

CHD DEVELOPERS LIMITED

CIN: L74899DL1990PLC041188

201, Radha Chambers, Plot No. 19-20, G Block
Community Centre, Vikaspuri, New Delhi 110018

Ph. No: 011-28549230, **Web:** www.chddevelopers.com

Email: investorservices@chddevelopers.com

NOTICE

Notice is hereby given that the 30th Annual General Meeting of the Members of CHD Developers Limited will be held through Video Conferencing /Other Audio Visual Means (“VC/OAVM”) on Tuesday, 8th March, 2022 at 10:30 A.M. to transact the following businesses:

ORDINARY BUSINESS:-

1. To consider and adopt the Standalone and Consolidated Audited Financial Statements of the Company for the financial year ended 31st March, 2020 including the reports of the Board of Directors and Auditors’ thereon
2. To appoint a Director in place of Mr. Gaurav Mittal (DIN: 00052968), who retires by rotation and being eligible, offers himself for re-appointment

SPECIAL BUSINESS:-

3. To Appoint Statutory Auditors:

To consider and, if thought fit, with or without modification(s), to pass the following resolution(s) as an **Ordinary Resolution(s)**:

“RESOLVED THAT pursuant to the provisions of Section 139 read with rules made thereunder and other applicable provisions, if any, of the Companies Act, 2013 as amended from time to time or any other law for the time being in force (including any statutory modification or amendment thereto or re-enactment thereof for the time being in force), M/s. KPSK And Associates, Chartered Accountants (FRN 025420N), be and is hereby appointed as Statutory Auditors of the Company, to hold the office of the Statutory Auditors of the Company up to the conclusion of the 32nd Annual General Meeting and to conduct the Statutory Audit of the Company for the period up to ended 31st March, 2022, on such remuneration as may be fixed by the Board of Directors in consultation with them.”

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4. To approve/ratification the remuneration payable to the Cost Auditors and if thought fit, to pass, with or without modification, following resolution as an **Ordinary Resolution:**

“RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 (including any statutory modification(s) or reenactment thereof, for the time being in force), M/s. SANDEEP SHARMA & CO. Cost Accountants (FRN. 002323), the cost auditor appointed by the Company to conduct cost audit of records of the Company related to ‘Construction’ activities for the financial year 2019-20 at the per year fee of Rs. 20,000/- plus applicable Taxes as may be mutually agreed between parties as remuneration for the cost audit services and also considering their appointment for Financial Year 2020-21 on same terms subject.”

“RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all acts, deeds, matters and things that may be necessary, proper, expedient or incidental thereto for the purpose of giving effect to the aforesaid resolution.”

5. To approve the re-appointment of Mr. Gaurav Mittal (DIN: 00052968) as Managing Director of the Company.

To consider and, if thought fit, to pass, the following as a **Special Resolution:**

“RESOLVED THAT, in accordance with the provisions of Sections 190, 196, 197, 198, 203 and other applicable provisions, if any, of the Companies Act, 2013 (**“the Act”**), read with provisions of Schedule V of the Act and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment(s) thereof for the time being in force) and in terms of the Article of Association of the Company, upon the recommendation of the Nomination and

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Remuneration Committee, Audit Committee, and the Board of Directors of the Company, and in accordance with the Nomination and Remuneration Policy, consent of the members of the Company be and is hereby accorded for the re-appointment of Mr. Gaurav Mittal (DIN: 00052968) as the Managing Director of the Company and is not debarred from holding the office of Director pursuant to any SEBI order or any other such statutory authority, for a further term of 5 (five) consecutive years commencing from 2nd February, 2021 till 1st February 2026, being liable to retire by rotation.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to amend, alter, modify or otherwise vary including to change the designation (collectively referred to as “variation”) the terms and condition of appointment of Mr. Gaurav Mittal, Managing Director (DIN: 00052968), from time to time during his tenure and to do all such acts, deeds and things as in its absolute discretion it may think necessary, expedient or desirable to give effect to the aforesaid resolutions.”

6. To provide Authority to Board of Directors of the Company.

To consider and, if thought fit, to pass, the following as a **Special Resolution:**

“**RESOLVED THAT** pursuant to the provisions of the Companies Act, 2013 (“the Act”) and rules made there under (including any statutory modification(s) or re-enactment thereof, for the time being in force), the Memorandum and Article of Association of company, consent of members of the Company be and is hereby accorded to authorize Board of Director of the Company to file and submit appeal, application and / or represent the Company in any state and / or central authority including but not limited to National Company Law Tribunal/National Company Law Appellate Tribunal, any quasi-judicial / judicial authority, Tribunal, Any court of law, forum, autonomous and other legal bodies and /or other statutory bodies within territory of India, for the purpose of revival of the Company.

RESOLVED THAT pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 and rules made there under (including any statutory modification(s) or re-enactment

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thereof, for the time being in force), consent of members of the Company be and is hereby accorded to authorize Board of Director of the Company (if required) to file and submit appeal, application for the purpose of initiating the pre-packaged insolvency resolution process as per Chapter III-A of Insolvency and Bankruptcy Code, 2016 and / or represent the Company in any state and / or central authority including but not limited to National Company Law Tribunal, other Tribunal, Any court of law, forum, autonomous and other legal bodies and /or other statutory bodies within territory of India for the purpose of this resolution.

RESOLVED FURTHER THAT pursuant to the provisions of the Companies Act, 2013 (“the Act”) and rules made there under (including any statutory modification(s) or re-enactment thereof, for the time being in force), the Memorandum and Article of Association of company, consent of members of the Company be and is hereby accorded borrow money / funds, to sell, lease, charge and / or mortgage or otherwise dispose off all or any of the immovable and movable property / undertaking / asset of the Company wheresoever situated, present & future, and whole of the undertaking of the company in favor of Banks / Financial Institution / NBFC / Company(ies) / Body Corporate otherwise to secure the repayment of the fund and / or non – fund based credit facilities availed or to be availed by the Company or its Holding / Subsidiary / Associate Companies or otherwise for the sum of money not exceeding the limit approved by the shareholder of the Company earlier.

RESOLVE FURTHER THAT Board of Director of the Company be and is further authorized to do all necessary actions, to take effective measures, steps, deeds and things for the purpose of revival of the company which include but not limited to find and approach prospective investor or lender, to arrange funds/liquidity by all legitimate ways and options, to enter into collaboration agreement, development agreement, settlement/compromise deeds or any other deed / agreement or arrangement with any prospective party(ies).”

7. Regularisation of additional director Ms. Ritu as director of the company

To consider and if thought fit, to pass the following resolution with or without modification as an **Ordinary Resolution:**

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“**RESOLVED THAT** pursuant to Section 161 read with section 149(1) and other applicable provisions of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and Articles of Association of the Company, Ms. Ritu (DIN- 09432138), who was appointed as an Additional Director (in the capacity of Executive Director) w.e.f. 14th December, 2021 be and is hereby appointed as Director of the company.

“**RESOLVED FURTHER THAT** Mr. Gaurav Mittal, Managing Director of the Company, be and is hereby authorized to file relevant forms with the Registrar of Companies, NCT of Delhi & Haryana, and to do such other acts, deeds and things as may be considered necessary in connection with the above appointment.”

**By order of the Board of Directors
For CHD Developers Limited**

Sd/-

Gaurav Mittal

(Managing Director)

Place: New Delhi

Date: 9th February, 2022

NOTES

1. As you are aware, in view of the situation arising due to COVID-19 global pandemic, the general meetings of the companies shall be conducted as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020 and Circular No. 20/2020 dated May 05, 2020. The forthcoming AGM will thus be held through video conferencing (VC) or other audio visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM.

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2. 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 MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
3. The Members can join the AGM in the VC/OAVM mode 30 minutes before and 15 minutes after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 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 Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
4. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
5. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, this AGM is being held through VC/OAVM, physical attendance of Members has been dispensed with and the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. Hence, Attendance Slip and Proxy Form including Route Map are not annexed to this notice. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.
6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM/EGM has been uploaded on the website of the Company at www.chddevelopers.com. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited at www.bseindia.com. The AGM/EGM Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM/EGM) i.e. www.evotingindia.com.

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7. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 8, 2020 and MCA Circular No. 17/2020 dated April 13, 2020 and MCA Circular No. 20/2020 dated May 05, 2020.
8. The Securities and Exchange Board of India (SEBI) has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit their PAN to their Depository Participants with whom they are maintaining their Demat accounts. Members holding shares in physical form can submit their PAN to the Company / Registrar & Share Transfer Agent.
9. The relevant details of the Directors seeking re-appointment pursuant to Regulation 36 (3) and 26 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 & Secretarial Standard-2 are annexed to the notice.
10. In accordance with, the General Circular No. 20/2020 dated 5th May, 2020 issued by MCA and Circular No. SEBI/HO/CFD/ CMD1/CIR/P/2020/79 dated 12th May, 2020 issued by SEBI, owing to the difficulties involved in dispatching of physical copies of the financial statements (including Report of Board of Directors, Auditor's report or other documents required to be attached therewith), such statements including the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depository Participant(s).
11. Members holding shares in electronic form are requested to notify change in their address to their Depository participants with whom they are maintaining their Demat Accounts and members holding physical shares are requested to notify any changes in their address etc. quoting their folio no.(s) to the Registrar & Share Transfer Agents at the following address, at the earliest to avoid inconvenience at a later stage:

Skyline Financial Services Private Limited

D-153A, 1st Floor, Okhla Industrial Area,

Phase-I, New Delhi-110 020, Ph: 011-26812682

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12. A relative Explanatory Statement pursuant to Section 102 (1) of the Companies Act, 2013 setting out material facts concerning the special business to be transacted at the meeting is annexed hereto.
13. The Register of Members and the Share Transfer Books of the Company shall remain closed from 25th February to 8th March, 2022 (both days inclusive).
14. In case of Joint Holders attending the meeting, only such joint holder who is higher in the order of names will be entitled to vote.
15. Transfer of Unclaimed / Unpaid amounts to the Investor Education and Protection Fund (IEPF): Pursuant to Sections 205A and 205C, and other applicable provisions, if any, of the Companies Act, 1956, all unclaimed / unpaid dividend, application money, debenture interest and interest on deposits as well as the principal amount of debentures and deposits, as applicable, remaining unclaimed / unpaid for a period of seven years from the date they became due for payment, were required to be transferred to the IEPF. Sections 124 and 125 of the Act, read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('IEPF Rules'), also contain similar provisions for transfer of such amounts to the IEPF both of which became applicable with effect from September 7, 2016, Accordingly, all unclaimed / unpaid dividend, interest on deposits as well as the principal amount of deposits, as applicable, remaining unclaimed / unpaid for a period of seven years from the date they became due for payment, in relation to the Company, shall be transferred to, IEPF established by the Central Government. As per Section 124(6) of the Act read with the IEPF Rules as amended, all the shares in respect of which dividend has remained unpaid/unclaimed for seven consecutive years or more are required to be transferred to an IEPF Demat Account.

The Company serves this as a reminder to all the shareholders whose Dividends are lying unpaid / unclaimed, to claim the same. Please note that no claim shall lie against the Company in respect of the shares so transferred to IEPF. In the event of transfer of shares and the unclaimed dividends to IEPF, members are entitled to claim the same from IEPF by submitting an online application in the prescribed Form IEPF-5 available on the website www.iepf.gov.in and sending

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a physical copy of the same duly signed to the Company along with the requisite documents enumerated in the Form IEPF- 5. Members can file only one consolidated claim in a financial year as per the IEPF Rules. Members who have not yet encashed their dividend warrant(s) pertaining to the final dividend, are requested to lodge their claims with the Company.

As per the Sections 124 and 125 of the Act, read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('IEPF Rules') the Company has uploaded the information in respect of the Unclaimed Dividends, as on the date of last AGM i.e. September 29, 2018, on the website of the IEPF viz. www.iepf.gov.in and under 'Investors' section on the website of the Company viz. www.chddevelopers.com.

16. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013 and the Register of Contracts or Arrangements in which the Directors are interested maintained under Section 189 of the Companies Act, 2013 will be available for inspection by the Members during the Annual General Meeting on login at CDSL e-voting system.
17. Relevant documents referred to in the accompanying notice and the statements are open for inspection by the members through electronic mode on the request of the shareholder sent on www.chddevelopers.com
18. To support the "Green Initiative" Members who have not registered their e-mail addresses so far are requested to register their e-mail address with the Company's Share Registrars and Transfer Agents/ their Depository Participants, in respect of shares held in physical/ electronic mode respectively.
19. Shareholders holding shares in physical form are requested to provide copy of PAN Card and Bank details to the Company as per SEBI Circular SEBI/HO/MIRSD/DOP1/CIR/P/2018/73 dated 20th April, 2018.
20. SEBI vide Notification No. SEBI/LAD-NRO/GN/2018/24 dated 08-06-2018 mandates shareholders holding shares in physical form to get their shares demat till December 05, 2018 after which request effecting transfer of securities shall not be processed.

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21. Mr. Mukesh Kumar, Practicing Company secretary has been appointed as the Scrutinizer to scrutinize the remote e-voting process and casting vote through the e-voting system during the meeting in a fair and transparent manner.
22. The Scrutinizer shall, immediately after the conclusion of the voting at the general meeting, first download the votes cast at the AGM and thereafter unblock the votes cast through remote e-Voting and shall make a consolidated scrutinizer's report of the total votes cast in favour or against, invalid votes, if any, and whether the resolution has been carried or not, and such Report shall then be sent to the Chairman or a person authorized by him, within 48 (forty eight) hours from the conclusion of AGM, who shall then countersign and declare the result of the voting forthwith.
23. The Results shall be declared after receiving the Consolidated Scrutinizer's Report from the Scrutinizer. The result declared shall be placed on the Company's website www.chddevelopers.com and on the website of CDSL and communicated to the Stock Exchanges.

24. Voting through electronic means

CDSL e-Voting System – For Remote e-voting and e-voting during AGM/EGM

1. In continuation of this Ministry's **General Circular No. 20/2020**, dated 05th May, 2020 and after due examination, it has been decided to allow companies whose AGMs were due to be held in the year 2020, or become due in the year 2021, to conduct their AGMs on or before 31.12.2021, in accordance with the requirements provided in paragraphs 3 and 4 of the General Circular No. 20/2020 as per MCA circular no. 02/2021 dated January 13, 2021.

THE INTRUCTIONS OF SHAREHOLDERS FOR REMOTE E-VOTING AND E-VOTING DURING AGM/EGM AND JOINING MEETING THROUGH VC/OAVM ARE AS UNDER:

- (i) The voting period begins on 5th March, 2022 at 9:00 a.m. and ends on 7th March, 2022 at 5:00 p.m. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of 3rd March, 2022 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

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- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020**, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

- (iv) In terms of **SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 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.

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode** is given below:

Type of shareholders	Login Method
Individual Shareholders holding	1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are

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securities in Demat mode with CDSL	<p>https://web.cdslindia.com/myeasi/home/login or visit www.cdslindia.com and click on Login icon and select New System Myeasi.</p> <p>2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. CDSL/NSDL/KARVY/LINKINTIME, so that the user can visit the e-Voting service providers' website directly.</p> <p>3) If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration</p> <p>4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.</p>
Individual Shareholders holding securities in demat mode with NSDL	<p>1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' 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 company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p>

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	<p>2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS “Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</p> <p>3) 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. 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 hold 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 company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting</p>
Individual Shareholders (holding securities in demat mode) login through their Depository Participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

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 issues related to login through Depository i.e. CDSL and NSDL

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Login type	Helpdesk details
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 helpdesk.evoting@cdslindia.com or contact at 022- 23058738 and 22-23058542-43.
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 evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30

(v) Login method for e-Voting and joining virtual meeting for **shareholders other than individual shareholders holding in Demat form & physical shareholders.**

- 1) The shareholders should log on to the e-voting website www.evotingindia.com.
- 2) Click on “Shareholders” module.
- 3) Now enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
- 4) Next enter the Image Verification as displayed and Click on Login.
- 5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
- 6) If you are a first-time user follow the steps given below:

	For Shareholders holding shares in Demat Form other than individual and Physical Form
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)

CHD DEVELOPERS LIMITED

CIN: L74899DL1990PLC041188

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Community Centre, Vikaspuri, New Delhi 110018

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	<ul style="list-style-type: none">Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none">If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (3).

- (vi) After entering these details appropriately, click on “SUBMIT” tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach ‘Password Creation’ menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (ix) Click on the EVSN for the relevant <Company Name> on which you choose to vote.
- (x) On the voting page, you will see “RESOLUTION DESCRIPTION” and against the same the option “YES/NO” for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xi) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.
- (xii) After selecting the resolution, you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to

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change your vote, click on “CANCEL” and accordingly modify your vote.

- (xiii) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take a print of the votes cast by clicking on “Click here to print” option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) **Facility for Non – Individual Shareholders and Custodians –Remote Voting**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the “Corporates” module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
 - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
 - The list of accounts linked in the login should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
 - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
 - Alternatively, Non Individual shareholders are required to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; investorservices@chddevelopers.com (designated email address by company), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

CHD DEVELOPERS LIMITED

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INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM/EGM THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The procedure for attending meeting & e-Voting on the day of the AGM/ EGM is same as the instructions mentioned above for Remote e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for Remote e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM/EGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting 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.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at (company email id). The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at (company email id). These queries will be replied to by the company suitably by email.
8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.
9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted 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 available during the AGM.

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10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders shall be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES.

1. For Physical shareholders- please provide necessary details like 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 **Company/RTA email id**.

2. For Demat shareholders -, Please update your email id & mobile no. with your respective Depository Participant (DP).

3. For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cdslindia.com or contact at 022- 23058738 and 022-23058542/43.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futorex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call on 022-23058542/43.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 (1) OF THE COMPANIES ACT, 2013.

The following statement sets out all the material facts about the special business mentioned in accompanying Notice.

Item No. 3

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M/s. DNA & Co. , Chartered Accountants, were appointed as Statutory Auditors of the Company to conduct the statutory audit of the books for the financial year ended as on 31.03.2020 and to hold office of statutory auditor till conclusion of 30th AGM of the Company, now they have shown their unwillingness to be reappoint as Statutory Auditor of the Company, therefore M/s. KPSK And Associates, Chartered Accountants (FRN 025420N), are hereby proposed to be appointed as Statutory Auditors of the Company for period of two years , to hold the office of the Statutory Auditors of the Company up to the conclusion of the 32nd Annual General Meeting and to conduct the Statutory Audit of the Company for the period up to ended 31st March, 2022, on such remuneration as may be fixed by the Board of Directors in consultation with them.”

M/s. KPSK And Associates, Chartered Accountants, have conveyed their consent to be appointed as the Statutory Auditors of the Company along with a confirmation that, their appointment, if made by the members, would be within the limits prescribed under the Companies Act, 2013.

Accordingly, Ordinary Resolution is submitted to the meeting for the consideration and approval of members.

None of the Directors, Key Managerial Persons or their relatives, in any way, concerned or interested in the said resolution.

Item No. 4

The Board of Directors, has approved the appointment and remuneration of M/s. SANDEEP SHARMA & CO., Cost Accountants (FRN. 002323), Practicing Cost Accountant, as the cost auditor of the Company to conduct audit of cost records of the Company for ‘Construction’ activities for the Financial Year 2019-20 at the per year fee of Rs. 20,000/- plus applicable Taxes as may be mutually agreed between parties as remuneration for the cost audit services and also considering their appointment for Financial Year 2020-21 on same terms subject.

In accordance with provisions of Section 148 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder, proposed remuneration of Cost Auditor has to be ratified by

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shareholders of the Company. Accordingly, your approval is sought for the same. The Board of Directors recommends the above resolution for your approval.

None of the Director or Key Managerial Personnel of the Company or their relatives is concerned or interested in this resolution.

Item no. 5.

Pursuant to the provisions of the Companies Act, 2013 (“Act”) and rules made thereunder and the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Shareholders of the Company through postal ballot in 2016 had approved the reappointment of Mr. Gaurav Mittal as Managing Director of the Company for a period of 5 (Five) years from 2 February, 2016 to 1st February, 2021.

Accordingly, the term of Mr. Mittal as Managing Director ended on 1st February, 2021. The Board of Directors, at its meeting held on 2nd November, 2020, has re-appointed Mr. Gaurav Mittal as Managing Director of the Company for another term of five consecutive years commencing from 2nd February, 2021 upto 1st February, 2026, subject to approval of the members of the Company.

Mr. Gaurav Mittal (DIN: 00052968), is the main promoter of the Company. He has wide industrial, operational, administrative and real estate experience with a western outlook. Mr. Mittal has more than 21 years of Experience in Real Estate Industry.

Hence, Re-appointment of Mr. Mittal, as Managing Director of the Company is recommended for a period of five consecutive years – from 2nd February, 2021 to 1st February, 2026.

The Company has received requisite disclosures/declaration from Mr. Mittal for being re-appointed as Managing Director of the Company. Mr. Gaurav Mittal, is not debarred from holding the office of the Director by virtue of any SEBI order or any other such authority pursuant to BSE Circular LIST/COMP/14/2018-19 dated June 20, 2018 and NSE circular NSE/CML/2018/24 dated June 20, 2018. Further, the details as required under the Secretarial Standard and SEBI (Listing Obligations

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and Disclosure Requirements) Regulations, 2015, have been provided separately at the end of this statement.

Item no. 6.

The current market scenario in the real estate business from past few years and financial and economic conditions of the world is not hidden and how the world and Indian industries are in phasing tough phase and financial turmoil due to spread of deadly COVID-19, continuously falling demand, decreasing prices of properties, non-availability of easy bank credit etc. and fate of the business of the Company is no different.

The Company is facing high liquidity crunch as result of which its ongoing projects have stuck and most of the employees have resigned from the Company. In the times of Industry fall-out, the Management is making best of its efforts to stabilize the position at the earliest possible and is taking constructive measures to bring the Company back on track.

Shareholder approval is sought to give authority to the Board of Director to do all possible acts, deeds and things to stabilize current situation of company and to revive the company and to file application to NCLT as per Chapter III-A of Insolvency and Bankruptcy Code, 2016.

Item No. 7.

As per the provisions of Section 161 read with section 149(1) and other applicable provisions of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and Articles of Association of the Company. The Board of Directors of the Company appointed Ms. Ritu as an Additional Director (in the capacity of Executive Director) w.e.f. 14th December, 2021, be and is hereby appointed as Director, subject to the consent of the Members of the Company at the ensuing Annual General Meeting (“AGM”).

As an Additional Director Ms. Ritu holds office up to the date of this Annual General Meeting is eligible for being appointed as Director. The Company has received a declaration from Ms. Ritu confirming that he meets the criteria of being appointed as director. Ms. Ritu is also not disqualified

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from being appointed as a Director in terms of Section 164 of the Act and has given her consent to act as a Director of the Company.

Ms. Ritu aged 23 years, has specialization in the field of Talent Acquisition, Hiring and accounts and day to day operation. His presence on the Board will lead to better management of the affairs of the company.

Ms. Ritu is interested and concerned in the Resolution mentioned at Item No. 7 of the Notice. Other than Ms. Ritu, no other Director, Key Managerial Personnel or their respective relatives are concerned or interested in the Resolution mentioned at Item No. 7 of the Notice.

By order of the Board of Directors

For CHD Developers Limited

Sd/-

Gaurav Mittal

(Managing Director)

Place: New Delhi

Date: 9th February, 2022

Annexure

Disclosure under Section II of Part II of Schedule V of the Companies Act, 2013 is as under:

General Information:-

Nature of Industry	Real Estate
Date or expected date of commencement of commercial production	N.A. As the Company was incorporated in the year 1990 and has already commenced its business activities
In case of new Companies expected date of commencement of activities as per projects approved by the financial institutions appearing in the prospectus	N.A.

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Foreign investments or collaborations, if any	There is no direct foreign investment in the Company except to the extent shares held by NRIs acquired through Secondary Market. There is no foreign collaboration in the Company.
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Financial Performance based on given indicators:

(Rs. in Lacs)

Particular	31.03.2020	31.03.2019	31.03.2018
Total Revenue	4,348.90	13,483.86	13,251.04
Depreciation	96.18	119.26	199.27
Finance cost	423.12	1,191.71	963.00
Total expenses	7,389.36	13,337.19	13,167.19
Net Profit before Tax	-3,040.46	146.67	83.85
Tax expenditure	-	116.98	(12.55)
Net Profit after Tax	-3040.46	29.69	96.40

Information about the Appointee(s):-

Particular	Mr. Gaurav Mittal
Background details	Given in Explanatory Statement
Past Remuneration (FY 2018-19)	During the financial year ended March 31, 2019, a sum of Rs. 50,40,000 was paid as total remuneration.
Recognition & Awards	Young Achievers Award by Realty Plus
Job Profile & Suitability	Given in Explanatory Statement
Remuneration Proposed	N.A.
Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any	Apart from receiving managerial remuneration and holding 1,23,77,200 equity shares along, he does not have any pecuniary interest with the Company.

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Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person

“The Indian real estate market, which was at its lowest level in the past four to five years, has witnessed some recovery in 2019 with more transparency and greater consolidation. Tough sectoral reforms such as demonetization, RERA (Real Estate Regulatory Authority) and GST have already been factored in and the market will see their positive impact in the coming years. With all these changes the Indian real estate sector will witness high growth and there will be rise in demand for office as well as residential spaces. Responding to an increasingly well-informed consumer and keeping in mind the globalization of the Indian business outlook, real estate developers have also shifted gears and accepted fresh challenges.

Considering which it is also a imperative for real estate Companies to have highly experienced professionals having specialized knowledge and skills to understand and project the market trend, consumer behavior, demands other relevant indicators for growth of the Company. It also requires expertise for appropriate fund allocation, optimum utilization of various resources in the business. Hence the Board of Directors after taking into consideration the size of the Company, the profile, knowledge, skills and responsibilities shouldered by Mr. Gaurav Mittal, the remuneration paid to him is justified and is commensurate with the remuneration packages paid to their similar counterparts in other companies.

Other Information:-

Reasons for loss or inadequate profit

The Company is primarily engaged in real estate activities and the performance of the Company is temporarily affected, due to slowdown in the Real Estate industry, delay in statutory approvals for projects of the Company, liquidity crunch faced by the Company, negative impact of COVID-19 and overall economic slowdown etc.

Steps taken or proposed to be undertaken for improvement

To mitigate the above stated risk factor, Company ensures that sufficient sale velocity is maintained to take care of completion of projects on scheduled time. Management of your Company trying hard

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to resolve the problem of liquidity arise in the company and Timely completion of projects along with focus on customer centricity and transparency has given comparative edge to the Company in marketing its projects. This also ensures timely payments from customers. Management of your Company ensures that pro-active steps are taken to take care of any likely future eventuality.

Expected increase in productivity and profits in measureable terms

CHD is experiencing an era of interesting policies that is transforming the real estate sector. Affordable housing and infrastructure gets a significant push by the government. The government rolled out various incentives to boost affordable housing. To begin with, the GOI designated this vital sector as a favoured segment under its Housing for all by given the housing demand of the country, the real demand lies in the mid segment (which is now being described as affordable housing). While the governments will keep on pushing reforms, it is critical that more developers get into this segment and with RERA getting stabilised, consumers will get attracted to the lower interest rates, along with tax benefits attached to it 2022 initiative. The most recent Union Budget provided direct tax relaxation to the lowest income earners, along with much-needed clarity on the designated beneficiaries under the Pradhan Mantri Awas Yojana (PMAY). The government also brought in a new Credit Linked Subsidy Scheme (CLSS) for the middle-income group. With a proper implementation of all these changes there will be a surge of growth and demand in the housing sector, which indeed is good news for us.

Government's push in promoting affordable housing will continue and will lead in overall recovery of sector. The Company is very conscious about improvement in all spheres with a focus on delivery and undertakes constant measures to improve. However, it is extremely difficult in the present scenario to predict profits in measurable terms

The above explanatory statement (together with Annexure thereto) shall be construed to be memorandum setting out the terms of the appointment/re-appointment along with remuneration as specified under Section 190 of the Companies Act, 2013.

CHD DEVELOPERS LIMITED

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Details of Directors seeking appointment/ re-appointment at the forthcoming Annual General Meeting [Pursuant to Regulation 36 (3), 26 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SS-2]

Information about the Appointee(s):-

Name of the Director	Mr. Gaurav Mittal	Ms. Ritu
Date of Birth	11.10.1978	13.11.1998
Director Identification Number (DIN)	00052968	09432138
Original Date of Appointment	30/05/1997	14/12/2021
Expertise in specific functional areas and Qualifications	He has more than 21 years experience in real estate and hospitality sector. Mr. Gaurav Mittal holds a management degree from Brandford University, United Kingdom and has done OPM Program from Harvard Business School, USA	She specializes in the field of Talent Acquisition, Hiring and accounts and day to day operation
Relationships between Directors inter-se	Son of Mr. Rajinder Kumar Mittal (Mr. Rajinder Kumar Mittal has ceased to be director of the Company w.e.f. 18 th July, 2019.)	No
No. of shares held in the Company	Mr. Gaurav Mittal holds 1,23,77,200 equity shares of the Company.	NIL
List of companies in which Directorship held as on 31.03.2020 including subsidiaries of public company (excluding foreign, private and Section 8 companies)	CHD Developers Limited CHD Agro Products Private Limited Delight Spirits Private Limited Golden Infracon Private Limited CHD Infra Projects Private Limited CHD Elite Realtech Private Limited CHD Blueberry Realtech Private Limited Aadyant Education Private Limited	NIL

CHD DEVELOPERS LIMITED

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	Capital Institute Of Competition training Private Limited	
Chairman/ Member of the Mandatory Committees of the Board of the companies on which he is a Director as on 31.03.2020	CHD Developers Limited- NA	NA

For CHD Developers Limited

Sd/-

Gaurav Mittal

(Managing Director)

Place: New Delhi

Date: 9th February, 2022