GARBI FINVEST LIMITED

(Formerly Golden Properties & Traders Ltd)
CIN: L65100MH1982PLC295894
Regd. Offc: Office No. Shubham Centre 1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra - 400 099
Email: garbifinvest@gmail.com, website: www.gptl.in

Date: 26.11.2026

The Secretary, Listing Department
BSE Limited
Dalal Street, Mumbai
Maharashtra 400001

Security Code: 539492

The Listing Department
The Calcutta Stock Exchange Ltd
7, Lyons Range,
Kolkata
West Bengal 700001

Scrip Code: 017148

ISIN: INE721C01019

Dear Sir/ Madam,

Subject: Voluntary Intimation of Board Meeting - Appointment of Statutory Auditor and Company Secretary

The matters proposed to be considered are not among those requiring prior intimation under Regulation 29(1) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"). However, as a measure of good governance, we voluntarily inform you that the Board Meeting of the Company for the purpose of considering the appointment of a new Statutory Auditor and a new Company Secretary will be held on Saturday, 28th day of November, 2026 at 3:30 P.M., convened at shorter notice under the proviso to Section 173(3) of the Companies Act, 2013, at the Registered Office of the Company at Shubham Centre 1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai - 400 099, to transact the following business: -

1. To consider and, as recommended by the Audit Committee, appoint a new Statutory Auditor to fill the casual vacancy under Section 139(8)(i) of the Companies Act, 2013 caused by the resignation of M/s Kushal S. Poonia & Co., Chartered Accountants (Firm Registration Number: 156576W), subject to the approval of the members at a general meeting, and to recommend their remuneration.
2. To consider and, as recommended by the Nomination and Remuneration Committee, appoint a new Company Secretary, Compliance Officer, Key Managerial Personnel and Nodal Officer of the Company to fill the vacancy caused by the resignation of Mrs. Richa Agarwalla (Membership

Garbi Finvest Limited

GARBI FINVEST LIMITED
(Formerly Golden Properties & Traders Ltd)
CIN: L65100MH1982PLC295894
Regd. Offc: Office No. Shubham Centre 1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra - 400 099
Email: garbifinvest@gmail.com, website: www.gptl.in

No. A23743).

3. To authorise the Directors to file the necessary e-Forms with the Registrar of Companies, make the requisite disclosures to the Stock Exchanges and the IEPF Authority, convene the general meeting for approval of the members, and do all acts incidental to the said appointments.

4. To transact any other business with the permission of the Chairman.

This is for your information and records. The outcome of the meeting, together with the details required under Regulation 30 of the SEBI Listing Regulations, will be disclosed within thirty minutes from the closure of the meeting in terms of Regulation 30(6) of the SEBI Listing Regulations.

Thanking you,

For Garbi Finvest Ltd

Garbi Finvest Limited

KRIPA SHANKAR MAHAWAR
MANAGING DIRECTOR
(DIN: 01158668)

Place - Mumbai

GARBI FINVEST LIMITED
(Formerly Golden Properties & Traders Ltd)
CIN: L65100MH1982PLC295894
Regd. Offc: Shubham Centre 1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra - 400 099
Email: garbifinvest@gmail.com, website: www.gptl.in

NOTICE OF BOARD MEETING (AT SHORTER NOTICE)

Pursuant to Section 173(3) of the Companies Act, 2013 read with Paragraphs 1.3.1, 1.3.7 and 1.3.11 of Secretarial Standard-1

Date: 26.11.2026

To,
All the Directors of the Company

Dear Sir/ Madam,

Sub: Notice of the Board Meeting to be held on Saturday, 28th November 2026, at shorter notice

Notice is hereby given that the 4th Meeting (Serial No. 04/2026-27) of the Board of Directors of Garbi Finvest Limited for FY 2026-27 will be held on **Saturday, 28th day of November, 2026 at 3:30 P.M.** at the **Registered Office of the Company at Shubham Centre 1, A Wing, Office No. 502, 5th Floor, Chakala, Andheri East, Mumbai - 400 099**, in person, at shorter notice, in terms of the proviso to Section 173(3) of the Companies Act, 2013 read with Paragraph 1.3.11 of Secretarial Standard-1 on Meetings of the Board of Directors ("SS-1"), to transact the following business:

AGENDA

1. To grant leave of absence to Directors, if any.
2. To take note of the convening of this meeting at shorter notice and to record the presence of at least one Independent Director at the meeting.
3. To confirm the minutes of the previous Board Meeting held on 13th November 2026.
4. To take note of the proceedings and recommendation of the Audit Committee at its meeting held on 28th November 2026 at 11:00 A.M. (prior to this Board Meeting) in respect of the appointment of a new Statutory Auditor, and of its views on the resignation of the outgoing Statutory Auditor, finalised in continuation of its deliberations at its meeting held on 13th November 2026.
5. To consider and, as recommended by the Audit Committee, appoint M/s S. Lilha & Associates, Chartered Accountants (Firm Registration Number: 328053E), whose proposed remuneration shall be placed before the Board at the meeting, as the Statutory Auditors of the Company to fill the casual vacancy under Section 139(8) of the Companies Act, 2013, to hold office until the conclusion of the ensuing Annual General Meeting, subject to the approval of the members at a general meeting to be convened within three months of the Board's recommendation, and to recommend their remuneration for approval of the members under Section 142 of the Companies Act, 2013.
6. To take note of the proceedings and recommendation of the Nomination and Remuneration Committee at its meeting held on 28th November 2026 at 1:00 P.M. (prior to this Board Meeting) in respect of the appointment of a new Company Secretary.

Garbi Finvest Limited

7. To consider and appoint Ms. Diksha Pagaria (Membership No. A80641) as whole-time Company Secretary, Compliance Officer and Key Managerial Personnel of the Company under Section 203 of the Companies Act, 2013 and Regulation 6(1) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, with effect from 1st December, 2026, on the terms and remuneration as recommended by the Nomination and Remuneration Committee, and to designate her as the Nodal Officer of the Company under the IEPF Rules.

8. To authorise the Directors to file Form ADT-1, e-Form DIR-12 and e-Form MGT-14 with the Registrar of Companies, make the requisite disclosures to the Stock Exchanges and the IEPF Authority, convene the general meeting for approval of the appointment of the Statutory Auditors, and do all acts incidental to the said appointments.

9. To transact any other business with the permission of the Chairman.

NOTES TO AGENDA

Item No. 1: Leave of absence, if any, intimated by the Directors will be placed before the Board for granting and will be recorded in the minutes.

Item No. 2: Section 173(3) of the Companies Act, 2013 and Paragraphs 1.3.1 and 1.3.7 of SS-1 require the Notice, Agenda and Notes on Agenda of a Board meeting to be given at least seven days before the date of the meeting. This Notice, along with the Agenda and Notes on Agenda, is being given on 26th November 2026, i.e. two days before the date of the meeting. The Statutory Auditor of the Company tendered resignation by letter dated 30th October 2026, and Section 139(8)(i) of the Companies Act, 2013 requires the Board to fill the resulting casual vacancy within thirty days thereof, that is, on or before 29th November 2026. As the said period of thirty days expires on 29th November 2026, the business is urgent and this meeting is being convened at shorter notice under the proviso to Section 173(3) and Paragraph 1.3.11 of SS-1. At least one Independent Director must be present at the meeting. If no Independent Director is present, the decisions taken at the meeting shall be circulated to all the Directors and shall be final only on ratification by at least one Independent Director. The Directors are requested to take note of the shorter notice.

Item No. 3: The draft minutes of the previous Board Meeting held on 13th November 2026, in which the resignations of the Statutory Auditor and the Company Secretary were taken on record, will be placed before the Board for confirmation.

Item No. 4: In terms of Section 177(4)(i) of the Companies Act, 2013 and Regulation 18(3) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the recommendation for the appointment of the Statutory Auditor is to be made by the Audit Committee. The Audit Committee will meet at the Registered Office on 28th November 2026 at 11:00 A.M., before this Board Meeting, to consider the proposal and the eligibility of the proposed auditor, and to deliberate further, in continuation of its deliberations at its meeting held on 13th November 2026, upon the concerns, if any, raised by the outgoing Statutory Auditor with respect to its resignation, the notice for which is being issued separately on 26th November 2026, at shorter notice. The views of the Audit Committee on the resignation will be disclosed to the Stock Exchanges not later than twenty-four hours after its meeting, as required under the SEBI Master Circular No. HO/49/14/14[illegible]2025-

Garbi Finvest Limited

CFD-POD2/I/3762/2026 dated January 30, 2026. At its meeting held on 13th November 2026, the Audit Committee took note of and deliberated upon the resignation of the outgoing Statutory Auditor. As the Company was, at that time, still in the process of identifying a suitable firm to fill the casual vacancy, the Committee decided to take up the matter again at its next meeting, so that its views on the resignation could be finalised together with its recommendation for the appointment of the new Statutory Auditor. The recommendation of the Audit Committee will be placed before the Board for noting.

Item No. 5: The casual vacancy in the office of Statutory Auditor arose on the resignation of M/s Kushal S. Poonia & Co., Chartered Accountants (Firm Registration Number: 156576W), which was taken on record by the Board on 13th November 2026. Under Section 139(8) of the Companies Act, 2013, such a vacancy is to be filled by the Board within thirty days and, since it has been caused by resignation, the appointment is also to be approved by the Company at a general meeting convened within three months of the Board's recommendation, and the auditor so appointed holds office until the conclusion of the next Annual General Meeting. The proposed remuneration of the firm to be appointed, as recommended by the Audit Committee, will be placed before the Board at the meeting. The appointment will be subject to receipt of the written consent and certificate of eligibility of the proposed auditor under Sections 139 and 141 of the Companies Act, 2013 and Rule 4 of the Companies (Audit and Auditors) Rules, 2014, and to the proposed auditor holding a valid certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India, as required under Regulation 33(1)(d) of the SEBI Listing Regulations. The Board is also requested to recommend the remuneration of the proposed auditor for approval of the members under Section 142 of the Companies Act, 2013. A brief profile of the firm, its consent letter and eligibility certificate will be tabled at the meeting.

Item No. 6: In terms of Section 178(2) of the Companies Act, 2013 and Regulation 19(4) read with Para A of Part D of Schedule II of the SEBI Listing Regulations, the Nomination and Remuneration Committee is to identify and recommend the appointment and remuneration of Key Managerial Personnel and Senior Management (which, under Regulation 16(1)(d) of the SEBI Listing Regulations, includes the Company Secretary and the Compliance Officer). The Nomination and Remuneration Committee will meet at the Registered Office on 28th November 2026 at 1:00 P.M., before this Board Meeting, to consider the proposal, the notice for which is being issued separately on 26th November 2026, at shorter notice. The recommendation of the Committee will be placed before the Board for noting.

Item No. 7: The vacancy in the offices of Company Secretary, Compliance Officer, Key Managerial Personnel and Nodal Officer arose on the resignation of Mrs. Richa Agarwalla (Membership No. A23743), which was taken on record by the Board on 13th November 2026. Section 203(4) of the Companies Act, 2013 requires a vacancy in the office of a Key Managerial Personnel to be filled by the Board within six months, and Regulation 6(1A) of the SEBI Listing Regulations requires a vacancy in the office of Compliance Officer to be filled at the earliest and in any case not later than three months from the date of the vacancy. The Company will follow the stricter timeline. Under the proviso to Regulation 6(1) of the SEBI Listing Regulations, the Compliance Officer must be a qualified company secretary in whole-time employment of the Company, not more than one level below the Board of

Garbi Finvest Limited

Directors (that is, one level below the Managing Director, as clarified by SEBI circular dated 1st April 2025), and designated as a Key Managerial Personnel. The appointment of a Key Managerial Personnel is to be made by a resolution of the Board at a meeting under Section 203 read with Section 179(3) of the Companies Act, 2013 and Rule 8 of the Companies (Meetings of Board and its Powers) Rules, 2014. On the recommendation of the Nomination and Remuneration Committee, the Board is requested to appoint Ms. Diksha Pagaria (Membership No. A80641), a qualified Company Secretary and member of the Institute of Company Secretaries of India, as whole-time Company Secretary, Compliance Officer and Key Managerial Personnel with effect from 1st December 2026, on the remuneration placed before the Board, and to designate her as Nodal Officer under the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016. The consent, profile and declaration of the proposed appointee will be tabled at the meeting.

Item No. 8: On the appointment of a Key Managerial Personnel, the Company is required to file e-Form DIR-12 with the Registrar of Companies within 30 days under Section 170(2) of the Companies Act, 2013 read with Rule 18 of the Companies (Appointment and Qualification of Directors) Rules, 2014, and to update the Register of Directors and Key Managerial Personnel. The Board resolution appointing the Key Managerial Personnel is also required to be filed in e-Form MGT-14 within 30 days under Section 117(3)(g) read with Section 179(3) of the Companies Act, 2013. Form ADT-1 is to be filed within 15 days of the conclusion of the general meeting at which the Statutory Auditor is appointed, under Section 139 read with Rule 4 of the Companies (Audit and Auditors) Rules, 2014. The Company is also required to disclose the appointments to the Stock Exchanges under Regulation 30 of the SEBI Listing Regulations within thirty minutes from the closure of the Board Meeting in terms of Regulation 30(6)(i) read with item 7 of Para A of Part A of Schedule III thereof, to intimate the IEPF Authority of the change of Nodal Officer, and to update its website. The Board is requested to authorise the Directors accordingly, including the convening of the general meeting for the approval of the members.

Item No. 9: Any other business will be taken up with the permission of the Chairman.

Notes:

1. This Notice, together with the Agenda and Notes on Agenda, is being sent to all the Directors on 26th November 2026 by hand delivery / e-mail at their addresses registered with the Company, i.e. at shorter notice of two days, and proof of sending and delivery will be maintained in terms of Paragraph 1.3.7 of SS-1, as explained against Item No. 2 of the Notes to Agenda. The presence of at least one Independent Director at the meeting is required for the decisions taken to be valid without ratification.

2. Directors who are unable to attend the meeting are requested to intimate their leave of absence to the Company at the earliest, and Independent Directors are specially requested to confirm their availability, in view of the shorter notice.

3. The quorum for the meeting shall be one-third of the total strength of the Board or two Directors, whichever is higher, under Section 174 of the Companies Act, 2013.

4. The Audit Committee and the Nomination and Remuneration Committee meetings referred to above will be held at the Registered Office on the dates and at the times stated against Item Nos. 4 and 6 of

Garbi Finvest Limited

the Notes to Agenda, immediately before this Board Meeting. Separate notices are being issued on 26th November 2026, at shorter notice, to the members of the said Committees.

5. The proposed remuneration of the proposed Statutory Auditor, together with their consent letter and eligibility certificate, and the consent, profile and declaration of the proposed Company Secretary, will be tabled at the meeting.

6. The attendance of Directors will be recorded in the attendance register, which will be signed by every Director present. Apart from the Directors, only the Company Secretary, if any, and other persons specifically invited by the Board for any item shall attend.

7. The draft minutes of the meeting will be circulated to all Directors within fifteen days of the meeting for their comments, in accordance with SS-1.

8. The outcome of the meeting will be intimated to BSE Limited and The Calcutta Stock Exchange Limited within thirty minutes from the closure of the meeting, as prescribed under Regulation 30(6) of the SEBI Listing Regulations.

Kindly make it convenient to attend the meeting.

By Order of the Board
For Garbi Finvest Ltd

Garbi Finvest Limited

KRIPA SHANKAR MAHAWAR
MANAGING DIRECTOR
(DIN: 01158668)

Place: Mumbai