/52 West : Plot No.B-4/50
ix.	Plot No. Survey No.	: Property Bearing Mpl. No. B-4/51( Plot No. 51 & Block-B-4), Entire Basement Floor & Entire Ground Floor
x.	Ward/Village/Taluka	: -
xi.	Sub-Registry/Block	: B-4
xii.	District	: New Delhi
xiii.	Any other aspect	: No
b)	Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified	: <b>B+GF</b> = 501.66 Sq. Mt.
c)	<b>Dimension of the Plot</b> North – As per site plan South – As per site plan East – As per site plan West - As per site plan	<b>As per Sale Deed</b> North – As per site plan South - As per site plan East – As per site plan West – As per site plan
		<b>Actual Area of land is</b> 418.05 Sq. Mt. or 500 Sq. Yds.
d)	<b>Brief description of the property</b>	It is a B+GF+3 Storied RCC Framed Structure.
<b>3. Town Planning parameters</b>		
a)	i) Master Plan provision related to property in terms of land use	: Residential
	ii) FAR – Floor Area Rise/FSI-Floor Space Index permitted & consumed	: As per MCD Norms
	iii) Ground coverage	: As per MCD Norms
	iv) Comment on whether OC-Occupancy Certificate has been issued or not	: Not Issued
	v) Comment on unauthorized constructions if any	: Not Applicable
	vi) Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	: Not Applicable

The report is not to be referred if the purpose is different other than mentioned



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5 |



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vii) Planning area/zone	:	Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi
viii) Developmental controls	:	MCD
ix) Zoning regulations	:	MCD
x) Comment on the surrounding land uses and adjoining properties in terms of uses	:	Residential
xi) Comment on demolition proceedings if any	:	No Comment
xii) Comment on compounding/regularization proceedings	:	No
xiii) Any other Aspect	:	Good from all aspects

#### 4. Document Details and Legal Aspects of Property

a)	Ownership Documents	:	1. Copy of Conveyance Deed dated 11/03/1996, duly registered as Document No.1680, in Additional Book No.1, Volume No.643, on Pages 181 to 183, on 11/03/1996, in the office of the Sub-Registrar-VII, Vikas Sadan, INA, New Delhi. 2. Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi. 3. Copy of Letter of M/s Gogia Capital Growth Pvt. Ltd, Dated 10/01/2026 for conducting valuation.
b)	Name of the Owner/s	:	M/s Gogia Capital Growth Limited
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Free Hold
d)	Agreement of easement if any	:	No
e)	Notification of acquisition if any	:	N/A
f)	Notification of road widening if any	:	No
g)	Heritage restriction, if any	:	No

The report is not to be referred if the purpose is different other than mentioned



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h)	Comment on transferability of the property ownership	:	Legal Counsel to advise
i)	Comment on existing mortgages /charges /encumbrances on the property, if any	:	Details with the owner/ Co.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Details with the owner/ Co.
k)	Building plan sanction	:	Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi
	Authority approving the plan	:	MCD
	Name of the office of the Authority	:	MCD
	Any violation from the approved Building Plan	:	No
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	:	No
m)	Whether the property is SARFAESI compliant	:	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be Verified and copies as applicable to be enclosed with the Report.  b. Observation on Dispute or Dues if any is payment of bills/taxes to be reported.	:	Details with the owner/ Co.  Legal Counsel to advise
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	:	Yes
p)	Qualification in TIR/mitigation suggested if any	:	-----
q)	Any other aspect	:	-----
<b>5. Economic Aspects of the Property</b>			
a)	i. Reasonable letting value	:	Details with the owner/ Company
b)	ii. If property is occupied by tenant	:	Owner Given on rent for commercial use

The report is not to be referred if the purpose is different other than mentioned



71



# NANAK CHAND GUPTA

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

- Number of tenants	:	Details with the owner/ Co.
- Since how long (tenant- wise)	:	Details with the owner/ Co.
- Status of tenancy right	:	Details with the owner/ Co.
- Rent received per month (tenant-wise) with a comparison of existing market rent	:	Details with the owner/Co.
i. Taxes and other outgoings	:	Details with the owner/ Co.
ii. Property Insurance	:	Property is to be insured
iii. Monthly maintenance charges	:	Details with the owner/ Co.
iv. Security charges	:	Details with the owner/ Co
v. Any other aspect	:	-----

## 6. Socio-cultural Aspects of the Property

a)	Descriptive account of the location of the property in Terms of social structure of the area, population, social Stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	It is situated at prime location at Safdarjung Enclave
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	: No

## 7. Functional and Utilitarian Aspects of the Property

a)	<b>Description of the functionality and utility of the property in terms of:</b>	:	
	i. Space allocation	:	Mentioned in the layout plan
	ii. Storage Spaces	:	Mentioned in the layout plan
	iii. Utility space provided within the building	:	Mentioned in the layout plan
	iv. Car Parking facility	:	Mentioned in the layout plan
	v. Balconies, etc.	:	Mentioned in the layout plan
b)	Any other aspect	:	-----

## 8. Infrastructure Availability

a)	Description of aqua infrastructure availability in terms of	:	
	i. Water supply	:	

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Er. N. C. Gupta  
Govt. Regd.  
CAT. 1/597/166/  
2010-11

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Ref.: 1973/2026

Date: 10/01/2026

	ii. Sewerage/sanitation System Underground or Open	Exist
	iii. Storm water drainage	Exist
b)	Description of other physical infrastructure facilities viz.	:
	i. Solid waste management	Not Applicable
	ii. Electricity	Available
	iii. Road and public transport connectivity	Available
	iv. Availability of other public utilities nearby	Available
c)	Social infrastructure in terms of	:
	i. School	Available
	ii. Medical facilities	Available
	iii. Recreational facility in terms of parks and open space	Available

## 9. Marketability of the Property

a)	Marketability of the Property in terms of	
	i. Locational attributes	:
	ii. Scarcity	:
	iii. Demand and supply of the kind of subject property	:
	iv. Comparable sale prices in the locality	:
b)	Any other aspect which has relevance on the value or Marketability of the property	:
		It is situated at prime location at Safdarjung Enclave

## 10. Engineering and Technology Aspects of the Property

a)	Type of construction	:	RCC Framed Structure
b)	Material & technology used	:	RCC
c)	Specifications	:	Superior
d)	Maintenance issues	:	Maintenance not required
e)	Age of the building	:	20 Years in built in 2006
f)	Total life of the building	:	60 Years (Total assumed life 80 Years)
g)	Extent of deterioration,	:	After the life of the building
h)	Structural safety	:	Safe within life span

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9 |



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Ref.: 1973/2026

Date: 10/01/2026

i)	Protection against natural disaster viz. earthquakes,	:	Not Available
j)	Visible damage in the building	:	Not Available
k)	System of air-conditioning	:	Available
m)	Provision of fire fighting	:	Not Available

## 11. Environmental Factors

a)	Use of environment friendly building materials, Green	:	Yes
b)	Provision of rain water harvesting	:	Yes
c)	Use of solar heating and lightening systems, etc.,	:	Not Available
d)	Presence of environmental pollution in the vicinity of	:	No

## 12. Architectural and aesthetic quality of the Property

a)	Descriptive account on whether the building is modern, Old fashioned, plain looking or decorative, heritage Value, presence of landscape elements etc.	:	B+ GF+3 Storied, RCC Framed Structure.
----	--	---	--

## 13. Valuation

a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgement is arrived at.	:	Land & Building Method adopted for Valuation
b)	Guideline Rate obtained from Registrar's office/state Govt. Gazette/ Income Tax Notification : Delhi	:	Rs. 2,45,520/- Per Sq. Mt. As per Circle Rates
c)	<b>SUMMARY OF VALUATION</b>		

**Land Share = 40% of 418.05 Sq. Mt. = 167.22 Sq. Mt.**

i.	<b>Guideline Value/Circle Rate Value</b>		
	Land :	:	167.22 Sq. Mt. x Rs. 2,45,520/- Per Sq. Mt. = <b>Rs. 4,10,55,854/-</b>
	Building:	:	501.66 Sq. Mt. x Rs. 17,400/- Per Sq. Mt. = <b>Rs.</b>

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10 |



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Ref.: 1973/2026

Date: 10/01/2026

	87,28,884/-
For Lift etc.	Rs. 5,00,000/-
For Boundary Wall, Gate, External Development etc.	Rs. 2,00,000/-
Total Estimated Cost on Circle Rate	: Rs. 5,04,84,738 /-Say Rs. 5,05,00,000/-

## 14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India. 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. The Valuation is not valid for calculation of stamp Duty and registration of sale deed at any date and not responsible for the ownership of the property.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative by the name of Shri Nanak Chand Gupta who is also a 'valuer', has inspected the subject property on 10/01/2026
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to any amount.
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.

Name and Address of the Valuer

Nank Chand Gupta

H. No. 46, Karuna Kunj, Sector-3,

Dwarka, New Delhi-110078

Name of Valuer association of which I am a bonafide member in good

Standing : Institutions of Valuers Vide No. F : 20084

Wealth Tax Registration No. Category 1/597/166/2010-11

Signature of the Valuer .....

Date : 10/01/2026

Tel No : 011-41538230

Mobile No. : 9560245851

Email Id. : nanakcgupta@yahoo.co.in

## 15. Enclosures

The report is not to be referred if the purpose  
is different other than mentioned



*Nanak*  
Nanak



Ph. : 9560245851  
9315949975

# NANAK CHAND GUPTA

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Ref.: 1973/2026

Date: 10/01/2026

a)	Layout plan sketch of the area in which the property is Located with latitude and longitude	:	Attached Latitude : 28.565389, Longitude : 77.196694
b)	Building Plan	:	Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi
c)	Floor Plan	:	Details with the owner
d)	Photograph of the property (including geo-stamping with date) And owner (in case of housing loans, if borrower is available) Including a "Selfie" of the valuer at the site	:	Photograph of the site are enclosed along with photograph of the borrower's representative
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	:	Copy of Sanctioned Building Plan Vide File No. 138/B/HQ/2004, Dated 05/03/2004 from MCD, Delhi
f)	Google Map location of the property, Longitude/Latitude and co-ordinates of the property.	:	Attached
g)	Any other relevant documents/ extracts	:	Location Map Attached

Place: New Delhi  
Date: 10/01/2026

Signature and seal of Registered Valuer  
on the Bank's Panel



The report is not to be referred if the purpose  
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12 |



Ph. : 9560245851  
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Ref.: 1973/2026

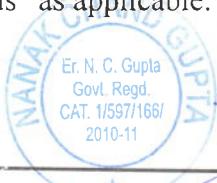
Date: 10/01/2026

## Format of undertaking to be submitted by individuals/proprietor/partners/directors

### DECLARATION-CUM-UNDERTAKING

1. Nanak Chand Gupta S/o Late Shri Jai Narain Gupta do hereby solemnly affirm and state that:
- a. I am citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer of three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10/01/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 10/01/2026. The work is not sub-contracted to any other valuer and carried out by myself.
- e. valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled delisted by any other bank and in case any such depanelment by other banks during my empanelment with you. I will inform you within 3 days of such depanelment.
- g. I have not been removed dismissed from service/employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment.
- i. I have not been found guilty of misconduct in professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act 1961 (43 of 1961) and time limit for filling appeal before Commissioner of Income-tax(Appeals) or Income-tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
- n. I have not been convicted of an offence connected with any proceeding under the income Tax Act 1961. Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number number as applicable is AEVPG5850R
- p. I undertake to keep you informed of any events of happenings which would make me ineligible for empanelment as a valuer.
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" Enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and Asset Standards" as applicable.

The report is not to be referred if the purpose  
is different other than mentioned



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13 |



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9315949975

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H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- v. I am valuer registered with Insolvency & Bankruptcy Board of India(IBBI)
- w. My CIBIL Score and credit worthiness is not Bank's guidelines.
- x. I am the proprietor of the firm/company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only, Valuations are also undertaken without receipt of Letter of Engagement from the Banks.
- z. Further, I hereby provide the following information.

S.No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Mentioned on page-1
2	Purpose of valuation and appointing authority	Mentioned on page-1
3	Identity of the valuer and any other experts involved in the valuation.	Mentioned on page-1
4	Disclosure of valuer interest or conflict, if any	Mentioned on page-2
5	Date of appointment, valuation date and date of report.	Mentioned on page-1
6	Inspections and/or investigations undertaken	Mentioned on page-1
7	Nature and sources of the information used of relied upon	Mentioned on page-1, 9 & 10
8	Procedures adopted in carrying out the valuation and valuation standards followed	Mentioned on page-9
9	Restrictions on use of the report, if any	Mentioned on page-10
10	Major factors that were taken into account during the valuation	Mentioned on page-1
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Mentioned in the Valuation Report

Place: New Delhi  
Date: 10/01/2026

Signature and seal of Registered Valuer  
on the Bank's Panel



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14 |



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9315949975

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H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

The report is not to be referred if the purpose is different other than mentioned



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15 |



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9315949975

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H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 1973/2026

Date: 10/01/2026

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. As an independent valuer, the valuer shall not charge success fee.
18. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

## Confidentiality

19. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

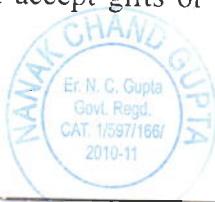
## Information Management

20. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
21. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
22. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
23. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

## Gifts and hospitality

24. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

The report is not to be referred if the purpose is different other than mentioned



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9315949975

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Ref.: 1973/2026

Date: 10/01/2026

25. A valuer shall not offer gifts or hospitality or a financial or any otheradvantage to a public servant or any other person with a view to obtain or retainwork for himself/ itself, or to obtain or retain an advantage in the conduct ofprofession for himself/ itself.

## Remuneration and Costs.

26. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properlyundertaken, and is not inconsistent with the applicable rules.

27. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be renderingservice. Occupation, employability and restrictions.

28. A valuer shall refrain from accepting too many assignments, if he/it isunlikely to be able to devote adequate time to each of his/ its assignments.

29. A valuer shall not conduct business which in the opinion of the authority or the registered valuerorganisation discredits the profession.

## Miscellaneous

30. A valuer shall refrain from undertaking to review the work of another valuerof the same client except under written orders from the bank or housing financeinstitutions and with knowledge of the concerned valuer.

31. A valuer shall refrain from undertaking to review the work of another valuerof the same client except under written orders from the bank or housing financeinstitutions and with knowledge of the concerned valuer.

Place: New Delhi  
Date: 10/01/2026

Signature and seal of Registered Valuer  
on the Bank's Panel



The report is not to be referred if the purpose  
is different other than mentioned

17 |

# GOGIA CAPITAL GROWTH LIMITED

(formerly known as Gogia Capital Services Limited)

Regd. Off: B 4/51, 3<sup>rd</sup> Floor, Safdarjung Enclave, Delhi 110029

CIN: L74899DL1994PLC059674

Email: [Compliance@gogiacap.com](mailto:Compliance@gogiacap.com) Phone No. 01149418850

---

Date: 10/01/2026

To,

Nanak Chand Gupta

Govt.approved valuer and regd. Valuer of IBBI,

Plot no.46, Karunakunj , Sector-3, Dwarka , New Delhi -110078

Mobile- +919560245851

We request you to kindly undertake the valuation of the basement and ground floor of our property situated at:

B4/51, Safdarjung Enclave,

New Delhi – 110029

Property details:

Plot area : 418.05 sq.m Or 500 sq.yds

Covered area of Basement + Ground Floor ----501.66 sq.m

Proportionate area of land 40 percent

The valuation is required for official and internal documentation purposes.

We look forward to your confirmation and timelines for the completion of the valuation report.



Warm regards,  
Ankur Gogia  
Director  
Gogia Capital Growth Ltd.



*Nanak*

## CIRCLE RATES IN DELHI

w.e.f. 23.09.2014

### NOTIFICATION

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI

(Revenue Department)

\*No. F. 1(953)/Regn.Br./Div.Com./HQ/2014/5943, dt. 22.09.2014.—In exercise of the powers conferred by Section 27 and section 47A of the Indian Stamp Act, 1899 (2 of 1899) as in force in Delhi and in pursuance of the provisions of rule 4 of the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007, read with the Ministry of Home Affairs, Government of India Notification No. S.O. 1726 (No. F.2/5/61-Judl-II) dated 22nd July, 1961 and Notification S.O. 2709 (No. 41/2/66-Delhi), dated the 7th September, 1966, and in supersession of this Government's Notification No.F.1(152)/Regn. Br./Div. Com./HQ/2011/780, dt. 4th December, 2012, the Lt. Governor of the National Capital Territory of Delhi, hereby revises and notifies, the minimum rates (CIRCLE RATES) for valuation of lands and immovable properties in Delhi for the purposes and intent of the said Act and the rules made thereunder, as specified in Annexure I Annexed to this notification.

The above rates, *inter alia*, shall be taken into consideration for registration of instruments relating to lands and immovable properties in Delhi by all the Registering Authorities under the provisions of the Indian Stamp Act, 1899 (2 of 1899) and the Indian Registration Act, 1908 (XVI of 1908) as inforce in Delhi at the time of Registration of instruments.

**These revised rates shall come into force with effect from 23.09.2014.**

By order and in the name of the  
Lt. Governor of the National  
Capital Territory of Delhi

(Sanjay Kumar)  
IAS

Special Inspector General (Registration)



## ANNEXURE-1

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act. as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

### 1. Minimum land rate for Residential Use:-

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

### 2. Minimum Land Rates for Commercial, Industrial and other uses:-

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

\*Definition are as per unit area property tax system



3. Minimum rates for cost of construction:-

3.1 The base unit rate of cost of construction will be :-

Table-1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5



(1)	(2)	(3)	(4)	(5)
2003	Roshan Vihar Najafgarh	G	Roshanpura	Najafgarh Zone
2004	Roshanpura, Najafgarh	G	Isapur	Najafgarh Zone
2005	Roshanpur Allies Dichson Khurd	H	Roshanpura	Najafgarh Zone
2006	Rouse Avenue, Institution Area	B	Minto Road	City Zone
2007	RPS Colony	F	Dr. Ambedkar Nagar	South Zone
2008	Ruchi Vihar	E	Mahipalpur	Najafgarh Zone
2009	S/S Ramesh Nagar	D	Kirti Nagar	Karol Bagh Zone
2010	Sabhepur Colony	G	Karawal Nagar	Sh. North Zone
2011	Sabhepur	H	Karwal Nagar	Sh. North Zone
2012	Sabhepur Gujran	H	Yamuna Vihar	Sh. North Zone
2013	Saboli Colony	F	Gokalpur	Sh. North Zone
2014	Saboli Extension	F	Gokalpur	Sh. North Zone
2015	Saboli	G	Gokalpur	Sh. North Zone
2016	Sabzi Mandi	E	Sadar Bazar	S.P. Zone
2017	Sadar Bazar	E	Sadar Bazar	S.P. Zone
2018	Sadatpur	G	Karawal Nagar	Sh. North Zone
2019	Sadbora Khurd	G	Shastri Nagar	Civil Lines Zone
2020	Sadh Nagar Part I and II, Palam	G	Sagarpur	Najafgarh Zone
2021	Sadhana Enclave	B	Greater Kailash-I	South Zone
2022	Sadiq Nagar	D	Defence Colony	Central Zone
2023	Safdarjang Dev Area	B	Hauz Khas	South Zone
2024	Safdarjang Enclave	B	Hauz Khas	South Zone
2025	Sagar Pur Main and West	G	Sagarpur	Najafgarh Zone
2026	Sagarpur Village	G	Sagarpur	Najafgarh Zone
2027	Sahibpura	F	Tagore Garden	West Zone
2028	Sahipur Village	G	Shalimar Bagh	Rohini Zone
2029	Sahupura	G	Isapur	Najafgarh Zone
2030	Sahupura-Urban Village	H	Isapur	Najafgarh Zone
2031	Sahyog Vihar	F	Matiala	Najafgarh Zone
2032	Sai Enclave, Roshanpura	G	Roshanpura	Najafgarh Zone
2033	Saini Enclave	D	Vishwas Nagar	Sh. South Zone
2034	Saini Pura, Madhu Vihar	G	Madhu Vihar	Najafgarh Zone
2035	Saini Vihar	G	Nangloi	Narela Zone
2036	Sainik Enclave(Uttam Nagar)	G	Uttam Nagar	West Zone
2037	Sainik Enclave, Najafgarh	G	Isapur	Najafgarh Zone
2038	Sainik Farm	D	Deoli	South Zone
2039	Sainik Nagar(Uttam Nagar)	G	Uttam Nagar	West Zone
2040	Sainik Nagar, Uttam Nagar	G	Matiala	Najafgarh Zone
2041	Sainik Niketan, Najafgarh	G	Isapur	Najafgarh Zone



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