



NSL/CS/2022/53

Date: November 30, 2022

To,  
The Department of Corporate Services  
**BSE Limited**  
Phirozee Jeejeebhoy Towers,  
Dalal Street Fort,  
Mumbai- 400 001

**Scrip Code: 542231**

Dear Sir,

**Subject: Notice of Postal Ballot under Section 110 of the Companies Act, 2013**

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith copy of Notice of Postal Ballot dated 18th October 2022 along with Explanatory Statement.

You are requested to take the same on your record.

Thanking you,  
Yours faithfully,  
**For, Nila Spaces Limited**

**Ms. Gopi Dave**  
Company Secretary

Encl: a/a

To,  
The Listing Department  
**National Stock Exchange of India Limited**  
Exchange Plaza, C/1, Block G,  
Bandra- Kurla Complex, Bandra(E),  
Mumbai - 400 051

**Scrip Symbol: NILASPACES**



CIN: L45100GJ2000PLC083204

**Registered Office:** First Floor, Sambhaav House; Opp: Chief Justice's Bungalow;  
Bodakdev, Ahmedabad- 380015 **Phone:** 079 40036817/18 | **Fax:** +91 79 30126371  
**Email:** secretarial@nilaspaces.com | **Website:** www.nilaspaces.com

## NOTICE OF POSTAL BALLOT

*[Pursuant to Section 110 of the Companies Act, 2013, (the "Act") read with Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014]*

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Dear Members,

Notice is hereby given that pursuant to the provisions of Section 110 and all other applicable provisions, if any, of the Act, read together with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) ("Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations"), General Circular Nos. 14/2020 dated 8 April 2020, 17/2020 dated 13 April 2020, 20/2020 dated 5 May 2020, 22/2020 dated 15 June 2020, 33/2020 dated 28 September 2020, 39/2020 dated 31 December 2020, 10/2021 dated 23 June 2021, 20/2021 dated 8 December 2021 and 3/2022 dated 5 May 2022, issued by the Ministry of Corporate Affairs, Government of India ('MCA Circulars'), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the resolutions set out below are proposed to be passed as Special Resolutions by the Members of Nila Spaces Limited (the "Company") by means of Postal Ballot, only by way of remote e-voting ("e-voting") process.

The proposed resolutions and the Explanatory Statement pursuant to Section 102(1) of the Act, read with Rules framed thereunder; setting out the material facts concerning the resolutions mentioned in this Postal Ballot Notice ("Notice"), are annexed hereto.

In compliance with Regulation 44 of the SEBI Listing Regulations and pursuant to the provisions of Sections 108 and 110 of the Act read with the Rules framed thereunder and the MCA Circulars, the manner of voting on the proposed resolutions is restricted only to e-voting i.e. by casting votes electronically instead of submitting postal ballot forms. The instructions for e-voting are appended to this Notice. The Board of Directors of the Company has appointed Mr. Umesh Ved of Umesh Ved & Associates, Practising Company Secretary as the Scrutinizer for conducting the postal ballot process in a fair and transparent manner.

Members are requested to carefully read the instructions mentioned under the head 'Information and Instructions for e-voting' in this Notice and record their assent ("FOR") or dissent ("AGAINST") on the proposed resolutions through the e-voting process not later than 5:00 p.m. (IST) on **Friday, 30 December 2022**, failing which it will be considered that no reply has been received from the Member.

The Company has engaged the services of National Securities Depository Limited (hereinafter referred to as “NSDL” or “Service Provider”) for facilitating e-voting to enable the Members to cast their votes electronically instead of dispatching postal ballot forms. In accordance with the MCA Circulars, the Company has made necessary arrangements with M/s. MCS Registrar & Share Transfer Agent, Registrar and Share Transfer Agent (“RTA”) to enable the Members to register their e-mail address. Those Members who have not yet registered their e-mail address are requested to register the same by following the procedure set out in this Notice. The postal ballot results will be submitted within 2 working days from conclusion of the e-voting period to the stock exchanges in accordance with the SEBI Listing Regulations.

The Scrutinizer will submit the results of the e-voting to the Chairman of the Company or any other authorized officer(s) of the Company after completion of the scrutiny of the e-voting. The results of the Postal Ballot along with the Scrutinizer’s Report will also be displayed on the website of the Company at [www.nilaspaces.com](http://www.nilaspaces.com) under investor segment and will also be available on the website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com) and on website of BSE Limited and National Stock Exchange of India Limited where the equity shares of the Company are listed. The proposed resolutions, if approved, will be taken as having duly passed on the last date specified for e-voting by the requisite majority of Members by means of Postal Ballot, i.e. **30 December 2022**.

## **SPECIAL BUSINESS**

### **1. Reappointment of Mr. Jasvinder Singh Rana (DIN: 01749361) as an Independent Director:**

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

“**RESOLVED THAT** pursuant to the provisions of Sections 149(6), 150, 152 *read with* Schedule IV and all other applicable provisions of the Companies Act, 2013 (‘Act’), the Companies (Appointment and Qualification of Directors) Rules, 2014 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment thereof for the time being in force); Mr. Jasvinder Singh Rana (DIN: 01749361) whose first term as an Independent Director concluded on 12 October 2022 be and is hereby re-appointed as an Independent Director of the Company to hold office for a second term of another 1 (One) year w.e.f. 12 October 2022, not liable to retire by rotation.”

**RESOLVED FURTHER THAT** the consent, permission and approval of the general body of the shareholders be and is hereby granted to regularize the tenure starting from the conclusion of the first term till the passing of the board resolution i.e. 12 October 2022 to 18 October 2022 and that all acts, deeds, and things done by Mr. Jasvinder Singh Rana in the capacity of an Independent Director of the Company during the said period be and is hereby ratified and confirmed.

**RESOLVED FURTHER THAT** the Board of Directors of the Company including its committee/s, be and are hereby authorized to do all such acts, deeds, matters and things as may be necessary to give effect to this resolution.”

### **2. Re-appointment of Mr. Anand B Patel (DIN: 07272892) as Managing Director:**

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

“**RESOLVED THAT** pursuant to provisions of Sections 196, 197 and 203 (including any statutory modification or re-enactment thereof for the time being in force) read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, in accordance Schedule V of the Companies Act, 2013 and all other applicable provisions and pursuant to the

recommendation of the Nomination and Remuneration Committee, approval of the members of the Company be and is hereby accorded for the ratification of appointment / re-appointment of Mr. Anand B Patel (DIN: 07272892) as Managing Director of the Company for another term of 3 (three) consecutive years w.e.f. 18 October 2022, at a remuneration of INR 3,00,000/- (Rupees Three Lakh) per month, notwithstanding there being loss or inadequacy of profit for any financial year, the said remuneration shall be the minimum remuneration payable to him in terms of the provisions of Schedule V of the Company Act, 2013 and on such other terms and conditions as set out in the statement annexed to the notice proposing this resolution **AND THAT** Mr. Anand B Patel shall not be liable to retire by rotation.

**RESOLVED FURTHER THAT** the tenure starting from the conclusion of the term on 11 August 2022 till the passing of the board resolution on 18 October 2022 be and is hereby regularized **AND THAT** all acts, deeds, and things done by Mr. Anand Patel and all remuneration(s) paid by the Company to him in the capacity of Managing Director during the said period starting from 11 August 2022 to 18 October 2022 be and is hereby ratified and regularized.

**RESOLVED FURTHER THAT** the Board of Directors of the Company including its committee/s, be and are hereby authorized to do all such acts, deeds, matters and things as may be necessary to give effect to this resolution.”

**Date:** 18 October 2022

**Place:** Ahmedabad

For, Nila Spaces Limited

**By the Order of the Board of Directors**

**Nila Spaces Limited**

**CIN:** L45100GJ2000PLC083204

**Registered Office:** First Floor

Sambhaav House;

Opp: Chief Justice's Bungalow;

Bodakdev, Ahmedabad- 380015

**Phone:** 079 40036817/18; Fax: +91 79 30126371

**Email:** secretarial@nilaspaces.com

**Website:** www.nilaspaces.com

**Gopi V Dave**

**Company Secretary**

**Membership No.: A46865**

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### **INSTRUCTIONS FOR REMOTE E-VOTING**

1. Remote e-voting will commence at 9.00 a.m. on **Thursday, 1st December, 2022** and will end at 5.00 p.m. on **Friday, 30th December, 2022**, when remote e-voting will be blocked by NSDL.
2. In accordance with the MCA Circulars and the SEBI Listing Regulations, the Company is sending the Notice in electronic form only by e-mail to all Members, whose names appear in the Register of Members / Register of Beneficial Owners maintained by the Depositories viz., National Securities Depository Limited (the “NSDL”) and Central Depository Services (India) Limited (the “CDSL”) as on **Friday, 18th November 2022** (the “Cut-Off Date”) and who have registered their e-mail addresses, in respect of electronic holdings, with the Depository through the concerned Depository Participants and in respect of physical holdings, with the Registrar and Share Transfer Agent of the Company, M/s. **MCS Share Transfer Agent Limited** (the “RTA”), in accordance with the provisions of the Act read with the rules framed thereunder and the

framework provided under the MCA circulars. Cut-Off Date is for determining the eligibility to vote by electronic means. A person who is not a member as on the Cut-Off Date or who becomes a member of the Company after the Cut-Off Date should treat this Notice for information purposes only.

3. In accordance with the MCA Circulars, the Notice is being sent in electronic form only. The hard copy of the Notice along with the Postal Ballot forms and pre-paid business envelope will not be sent to the Members for the Postal Ballot. Accordingly, the communication of the assent or dissent of the Members would take place through the e-voting system only.
4. In compliance with the provisions of Section 108 and 110 of the Act read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI Listing Regulations and Secretarial Standard (SS)- 2 issued by the Institute of Company Secretaries of India on General Meeting, the Company is offering e-voting facility to enable the Members to cast their votes electronically. The instructions for e-voting are provided as part of this Notice.
5. Voting rights will be reckoned on the paid-up value of shares registered in the names of the Members on **Friday, 18th November, 2022 (cut-off date)**. Only those Members whose names are recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date will be entitled to cast their votes.
6. All the documents referred to in the explanatory statement will be available for inspection electronically until the last date for receipt of votes through the e-voting process. Members seeking to inspect such documents can send an email to [secretarial@nilaspaces.com](mailto:secretarial@nilaspaces.com).





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

#### **A) Login method for e-Voting 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.	1. Existing <b>IDeAS</b> user can visit the e-Services website of NSDL Viz. <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. On the e-Services home page click on the “ <b>Beneficial Owner</b> ” icon under “ <b>Login</b> ” which is available under ‘ <b>IDeAS</b> ’ section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “ <b>Access to e-Voting</b> ” under e-Voting services and you will be able to see e-Voting page. Click on company name or <b>e-Voting service</b>

	<p><b>provider i.e. NSDL</b> and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period.</p> <ol style="list-style-type: none"> <li>If you are not registered for IDeAS e-Services, option to register is available at <a href="https://eservices.nsd.com">https://eservices.nsd.com</a>. Select “<b>Register Online for IDeAS Portal</b>” or click at <a href="https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp</a></li> <li>Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsd.com/">https://www.evoting.nsd.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 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 <b>e-Voting service provider i.e. NSDL</b> and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.</li> <li>Shareholders/Members can also download NSDL Mobile App “<b>NSDL Speede</b>” facility by scanning the QR code mentioned below for seamless voting experience.</li> </ol> <p style="text-align: center;"><b>NSDL Mobile App is available on</b></p> <div style="display: flex; justify-content: center; gap: 20px;"> <div style="text-align: center;">  <p>App Store</p> </div> <div style="text-align: center;">  <p>Google Play</p> </div> </div> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;">   </div>
<p>Individual Shareholders holding securities in demat mode with CDSL</p>	<ol style="list-style-type: none"> <li>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 users to login Easi / Easiest are requested to visit CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login icon &amp; New System Myeasi Tab and then user your existing my easi username &amp; password.</li> <li>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. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers’ website directly.</li> </ol>



	<p>3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login &amp; New System Myeasi Tab and then click on registration option.</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 <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 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) 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. upon logging in, you will be able to see e-Voting option. 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 i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.

**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. 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.: 1800 1020 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 toll free no. 1800 22 55 33

**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.nsd.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>
a) For Members who hold shares in demat account with NSDL.	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) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID  For example if your Beneficiary ID is 12***** then your user ID is 12*****
c) For Members holding shares in Physical Form.	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:
- If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
  - 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.
  - 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 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 on NSDL e-Voting system.**

### **How to cast your vote electronically 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.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period.
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.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

### **General Guidelines for shareholders**

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to [umesh@umeshvedcs.com](mailto:umesh@umeshvedcs.com) with a copy marked to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "**Upload Board Resolution / Authority Letter**" displayed under "**e-Voting**" tab in their login.
2. 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 [www.evoting.nsdl.com](http://www.evoting.nsdl.com) to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of [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 Pallavi Mahtre at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in)

### **Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids 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 [secretarial@nilaspaces.com](mailto:secretarial@nilaspaces.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 [secretarial@nilaspaces.com](mailto:secretarial@nilaspaces.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 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.

**INFORMATION AS REQUIRED UNDER REGULATION 36(3) OF SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AND SECRETARIAL STANDARD ON GENERAL MEETINGS (SS-2) IN RESPECT OF DIRECTORS SEEKING RE-APPOINTMENT / APPOINTMENT:**

Particular	Mr. Jasvinder Singh Rana	Mr. Anand B Patel
	<i>Reappointment as Independent Director</i>	<i>Reappointment as Managing Director</i>
DIN	01749361	07272892
Date of Birth	05 September 1951	31 March 1957
Age	71 Years	65 Years
Nationality	Indian	Indian
Original Date of appointment	12 October 2017	19 June 2018
Qualification	M.A. (English)	B.E. Civil
Experience	More than 40 years	More than 35 years
Brief Resume	Refer explanatory statement Item no.1	Refer explanatory statement Item no.2
Skills and capabilities required for the role and manner in which the appointee meets such requirements	The core skills / competencies required for the Directors in the context of Company's business as identified by the Board of Directors of the Company includes land acquisition and development, construction, project management and execution, business strategy and management, engineering, communication and media, strategic management, business planning and marketing, corporate affairs, financial management, corporate governance, banking, M&A, capital market, fund raising and wealth management, communication, PR, media, and brand building.	
Expertise in functional area	Business Planning and Marketing, Strategic Management	Project Management and Execution
Last drawn remuneration	Nil	INR 3 Lac Per Month
Terms and Conditions of appointment or re-appointment	Mr. Jasvinder Rana is appointed as an Independent Director for a period of 1 (One) year w.e.f. 12 October 2022, not liable to retire by rotation and shall be paid sitting fees for attending the meetings.	Mr. Anand B Patel is reappointed as the Managing Director for a period of 3 (Three) years w.e.f. 18 October 2022, not liable to retire by rotation as paid remuneration as mentioned herein above.
Relationship with other Board Members & KMP	There is no inter se relationship with other Board Members and KMPs	There is no inter se relationship with other Board Members and KMPs
Number of Board Meetings attended during 2021-22	5	5
Shareholding in the Company	Nil	Nil

Name of Directorship held in other Companies	Nil	Awaas Sewa Private Limited
Membership / Chairmanship of Committees of other public companies	Nil	Nil

**STATEMENT SETTING OUT THE MATERIAL FACTS CONCERNING ITEMS OF SPECIAL BUSINESS:**

*In terms of the provisions of Section 102 of the Companies Act, 2013, Secretarial Standard on General Meetings (SS-2) and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the following statement sets out the material facts relating to item nos. 1 and 2 of this postal ballot notice:*

**ITEM NO 1:**

Mr. J S Rana (DIN: 01749361) was appointed as an Independent Director on 12 October 2017 for a period of 5 (five) years and therefore his tenure expired on 12 October 2022. The Board of Directors have therefore; based on the recommendation of the Nomination and Remuneration Committee and considering the skills, experience, knowledge and performance evaluation; decided to reappoint Mr. J S Rana (DIN: 01749361) as an Independent Director for the second term of 1 (One) year in continuation to his first term i.e. w.e.f 12 October 2022.

A copy of draft letter of appointment for Independent Director setting out the terms for appointment is available for inspection by the members at the Registered Office on all working days during working hours and also available at the website of the Company at [www.nilaspaces.com](http://www.nilaspaces.com).

Mr. J S Rana is an ex-IAS officer and has held important positions in government and various public sector units. He possessed varied experience managing government organizations. He was ex MD of GSRTC.

None of the Directors and / or Key Managerial Personnel of the Company or their relatives, except Mr. J S Rana (DIN: 01749361) (whose appointment is proposed in these resolution), is in any way concerned or interested, financially or otherwise, as set out in Item No. 1 of the Notice.

The resolution is proposed in terms of the requirement of clause 17(1c) of SEBI LODR Regulations as amended from time to time.

The Board accordingly recommends Special Resolution as set out in Item No. 1 of the notice for approval by the Shareholders.

**ITEM NO 2:**

The Board of Directors on 12 August 2019 appointed Mr. Anand B Patel as a Managing Director of the company at a remuneration of INR 3 Lakh per month and upon terms and conditions agreed by the Board.

Mr. Patel had been the additional city engineer with the Ahmedabad Municipal Corporation. With over 35 years of hands-on experience, he has put in massive efforts in looking after the construction

of houses for the urban poor. It is highly beneficial for the company to avail his valuable services for further development of the company by availing his services as the Managing Director on such terms and conditions and remuneration as set out in Item No. 2 of the accompanying notice.

This resolution is placed before the general body of shareholders to approve and ratify the tenure starting from 12 August 2022 to 18 October 2022 including ratification of all acts, deeds, and things done by Mr. Anand Patel as a Managing Director and all remuneration paid to him by the Company in the said capacity; and also to approve his reappointment as a Managing Director for a further term of 3 years w.e.f 18 October 2022.

None of the Directors and / or Key Managerial Personnel of the Company or their relatives, except Mr. Anand B Patel (DIN: 07272892) (whose appointment is proposed in these resolution), is in any way concerned or interested, financially or otherwise, as set out in Item No. 2 of the Notice.

The Board accordingly recommends the Special Resolution set out at Item No. 2 of the Notice for approval by the shareholders.

**The additional detailed information as per Section – II of Schedule V of the Companies Act, 2013 is as follows:**

Sr No	Information required	Detail
I	General Information	
a.	Nature of Industry	Real Estate and Construction
b.	Date or expected date of commencement of commercial production	The Company was incorporated on 03.05.2000 and had already commenced its business operations.
c.	In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus.	Not Applicable
d.	Financial performance based on given indicators	Financial Year 2021-22 ( INR in Lakhs) Total Standalone Revenue : INR 1071.87 Profit Before Tax : INR 189.02 Profit After Tax : INR 129.02 Rate of Dividend : NA Earnings per Share : 0.03 Face Value of Share : INR 1/- per share
e.	Foreign investments or collaborators, if any	The Company has not entered into any foreign collaboration and no direct foreign capital investment has been made in the Company.
II	Information about the appointee	

a.	Background Details	Mr. Patel had been the Additional City Engineer with the Ahmedabad Municipal Corporation. With over 35 years of hands on experience, he has put in massive efforts in looking after the construction of houses for the urban poor by engaging in Slum Relocation and in-situ Redevelopment; also the EWS/LIG houses under different schemes/programs by GoG, GOI. He has worked assiduously in zonal administrative and engineering projects related to public services. His positive steadfastness has proved to be a remarkable credential in his work area and has earned him elevated endorsements / accolades in the fields of planning, preparation of tenders, execution of capital works in water supply, drainage, SWD, public building works, bridges, roads.
b.	Past Remuneration	INR 3 Lac per month
c.	Recognition and Awards	Not Applicable
d.	Job profile and his suitability	Mr. Anand B Patel is in whole time employment of the Company and devotes whole time attention to the management and affairs of the Company and exercises powers under the supervision and superintendence of the Board of the Company.
e.	Remuneration Proposed	Basic Salary of INR 3 Lac per month and such other reimbursements and amenities as are available to the other senior executives of the Company as per the policy.
f.	Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person.	Considering the future growth plans of the Company and responsibilities shouldered and profile of Mr. Anand B Patel, proposed remuneration is commensurate with industry standards and Board level positions held in similar sized and similarly positioned businesses.
g.	Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any	Besides the remuneration; Mr. Anand B Patel does not have any pecuniary relationship with the Company and/or is Key Managerial Personnel.
III	Other Information	
a.	Reasons of loss or inadequate profits	The Company has just started growth trajectory after the scheme of demerger among Nila Infrastructures Ltd.; Nila Spaces Ltd. and their respective shareholders and creditors; Prior to the scheme of demerger; the Company does not have substantial business operations and has therefore reported inadequate profits. The projects of the company are at nascent stage and under execution.



b.	Steps taken or proposed to be taken for improvement	<p>During the year 2017-18; a scheme of demerger was presented and sanctioned by the Hon'ble NCLT-Ahmedabad Bench and therefore the company has obtained focused leadership, and resources for future growth and profitability.</p> <p>Further the Company focuses on quality projects where margins and profitability are better to improve earning position in years to come.</p>
c.	Expected increase in productivity and profits in measurable terms	Not Applicable

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