

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Date: 22 July, 2026

Scrip Code: 977519

Subject: Disclosure under Regulation 51(2) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir/ Madam,

Pursuant to Regulation 51(2) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, as amended from time to time, we wish to inform you that the Board of Directors in its meeting held on today i.e. 22 July, 2026, approved the Scheme of Amalgamation ("Scheme") between Silverio Developers Private Limited ("Transferor Company") and Pune Kharadi Tower Private Limited ("Transferee Company") pursuant to Section 230 to 232 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016 (including any statutory modification or re-enactment or amendment thereof). The Transferor Company is wholly owned subsidiary of the Transferee Company.

The Scheme is subject to necessary statutory and regulatory approvals including the approval of National Company Law Tribunal (NCLT), Mumbai, shareholders and creditors of both the Companies.

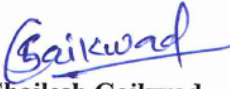
The Scheme as approved by the Board would be available on the website of the Company after it has been submitted to the Stock Exchanges.

Furthermore, the disclosures required under Regulation 51(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are enclosed as **Annexure A**.

Kindly take the above on your record.

Thanking you.

For **Pune Kharadi Tower Private Limited**


Shailesh Gaikwad
Company Secretary
Membership No.: A62036



Encl.: as above

ANNEXURE A

Disclosure pursuant to Regulation 51(2) read with Schedule III of the Listing Regulations

Sl. No.	Particulars	Description								
1	Name of the entity(ies) forming part of the amalgamation/ merger, details in brief such as size, turnover, etc	Silverio Developers Private Limited ("Transferor Company")								
		<table><tr><th>Particulars</th><th>Amt. (in crs.) (as on 31st March 2026)</th></tr><tr><td>Paid up Capital</td><td>0.05</td></tr><tr><td>Net Worth</td><td>-66.42</td></tr><tr><td>Turnover</td><td>Nil</td></tr></table>	Particulars	Amt. (in crs.) (as on 31 st March 2026)	Paid up Capital	0.05	Net Worth	-66.42	Turnover	Nil
		Particulars	Amt. (in crs.) (as on 31 st March 2026)							
		Paid up Capital	0.05							
		Net Worth	-66.42							
Turnover	Nil									
Pune Kharadi Tower Private Limited ("Transferee Company")										
<table><tr><th>Particulars</th><th>Amt. (in crs.) (as on 31st March 2026)</th></tr><tr><td>Paid up Capital</td><td>18.69</td></tr><tr><td>Net Worth</td><td>55.71</td></tr><tr><td>Turnover</td><td>Nil</td></tr></table>	Particulars	Amt. (in crs.) (as on 31 st March 2026)	Paid up Capital	18.69	Net Worth	55.71	Turnover	Nil		
Particulars	Amt. (in crs.) (as on 31 st March 2026)									
Paid up Capital	18.69									
Net Worth	55.71									
Turnover	Nil									
2	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	Transferor Company is Wholly Owned Subsidiary of the Transferee Company and accordingly are related to each other. However, the said transaction shall not attract compliance with the requirements of Section 188 of the Companies Act, 2013 pursuant to the clarification by the Ministry of Corporate Affairs, vide its General Circular No. 30/2014 dated 17th July 2014. Further, related party transaction provisions under Listing Regulations are not applicable to the said Scheme given the specific exemption under Regulation 23(5)(b) of the Listing Regulations i.e. the transaction is between the holding company and its wholly owned subsidiary.								
3	Area of business of the entities	The Transferee Company is engaged in the business of real estate activities with owned or leased property. Transferor Company is engaged in the business of builders, developers, promoters, contractors, estate owners, and to own, hold, give on lease or rent, trade, deal, invest in, develop, construct, or acquire on lease or by outright purchase basis, land, agricultural land, buildings, immovable properties, for development and to engage in real estate business by constructing, Re-constructing, altering, improving, buildings, houses, bungalows, row houses, apartments, commercial and housing projects, townships, holiday resorts, hotels, motels, offices, flats, factories, warehouses, workshops, shops, farm houses, works and conveniences, infrastructure facilities and amenities								
4	Rationale for amalgamation/ merger	The Transferee Company is a joint venture between Prime Offices Fund (PRIME) and Paraiba Pte. Ltd. Prime Offices Fund (PRIME) is a scheme of the Real Estate Strategies Trust, a Category II Alternative Investment Fund registered with Securities and Exchange Board of India with registration no. IN/AIF2/23-24/1432, managed by Nuvama and Cushman & Wakefield Management Private Limited, focusing on commercial real estate investments. As a part of the investment strategy of the joint venture, it was envisaged that the businesses of the Transferor Company be carried out by the Transferee Company and hence with the ultimate objective of acquiring the ongoing business carried on by the Transferor								

		Company, the Transferee Company entered into a Share Purchase Agreement dated 11 January 2023 (along with subsequent amendments dated 24 March 2023, 4 July 2023, 23 December 2023 and 20 August 2025) with the erstwhile shareholders of Transferor Company to acquire 100% of the equity shares of the Transferor Company. This acquisition was completed by the Transferee Company on 22 August 2025 as a stepping-stone towards acquisition of the business undertaken by the Transferor Company. Pursuant to the above referred acquisition, the Transferor Company became a wholly owned subsidiary of the Transferee Company with effect from 22 August 2025. Thus, with a view to achieve the above-mentioned objective as well as the consolidation of business carried on by the Transferor Company and in order to maintain a simple corporate structure and eliminate duplicate corporate procedures, it is desirable to amalgamate Transferor Company into the Transferee Company. The amalgamation of Transferor Company into the Transferee Company shall also enable effective management and would substantially reduce duplication of administrative costs and responsibilities and multiplicity of records and legal and regulatory compliances.
5	In case of cash consideration – amount or otherwise share exchange ratio	Not Applicable since the Transferor Company is a wholly owned subsidiary of the Transferee Company. Accordingly, upon the Scheme becoming effective, no shares of the Transferee Company shall be allotted, nor any other consideration be paid in lieu or exchange of the holding of the Transferee Company in Transferor Company.
6	Brief details of change in shareholding pattern (if any) of listed entity	Not Applicable since there will be no change in the shareholding pattern of the Transferee Company pursuant to the Scheme as the Transferor Company is a wholly owned subsidiary of the Transferee Company and accordingly there shall not be any share issuance by the Transferee Company.

SCHEME OF MERGER BY ABSORPTION
UNDER SECTIONS 230 TO 232 AND OTHER APPLICABLE PROVISIONS OF THE
COMPANIES ACT, 2013
OF
SILVERIO DEVELOPERS PRIVATE LIMITED
(TRANSFEROR COMPANY)
WITH
PUNE KHARADI TOWER PRIVATE LIMITED
(TRANSFeree COMPANY)
AND
THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS

PREAMBLE

This Scheme of Merger by Absorption (herein after referred to as “*the Scheme*”) is presented under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 for merger of Silverio Developers Private Limited (Transferor Company) with Pune Kharadi Tower Private Limited (Transferee Company).

1. **Background of companies**

Transferor Company

- a) **SILVERIO DEVELOPERS PRIVATE LIMITED** (hereinafter referred to as ‘**SDPL**’ or the ‘**Transferor Company**’) bearing CIN - U45309PN2021PTC205295, is a company

incorporated under the Companies Act, 2013 on 18th October 2021. The Registered Office of the Transferor Company is situated at Survey No 69/4 Plot No A, Kharadi, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014, and it is primarily engaged, inter alia, in the business of builders, developers, promoters, contractors, estate owners, and to own, hold, give on lease or rent, trade, deal, invest in, develop, construct, or acquire on lease or by outright purchase basis, land, agricultural land, buildings, immovable properties, for development and to engage in real estate business by constructing, Re-constructing, altering, improving, buildings, houses, bungalows, row houses, apartments, commercial and housing projects, townships, holiday resorts, hotels, motels, offices, flats, factories, warehouses, workshops, shops, farm houses, works and conveniences, infrastructure facilities and amenities..

Transferee Company

- b) **PUNE KHARADI TOWER PRIVATE LIMITED** (hereinafter referred to as ‘**PKTPL**’ or the ‘**Transferee Company**’) bearing CIN -U70109PN2023PTC217580, is a company incorporated under the Companies Act, 2013 on 04th January 2023. The Registered Office of the Transferee Company is situated at Survey No 69/4 Plot No A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014. The Transferee Company is engaged in the business of real estate activities with owned or leased property.

2. Rationale and purpose of the Scheme

- a. The Transferee Company is a joint venture between Prime Offices Fund (PRIME) and Paraiba Pte. Ltd. Prime Offices Fund (PRIME) is a scheme of the Real Estate Strategies Trust, a Category II Alternative Investment Fund registered with Securities and Exchange

Board of India with registration no. IN/AIF2/23-24/1432, managed by Nuvama and Cushman & Wakefield Management Private Limited, focusing on commercial real estate investments. As a part of the investment strategy of the joint venture, it was envisaged that the businesses of the Transferor Company be carried out by the Transferee Company and hence with the ultimate objective of acquiring the ongoing business carried on by the Transferor Company, the Transferee Company entered into a Share Purchase Agreement dated 11 January 2023 (along with subsequent amendments dated 24 March 2023, 04 July 2023, 23 December 2023 and 20 August 2025) with the erstwhile shareholders of Transferor Company to acquire 100% of the equity shares of the Transferor Company. This acquisition was completed by the Transferee Company on 22 August 2025 as a stepping-stone towards acquisition of the business undertaken by the Transferor Company.

- b. Pursuant to the above referred acquisition, the Transferor Company became a wholly owned subsidiary of the Transferee Company with effect from 22 August 2025. Thus, with a view to achieve the above-mentioned objective as well as the consolidation of business carried on by the Transferor Company and in order to maintain a simple corporate structure and eliminate duplicate corporate procedures, it is desirable to amalgamate Transferor Company into the Transferee Company. The amalgamation of Transferor Company into the Transferee Company shall also enable effective management and would substantially reduce duplication of administrative costs and responsibilities and multiplicity of records and legal and regulatory compliances.

The amalgamation of the Transferor Company into the Transferee Company with effect from the Appointed Date (as hereinafter defined) being the date on which entire share capital of the

Transferor Company was acquired by the Transferee Company, is in the interest of the shareholders, creditors, employees and other stakeholders of the Transferor Company and the Transferee Company. Further, there is no likelihood that any creditor of the Transferor Company or the Transferee Company will be prejudiced as a result of the Scheme. The Scheme will neither impose any additional burden on the shareholders of the Transferor Company, nor will it adversely affect the interests of any of the shareholders or creditors of the Transferor Company and Transferee Company. Further, the Scheme is only for merger by absorption of the Transferor Company with the Transferee Company and is not an arrangement with the creditors of any of the entities involved. The Scheme is divided into the following sections:

<u>Part A</u>	Dealing with Definitions, Date of taking effect and Share Capital
<u>Part B</u>	Dealing with the Transfer & Vesting of Transferor Company into Transferee Company, Consideration, Accounting Treatment, and Books & Records of Transferee Company
<u>Part C</u>	Dealing with General Terms and Conditions of the Scheme

PART A
DEFINITIONS AND SHARE CAPITAL

1. DEFINITIONS

In this Scheme, unless repugnant to the meaning or context thereof, the following expressions shall have the following meanings:

- 1.1. **‘Act’ or ‘the Act’** means the Companies Act, 2013 and rules made thereunder, including any statutory modifications, re-enactments or amendments thereof for the time being in force as the case may be.
- 1.2. **‘Appointed Date’** means 22 August 2025, or such other date as approved by the NCLT;
- 1.3. **‘Board of Directors’** means and includes the respective Board of Directors of SDPL and PKTPL as the case may be, or any committee constituted by the Board of Directors of any of the respective Companies for the purpose of this Scheme.
- 1.4. **‘Effective Date’** means the date or last of the dates on which the certified / authenticated copy of the order of the Hon’ble National Company Law Tribunal, Mumbai (NCLT) sanctioning this Scheme is filed with the Registrar of Companies, Pune by the Transferor Company and the Transferee Company respectively.
- 1.5. **‘Government’** means any applicable Central, State Government or local body, legislative body, regulatory or administrative authority, agency or commission or any Court, Tribunal, Board (including Board of Approval i.e., BOA on special economic zones i.e., SEZs, Unit Approval Committee under the SEZ Act, 2005, Maharashtra Industrial Development Corporation, as applicable), bureau or instrumentality thereof or arbitration or arbitral body having jurisdiction over the territory of India.

- 1.6. **‘NCLT’** means the Hon’ble National Company Law Tribunal, Mumbai Bench having jurisdiction over SDPL and PKTPL for the purpose of approving any scheme of compromises, arrangement and merger of companies under Sections 230 to 232 and other applicable sections of the Companies Act, 2013.
- 1.7. **‘Scheme of Merger by absorption’ or ‘Scheme’ or ‘the Scheme’ or ‘this Scheme’ or ‘Scheme of Amalgamation’** means this Scheme of Merger by absorption in its present form with any modification(s) made under Clause 19 of Part C of this Scheme as approved or directed by the NCLT.
- 1.8. **‘Transferor Company’** means ‘SILVERIO DEVELOPERS PRIVATE LIMITED’ or ‘SDPL’ bearing CIN U45309PN2021PTC205295 and shall have the meaning assigned in Clause 1 of the Preamble of this Scheme.
- 1.9. **‘Transferee Company’** means ‘PUNE KHARADI TOWER PRIVATE LIMITED’ or ‘PKTPL’ bearing CIN U70109PN2023PTC217580 and shall have the meaning assigned in Clause 1 of the Preamble of this Scheme.
- 1.10. **‘Undertaking of Transferor Company’** means and includes the whole of the undertaking and entire business of the respective Transferor Company on a going concern including but not limited to the following:
- a) All the assets and properties, whether movable or immovable (as mentioned in Schedule A) , real or personal, in possession or reversion, corporeal or incorporeal, tangible or intangible, present or contingent and including but not limited to land and building (freehold or leasehold), all plant and machinery, fixed assets, work in progress, current assets, reserves, provisions, funds, licenses, registrations, certificates, permissions, consents, approvals from state, central, municipal or any

other authority for the time being in force, concessions, remissions, remedies, subsidies, guarantees, bonds, rights and licenses, tenancy rights, premises, hire purchase, lending arrangements, benefits of security arrangements, security contracts, computers, insurance policies, office equipment, telephones, telexes, facsimile connections, communication facilities, equipment and installations and utilities, electricity, water and other service connections, contracts and arrangements, technology/ technical agreements, powers, authorities, permits, allotments, privileges, liberties, advantages, easements and all the right, title, interest, goodwill, non-compete fee, benefit and advantage, deposits including security deposits, reserves, preliminary expenses, provisions, advances, receivables, deposits, funds, cash, bank balances, accounts and all other rights, benefits of all agreements, subsidies, grants, incentives, tax and other credits (including but not limited to credits in respect of income-tax, minimum alternate tax i.e., tax on book profits, tax deducted at source, tax collected at source, value added tax, central sales tax, sales tax, CENVAT, excise duty, service tax, goods and service tax, etc.), all losses (including but not limited to brought forward tax losses, unabsorbed depreciation as per tax, brought forward book losses, unabsorbed depreciation as per books), tax benefits and other claims and powers, all books of accounts, documents and records of whatsoever nature and wheresoever situated belonging to or in the possession of or granted in favour of or enjoyed by the Transferor Company as on the Appointed Date;

- b) All intellectual property rights including patents, designs, copyrights, trademarks, brands, logos (whether registered or otherwise), records, files, papers, computer

programs, manuals, data, catalogues, sales material, lists of customers and suppliers, other customer information and all other records and documents relating to the Transferor Company business activities and operations;

- c) All powers, authorities, allotments, approvals, consents, rights , licenses, FSI, TDR, permits, quotas, subsidies and incentives, registrations, contracts, engagements, liberties, arrangements, rights, titles, interests, benefits and advantages of whatsoever nature and wheresoever situated belonging to or in the ownership, power or possession, and in the control of or vested in or granted in favour of or enjoyed by the Transferor Company, including but not limited to any commercial rights of any nature whatsoever and licenses in respect thereof, privileges, liberties, easements, advantages benefits, leases, tenancy rights, leasehold rights, easements, authorizations , rights and benefits of all agreements, goodwill, receivables, benefits of any deposits, including any direct tax, indirect tax, including any advance tax paid, refund receivable, credit for minimum alternate tax, credit for input tax/ service tax/ CENVAT credit/ CGST, SGST, IGST, tax deducted in respect of any income received, exemptions, benefits, concessions, incentives, right to use and avail of telephones, telexes, facsimile connections and installations, utilities, electricity and electronic and other services, reserves, provisions, funds, benefits of all agreements, contracts and arrangements letters of intent, memorandum of understanding, expressions of interest whether under agreement or otherwise and all other interests belonging to or in ownership, power or passion or in control of or vested in or granted in favour of or enjoyed by the Transferor Company.

- d) Right to any claim not preferred or made by the Transferor Company in respect of any refund of tax, duty, cess or other charge, including any erroneous or excess payment thereof made by the Transferor Company and any interest thereon, with regard to any law, act or rule or Scheme made by the Government, and in respect of set-off, carry forward of unabsorbed losses and/ or unabsorbed depreciation, deferred revenue expenditure, deduction, exemption, rebate, allowance, amortization benefit, etc. under the Income-tax Act, 1961 and/or Income-tax Act, 2025, or taxation laws of other countries, or any other or like benefits under the said statute(s) or under and in accordance with any law or statute, whether in India or anywhere outside India;
- e) All debts (secured and unsecured) and debt securities, convertible or non-convertible instruments and whether listed or not, liabilities including contingent liabilities (past present or future) and litigations, duties, leases of the Transferor Company and all other obligations of whatsoever kind, nature and description. Provided that, any reference in the security documents or arrangements entered into by the Transferor Company and under which, the assets of the Transferor Company stand offered as a security, for any financial assistance or obligation, the said reference shall be construed as a reference to the assets pertaining those Transferor Company only as are vested in Transferee Company by virtue of the Scheme and the Scheme shall not operate to enlarge security for any loan, deposit or facility created by Transferor Company which shall vest in Transferee Company by virtue of the merger and Transferee Company shall not be obliged to create any further or additional security thereof after the merger has become effective;

- f) All other obligations of whatsoever kind, including liabilities of the Transferor Company with regard to their employees with respect to the payment of gratuity, pension benefits and the provident fund or compensation, if any, in the event of resignation, death, voluntary retirement or retrenchment; and
- g) All employees, as on the Effective Date, engaged by the Transferor Company.

It is intended that the definition of “Transferor Company” under this clause will enable the transfer of all undertaking, property, assets, rights, duties, obligations, licenses, approvals, entitlements, benefits, employees and liabilities of Transferor Company into Transferee Company pursuant to this Scheme.

All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning as prescribed to them under the Companies Act 2013, the Income-Tax Act, 1961 and/ or Income-tax Act, 2025, or any other applicable laws, rules, regulations, bye laws, as the case may be, including any statutory modification or re-enactment thereof from time to time.

2. DATE OF TAKING EFFECT AND OPERATIVE DATE

The Scheme set out herein in its present form or with any modification(s) approved or imposed or directed by the NCLT, unless otherwise specified in the Scheme, shall be effective from the Appointed Date but shall be operative from the Effective Date. Therefore, for all regulatory and tax purposes, the merger would have been deemed to be effective from the Appointed Date of this Scheme.

3. SHARE CAPITAL

- 3.1. The authorised, issued, subscribed and paid-up share capital of the Transferor Company (SDPL) as on 31 May 2026 is as under:

Particulars	Amount (in Rs.)
<u>Authorised Share Capital</u>	
50,000 Equity Shares of Rs. 10 each	5,00,000
TOTAL	5,00,000
<u>Issued, Subscribed and Paid-up Share Capital</u>	
50,000 Equity Shares of Rs. 10 each	5,00,000
TOTAL	5,00,000

The entire issued, subscribed, and paid-up share capital of the Transferor Company is held by the Transferee Company (along with its nominee). Accordingly, the Transferor Company is a wholly owned subsidiary of the Transferee Company.

- 3.2. The authorised, issued, subscribed and paid-up share capital of Transferee Company (PKTPL) as on 31 May 2026 is as under:

Particulars	Amount (in Rs.)
<u>Authorised Share Capital</u>	
2,00,00,000 Equity Shares of Rs. 10 each	20,00,00,000
TOTAL	20,00,00,000
<u>Issued, Subscribed and Paid-up Share Capital</u>	
1,86,95,463 Equity Shares of Rs. 10 each	18,69,54,630
TOTAL	18,69,54,630

PART B

MERGER BY ABSORPTION OF THE TRANSFEROR COMPANY WITH THE TRANSFeree COMPANY

4. TRANSFER AND VESTING OF THE TRANSFEROR COMPANY INTO THE TRANSFeree COMPANY

4.1. Subject to the provisions of this Scheme in relation to modalities of Merger by Absorption, upon the Effective Date and with effect from the Appointed Date, the entire Undertaking of the Transferor Company, altogether with all its present and future properties, assets, investments, rights, obligations, liabilities, litigations, contingent liabilities (past, present or future), benefits and interest therein, whether known or unknown, shall amalgamate into and with Transferee Company, and all the present and future properties, assets, liabilities, investments, rights, obligations, liabilities, benefits and interest of the Transferor Company shall become the property of, and integral part of, the Transferee Company subject to the charges and encumbrances (to the extent they are outstanding on the Effective Date), if any, created by Transferor Company on their properties and assets in favour of lenders, as going concern, by operation of law pursuant to the vesting order of Hon'ble National Company Law Tribunal sanctioning this Scheme, without any further act or deed required by either of the above, in particular, the Transferor Company shall stand amalgamated into and with the Transferee Company, in the manner described in sub-paragraph (a) to (o):

- a) With effect from the Appointed Date, all assets, properties, movable and immovable (*as mentioned in schedule of immovable properties to this scheme*) and

liabilities of whatsoever nature and wheresoever situated, shall, under the provisions of Section 230 to Section 232 and all other applicable provisions, if any, of the Act, without any further act or deed (save as provided in Sub-clauses (b), (c), (d) and (e) below), be transferred to and vested in and/ or be deemed to be transferred to and vested in the Transferee Company as a going concern so as to become as from the Appointed Date the undertaking of Transferor Company and to vest in the Transferee Company with all the rights, title, interest or obligations therein;

- b) Provided that for the purpose of giving effect to the vesting order passed under Section 232 in respect of this Scheme by NCLT, the Transferee Company shall be entitled to get effected the change in the title and the appurtenant legal right(s) upon the vesting of such properties in accordance with the provisions of the Act, at the office of the respective concerned authority, where any such property is situated;
- c) The mutation of the ownership or title, or interest in the immovable properties (*as mentioned in Schedule A*) in favor of the Transferee Company shall be made and duly recorded by the appropriate authorities pursuant to the sanction of this Scheme and it becoming effective in accordance with the terms thereof;
- d) All the movable assets including cash in hand, if any, capable of passing by manual delivery or constructive delivery or by endorsement and delivery, shall be so delivered or endorsed and delivered, as the case may be, to the Transferee Company, to the end and intent that the ownership and property therein passes to the Transferee Company on such handing over in pursuance of the provisions of Section 232 of the Act (as an integral part of the undertaking of Transferor

Company). The plant and machinery, which are fastened to land and/or buildings continue to remain movable properties inter alia because the said plant and machinery are fastened to land only with a view to have better enjoyment of the movable properties.

- e) In respect of all movables, other than those specified in sub-clause (d) above, including trade receivables, outstanding loans and advances, if any, recoverable in cash or in kind or for value to be received, bank balances and deposits, if any, with Government, local and other authorities and bodies, customers and other persons, the same shall, without any further act, instrument or deed, be transferred to and stand vested in and/or be deemed to be transferred to and stand vested in the Transferee Company under the provisions of the Act.
- f) In relation to the assets, properties and rights including rights arising from contracts, deeds, instruments and agreements, if any, which require separate documents of transfer including documents for attornment or endorsement, as the case may be, the Transferee Company will execute the necessary documents of transfer including documents for attornment or endorsement, as the case may be, as and when required or will enter into a novation agreement.
- g) All debts, liabilities (including deferred tax liability), duties, guarantees, indemnities and obligations of every kind, nature, description, whether or not provided for in the books of accounts and whether disclosed or undisclosed in the balance sheet shall also, under the provisions of the Act, without any further act or deed, be transferred to or be deemed to be transferred to the Transferee Company on the same terms and conditions, as applicable, so as to become as from the

Appointed Date the debts, liabilities, duties, guarantees, indemnities and obligations of the Transferee Company and it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such debts, liabilities, duties, guarantees, indemnities and obligations have arisen, in order to give effect to the provisions of this sub-clause.

- h) Without prejudice to the foregoing provisions of this Section, upon the coming into effect of the Scheme, all debentures, bonds, notes or other debt securities and other instruments of like nature (whether convertible into equity shares or not), including any non-convertible Debentures, whether listed or not, of the respective Transferor Company shall, pursuant to the provisions of Sections 230-232 and other relevant provisions of the Act, without any further act, instrument or deed, become the debt securities of the Transferee Company on the same terms and conditions except to the extent modified under the provisions of this Scheme and all rights, powers, duties and obligations in relation thereto shall be and stand transferred to and vested in or be deemed to have been transferred to and vested in and shall be exercised by or against the Transferee Company as if it was the issuer of such debt securities, so transferred and vested. If the debt securities (including the non-convertible debentures) are listed on any stock exchange, the same shall, subject to applicable law and regulations, be listed and/or admitted to trading on the relevant stock exchanges in India where the debt securities were listed and/or admitted to trading, on the same terms and conditions, subject to the requirements, if any, imposed by the Stock Exchanges, unless otherwise modified in accordance with applicable law. It is also clarified that where any of the debts, liabilities, loans raised and used,

liabilities and obligations incurred, duties and obligations of the Transferor Company as on the Appointed Date deemed to be transferred to the Transferee Company have been discharged by Transferor Company after the Appointed Date and prior to the Effective Date, such discharge shall be deemed to have been for and on account of the Transferee Company.

- i) However, the Transferee Company may, at any time, after the coming into effect of this Scheme in accordance hereof, if so required, under any law or otherwise, execute deeds of confirmation in favor of the creditors, or lenders, as the case may be, or in favor of any other party to the contract or arrangement to which the Transferor Company are a party or any writing, as may be necessary, in order to give formal effect to the provisions mentioned herein. The Transferee Company shall under the provisions of the Scheme be deemed to be authorised to execute any such writings on behalf of the Transferor Company as well as to implement and carry out all such formalities and compliances referred to above.
- j) The transfer and vesting of the Transferor Company as aforesaid shall be subject to the existing securities, charges and mortgages, if any, subsisting, over or in respect of the property and assets or any part thereof of the Transferor Company.

Provided however, that any reference in any security documents or arrangements (to which Transferor Company is a party) pertaining to the assets of the Transferor Company offered or agreed to be offered as security for any financial assistance or obligations, shall be construed as reference only to such assets, as are offered or agreed to be offered as security, pertaining to the Transferor Company as is vested in the Transferee Company by virtue of the aforesaid clauses, to the end and intent

that such security, charge and mortgage shall not extend or be deemed to extend, to any of the other assets of the Transferor Company or any of the assets of the Transferee Company. Further, the filing of the certified copy of the order of the NCLT sanctioning this Scheme with the relevant Registrar of Companies, Pune shall be deemed to be sufficient for creating or modifying the charges in favour of the secured creditors, if any, of the Transferor Company, as required as per the provisions of this Scheme.

- k) All existing and future incentives, unavailed credits and exemptions, benefit of carried forward losses, refunds available and other statutory benefits, including in respect of income-tax (including tax deducted at source and advance tax), minimum alternate tax, excise (including MODVAT/ CENVAT), customs, VAT, sales tax, service tax (including input credit), goods and service tax, etc. which Transferor Company are entitled to shall be available to and vest in Transferee Company.
- l) In so far as the various incentives, subsidies, special status and other benefits or privileges enjoyed (including minimum alternate tax, sales tax, excise duty, custom duty, service tax, value added tax, goods and service tax and other incentives), granted by any Government body, local authority or by any other person and availed of by the Transferor Company, the same shall vest with and be available to the Transferee Company on the same terms and conditions as presently available to the Transferor Company.
- m) Upon coming into effect of this Scheme and till such time that the names of the bank accounts of the Transferor Company are replaced with that of the Transferee

Company, the Transferee Company shall be entitled to operate the bank account of the Transferor Company, in their names, in so far as may be necessary.

- n) With effect from the Appointed Date, all permits, quotas, rights, entitlements, tenancies and licenses relating to brands, trademarks, patents, copy rights, logo, privileges, powers, facilities of every kind and description of whatsoever nature in relation to the Transferor Company and which are subsisting or having effect immediately before the Appointed Date, shall be and remain in full force and effect in favor of the Transferee Company and may be enforced fully and effectually as if, instead of the Transferor Company, the Transferee Company had been a beneficiary or obligee thereto.
- o) With effect from the Appointed Date, any statutory licenses, permissions, approvals and/ or consents held by the Transferor Company as required to carry on its operations shall stand vested in, or transferred to, the Transferee Company without any further act or deed and shall be appropriately mutated by the statutory authorities or any other person concerned therewith in favor of the Transferee Company. The benefit of all statutory and regulatory permissions, licenses, environmental approvals and consents including the statutory licenses, permissions or approvals or consents required to carry on the operations of the Transferor Company shall vest in, and become available to, the Transferee Company upon the Scheme coming into effect.

- 4.2. All registrations, benefits, incentives, exemptions, etc. which the Transferor Company are eligible for and / or which are actually availed by the Transferor Company will be

transferred to the Transferee Company upon the Transferee Company intimating the concerned authority or undertaking the necessary actions for the transfer and / or the Board of Directors of the Transferee Company will be authorized to seek approval or enter into agreement with the concerned authority and /or undertake such other activity as is necessary for being eligible for such registrations, benefits, incentives, exemptions, etc. as were availed by the Transferor Company.

- 4.3. The Transferee Company, under the provisions of this Scheme, is hereby authorized or be deemed to be authorized to execute all and any writings on behalf of the Transferor Company, to implement and carry out all formalities and compliances in relation to the above-mentioned clause(s), if required.

5. CONSIDERATION

- 5.1. Upon the coming into effect of the Scheme, and in consideration for the transfer of and vesting of the properties, assets, liabilities and undertakings of the Transferor Company in the Transferee Company in terms of this Scheme; the Transferee Company shall not be required to issue any shares, since the entire paid up share capital of the Transferor Company is held by the Transferee Company along with its nominee. Hence, no valuation report or share exchange ratio is required. Accordingly, all the shares held by the Transferee Company in the Transferor Company, either individually or alongwith its nominee, shall be cancelled.

6. ACCOUNTING TREATMENT

Upon coming into effect of this Scheme and with effect from the Appointed Date, the Transferee Company shall account for amalgamation of the Transferor Company in its books of accounts as per 'Acquisition Method' in compliance with the Indian Accounting Standard 103 on Business Combinations and other Indian Accounting Standard as applicable, and notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules 2014 (as amended) in the following manner:

- 6.1. All the assets and liabilities of the Transferor Company and vested in the Transferee Company pursuant to the Scheme shall be recorded in the books of the Transferee Company at their respective fair values as on the Appointed Date.
- 6.2. Inter-company holdings and balances, if any, between the Transferee Company and the Transferor Company shall stand cancelled. Any inter-company balance(s) and inter-company investments, debts, borrowings (secured or unsecured), if any between the Transferor Company and the Transferee Company shall stand cancelled and corresponding effect shall be given in the books of account and the records of Transferee Company for the reduction of any assets or liabilities, as the case may be. There would be no accrual of interest or other charges and there shall be no obligation/outstanding interest or other charges in that behalf in respect of any such inter-company loans, advances, debt, securities or balances with effect from the Appointed Date.
- 6.3. The difference of the value of net assets recorded by the Transferee Company pursuant to Clause 6.1 after providing for adjustments as stated in Clause 6.2 above shall be recorded as goodwill. Shortfall, if any, shall be recorded as capital reserve.

- 6.4. In case of any difference in accounting policy between the Transferor Company and the Transferee Company, the accounting policies followed by the Transferee Company will prevail to ensure that the financial statements reflect the financial position based on consistent accounting policies.
- 6.5. Any matter not dealt with in clause hereinabove shall be dealt with in accordance with the requirement of applicable Ind AS.

7. BOOKS AND RECORDS OF TRANSFeree COMPANY

All books, records, registers, files, papers, documents, agreements, engineering and process information, building plans, business plans, databases, catalogues, quotations, advertising materials, if any, lists of present and former clients and all other books and records, whether in physical or electronic form, of the Transferor Company, to the extent possible and permitted under applicable laws, be handed over by them to the Transferee Company.

PART C
GENERAL TERMS AND CONDITIONS

8. COMPLIANCE WITH TAX LAWS

- 8.1. This Scheme has been drawn up to comply with the conditions as specified under Section 2(1B) of the Income-tax Act, 1961 and other relevant provisions of the Income-tax Act, 1961 and/or Section 2(6) of the Income-tax, Act, 2025 and other relevant provisions of the Income-tax Act, 2025 involving merger as aforesaid. If any terms or provisions of the Scheme are found or interpreted to be inconsistent with the provisions of the said section at a later date including resulting from a retrospective amendment of law or for any other reason whatsoever, till the time the Scheme becomes effective, the provisions of the said section of the Income-tax Act, 1961 and/or Income-tax Act, 2025 shall prevail and the Scheme shall stand modified to the extent determined necessary to comply with Section 2(1B) of the Income-tax Act, 1961 and other relevant provisions of the Income-tax Act, 1961 and/or Section 2(6) of the Income-tax, Act, 2025 and other relevant provisions of the Income-tax Act, 2025. However, any such necessary modifications made to the scheme before the Effective Date due to the aforesaid statutory amendments (being retrospective in nature) will be subject to approval of NCLT.
- 8.2. On or after the Effective Date, subject to applicable provisions of law, the Transferee Company is expressly permitted to revise their financial statements and returns along with prescribed forms, filings and annexure under the Income-tax Act, 1961 and/or Income-tax Act, 2025, (including for the purpose of re-computing tax on book profits and claiming other tax benefits), service tax law, goods and service tax law and other tax laws,

and to claim refunds and/or credits for taxes paid, and to claim tax benefits, etc., and for matters incidental thereto, if required to give effect to the provisions of the Scheme from the Appointed Date.

- 8.3. All tax assessment proceedings/ appeals of whatsoever nature by or against the Transferor Company pending and/or arising at the Appointed Date and relating to the Transferor Company shall be continued and/or enforced until the Effective Date as desired by the Transferor Company. As and from the Effective Date, the tax proceedings shall be continued and enforced by or against the Transferee Company in the same manner and to the same extent as would or might have been continued and enforced by or against the Transferor Company.

Further, the aforementioned proceedings shall not abate or be discontinued nor be in any way prejudicially affected by reason of the merger of the Transferor Company with the Transferee Company or anything contained in the Scheme.

- 8.4. Any tax liabilities under the Income-tax Act, 1961 and/or Income-tax Act, 2025, Customs Act 1962, Service Tax laws, Goods and Service Tax Laws and other applicable State Value Added Tax laws or other applicable laws / regulations dealing with taxes / duties / levies allocable or related to the Transferor Company to the extent not provided for or covered by tax provision in the accounts made as on the date immediately preceding the Appointed Date shall be transferred to Transferee Company. Any surplus in the provision for taxation / duties / levies account including advance tax and tax deducted at source as on the date immediately preceding the Appointed Date will also be transferred to the account of the Transferee Company.

- 8.5. Any refund under the Income-tax Act, 1961 and/or Income-tax Act, 2025, Customs Act 1962, Service Tax laws, Goods and Service Tax Laws and other applicable State Value Added Tax laws or other applicable laws/ regulations dealing with taxes/ duties/ levies allocable or related to the Transferor Company and due to the Transferor Company consequent to the assessment made on the Transferor Company for which no credit is taken in the accounts as on the date immediately preceding the Appointed Date shall also belong to and be received by the Transferee Company.
- 8.6. All taxes/ credits including income-tax, tax on book profits, credit on Minimum Alternate Tax under section 115JAA of the Income-tax Act, 1961 and/or under section 206 Income-tax Act, 2025, sales tax, excise duty, custom duty, service tax, value added tax, goods and service tax or any other direct or indirect taxes as may be applicable, etc. paid or payable by the Transferor Company in respect of the operations and/ or the profits of the undertaking before the Appointed Date, shall be on account of the Transferor Company and, in so far as it relates to the tax payment (including, without limitation, income-tax, tax on book profits, sales tax, excise duty, custom duty, service tax, value added tax, goods and service tax etc.) whether by way of deduction at source, advance tax, MAT credit or otherwise howsoever, by the Transferor Company in respect of the profits or activities or operation of the business after the Appointed Date, the same shall be deemed to be the corresponding item paid by the Transferee Company and shall, in all proceedings, be dealt with accordingly. Further, any tax deducted at source by the Transferor Company/ Transferee Company on payables to Transferee Company/ the Transferor Company respectively which has been deemed not to be accrued, shall be

deemed to be advance taxes paid by the Transferee Company and shall, in all proceedings, be dealt with accordingly.

- 8.7. Obligation for deduction of tax at source on any payment made by or to be made by the Transferor Company under the Income-tax Act, 1961 and/or Income-tax Act, 2025, service tax laws, customs law, state value added tax, Goods and Service tax laws or other applicable laws / regulations dealing with taxes/ duties / levies shall be made or deemed to have been made and duly complied with by the Transferee Company.
- 8.8. Without prejudice to the generality of the above, all benefits, incentives, losses, credits (including, without limitation income tax, tax on book profits, service tax, applicable state value added tax, goods and service tax etc.) to which the Transferor Company are entitled to in terms of applicable laws, shall be available to and vest in the Transferee Company.
- 8.9. Upon this Scheme becoming effective and from the Appointed Date, the Transferee Company is expressly permitted to revise and file its income tax returns and other statutory returns, including tax deducted at source returns, services tax returns, excise tax returns, sales tax and value added tax returns, as may be applicable and has expressly reserved the right to make such provisions in its returns and to claim refunds or credits etc. if any. Such returns may be revised and filed notwithstanding that the statutory period for such revision and filing may have lapsed.
- 8.10. Filing of the certified copy of the order of the NCLT sanctioning this Scheme with the relevant Registrar of Companies, Pune shall be deemed to be sufficient for creating or modifying the charges in favour of the secured creditors, if any, of the Transferor Company, as required as per the provisions of this Scheme.

9. CONTRACTS, DEEDS, CONSENTS AND OTHER INSTRUMENTS

- 9.1. Upon the coming into effect of this Scheme and subject to the other provisions of this Scheme, all contracts, deeds, bonds, agreements, instruments, licenses, engagements, certificates, permissions, consents, approvals, concessions and incentives (minimum alternative tax, sales tax, excise duty, custom duty, service tax, value added tax, goods and service tax and other incentives), remissions, remedies, subsidies, guarantees and other instruments, if any, of whatsoever nature to which the Transferor Company is a party or to the benefit of which the Transferor Company may be eligible and which have not lapsed and is subsisting or having effect on the Effective Date shall be in full force and effect against or in favor of the Transferee Company, as the case may be, and may be enforced by or against the Transferee Company as fully and effectually as if, instead of the Transferor Company, the Transferee Company had been a party or beneficiary thereto.
- 9.2. Upon the coming into effect of this Scheme and subject to the other provisions of this Scheme, the Transferee Company may enter into and/or issue and/or execute deeds, writings or confirmations or enter into any tripartite arrangements, confirmations or novations, to which the Transferor Company will, if necessary, also be party in order to give formal effect to the provisions of this Scheme, if so required or if so considered necessary. The Transferee Company shall be deemed to be authorized to execute any such deeds, writings or confirmations on behalf of the Transferor Company and to implement or carry out all formalities required on the part of the Transferor Company to give effect to the provisions of this Scheme.
- 9.3. The Transferee Company shall be entitled, pending the sanction of the Scheme, to apply to the Government, Central Government, State Government, Local body/authority or any

other agency, department or other authorities concerned as may be necessary under law, for such consents, approvals and sanctions which the Transferee Company may require to own and operate the undertaking of the Transferor Company.

- 9.4. The above shall not affect any transaction or proceedings or contracts or deeds already concluded by the Transferor Company on or before the Appointed Date and after the Appointed Date till the Effective Date. The Transferee Company accepts and adopts all acts, deeds and things done and executed by the Transferor Company in respect thereto as done and executed on behalf of itself.

10. LEGAL AND OTHER PROCEEDINGS

- 10.1. Upon the Scheme becoming effective, all litigations, legal and other proceedings including before any statutory or quasi-judicial authority or tribunal of whatsoever nature by or against the Transferor Company pending and/or arising at the Appointed Date shall be continued and/or enforced by or against the Transferee Company only, to the exclusion of the Transferor Company in the same manner and to the same extent as would have been continued and enforced by or against the Transferor Company.
- 10.2. Further, the aforementioned proceedings shall not abate or be discontinued nor in any way be prejudicially affected by reason of merger by way of absorption of the Transferor Company into the Transferee Company or anything contained in the Scheme.
- 10.3. On and from the Effective Date, the Transferee Company shall and may, if required, initiate any legal proceedings in relation to the Transferor Company in the same manner and to the same extent as would or might have been initiated by the Transferor Company.

11. STAFF, WORKMEN AND EMPLOYEES

- 11.1. On the Scheme coming into effect, all staff, workmen and employees (if any, including those on sabbatical / maternity leave) of the Transferor Company in service on the Effective Date shall stand transferred and vested and / or be deemed to have become staff, workmen and employees of the Transferee Company with effect from the Effective Date without any break or interruption in their service and on the terms and conditions not less favorable than those applicable to them with reference to the Transferor Company on the Effective Date. The position, rank and designation of the employees would however be decided by the Transferee Company.
- 11.2. It is expressly provided that, in so far as the gratuity fund, provident fund and superannuation fund (hereinafter referred as “Fund or Funds”) created or existing for the benefit of the staff, workmen and employees of the Transferor Company are concerned, upon the Scheme coming into effect, the Transferor Company shall be substituted by the Transferee Company for all purposes whatsoever in relation to the administration or operation of such Fund or Funds or in relation to the obligation to make contributions to the said Fund or Funds in accordance with the provisions thereof as per the terms provided in the respective Fund or Funds, if any, to the end and intent that all rights, duties, powers and obligations of the Transferor Company in relation to such Fund or Funds shall become those of the Transferee Company and all the rights, duties and benefits of the staff, workmen and employees of the Transferor Company under such Fund or Funds shall be protected, subject to the provisions of law for the time being in force. It is clarified that the services of the staff, workmen and employees of the Transferor Company will be

treated as having been continuous for the purpose of the Fund or Funds and for other benefits such as long service awards.

- 11.3. In so far as the Fund or Funds created or existing for the benefit of the employees of the Transferor Company are concerned, upon the coming into effect of this Scheme, balances lying in the accounts of the employees of the Transferor Company in the Fund or Funds as on the Effective Date shall stand transferred from the respective Fund or Funds of the Transferor Company to the corresponding Fund or Funds set up by the Transferee Company.

12. SAVING OF CONCLUDED TRANSACTIONS

The transfer and vesting of Transferor Company under Clause 4 of Part B on - Transfer And Vesting of Transferor Company into Transferee Company above, the effectiveness of contracts and deeds under Clause 9 of Part C - Contracts, Deeds, Consents and Other Instruments above and continuance of proceedings by or against the Transferee Company under Clause 10 of Part C - Legal and Other Proceedings above shall not affect any transaction or proceedings or contracts or deeds already concluded by the Transferor Company on or before the Appointed Date and after the Appointed Date till the Effective Date. The Transferee Company accepts and adopts all acts, deeds and things done and executed by the Transferor Company in respect thereto as done and executed on behalf of itself.

13. BUSINESS AND PROPERTY IN TRUST FOR TRANSFeree COMPANY

With effect from the Appointed Date and up to and including the Effective Date:

- a) The Transferor Company shall carry on and be deemed to have carried on its business and activities and shall stand possessed of whole of its businesses and undertakings, in trust for the Transferee Company and shall account for the same to the Transferee Company.
- b) Any income or profit accruing or arising to the Transferor Company and all costs, charges, expenses and losses (including brought forward losses, book losses, etc.) or taxes (including but not limited to advance tax, tax deducted at source, minimum alternative tax, credit, taxes withheld, etc.), incurred by the Transferor Company shall for all purposes be treated as the income, profits, costs, charges, expenses and losses or taxes, as the case may be, of the Transferee Company and shall be available to the Transferee Company for being disposed off in any manner as it thinks fit.

14. CONDUCT OF BUSINESS TILL EFFECTIVE DATE

14.1. With effect from the Appointed Date and up to the Effective Date:

- a. The Transferor Company shall carry on their business with reasonable diligence and in the same manner as they have been doing it thereto in normal course.
- b. The Transferor Company shall carry on its business and activities with reasonable diligence and business prudence.

- 14.2. With effect from the Effective Date, the Transferee Company shall commence and carry on and shall be authorized to carry on the businesses carried on by the Transferor Company.
- 14.3. The Transferor Company shall continue to comply with the provisions of the Act, including those relating to preparation, presentation, circulation and filing of accounts as and when they become due for compliance.
- 14.4. The Transferor Company shall not make any modification to its capital structure either by an increase (by issue of rights shares, bonus shares, convertible debentures or otherwise), decrease, reclassification, sub-division or re-organization, or in any other manner whatsoever, except by mutual consent of the Board of Directors of Transferor Company and Transferee Company, as the case may be.

15. CONSOLIDATION OF AUTHORISED SHARE CAPITAL AND AMENDMENT OF MEMORANDUM AND ARTICLES OF ASSOCIATION OF THE TRANSFeree COMPANY

- 15.1. Upon this Scheme becoming effective, the aggregate Authorised Share Capital of Transferor Company, as mentioned in clause 3.1 of Part A shall be added to the Authorised Share Capital of the Transferee Company and the Transferee Company shall accordingly increase its Authorised Share Capital and reclassify the shares into equity shares in the Authorised Share Capital of the Transferee Company as on the effective date, without any further act or deed and without any further payment of the stamp duty or the registration fees and accordingly the relevant clauses in the Memorandum of Association (MOA) and Articles of Association (AOA) of the Transferee Company

(relating to the Authorised Share Capital) shall, without any further act, instrument or deed, be and stand altered, modified and amended.

- 15.2. Pursuant to the Scheme, the Transferee Company shall file the requisite forms with the Registrar of Companies for Alteration of MOA and AOA and increase and/ or reclassification of its Authorised Share Capital.
- 15.3. Upon the Scheme becoming effective, to enable the Transferee Company to carry on the business of the Transferor Company, the relevant main and ancillary objects of the Transferor Company shall be added to objects of the Transferee Company in its Memorandum of Association.
- 15.4. Pursuant immediately to the increase of Authorised Share Capital and the addition of objects as envisaged above, the Memorandum of Association / Articles of Association of Transferee Company shall automatically stand amended and altered accordingly.
- 15.5. Under the accepted principle of Single Window Clearance, it is hereby provided that the above referred amendment in the MOA and AOA of the Transferee Company, viz. Change in the Authorised Share Capital Clause and Change in Object Clause shall become operative on the scheme being effective by virtue of the fact that the Shareholders of the Transferee Company, while approving the scheme as a whole, have also resolved and accorded the relevant consents as required respectively under Section 13, 14, 61 and 230-232 of the Companies Act, 2013 or any other provisions of the Act and shall not be required to pass separate resolutions as required under the Act.
- 15.6. It is clarified that the approval of the members of the Transferee Company to the Scheme shall be deemed to be their consent/approval to the increase and/or reclassification to the Authorised Share Capital and Change in Object Clause and consequently, alteration of

the above to the MOA and AOA of the Transferee Company as may be required under the Act.

16. DIVIDENDS AND PROFITS

- 16.1. The Transferor Company and the Transferee Company shall be entitled to declare and pay dividends, whether interim or final, to their respective shareholders in respect of the accounting period prior to the Effective Date.
- 16.2. It is clarified, however, that the aforesaid provisions in respect of declaration of dividend are enabling provisions only and shall not be deemed to confer any right on any member of the Transferor Company to demand or claim any dividend which subject to the provisions of the Act, shall be entirely at the discretion of the Board of Directors and subject, wherever necessary, to the approval of the shareholders of the Transferee Company.

17. DISSOLUTION OF THE TRANSFEROR COMPANY

- 17.1. Pursuant to the Effective Date, the Transferor Company shall, without any further act or deed, matter or thing, stand dissolved without winding up.
- 17.2. Even after the Scheme becomes effective, the Transferee Company shall be entitled to operate all bank accounts relating to Transferor Company and realize all the monies and complete and enforce all pending contracts and transactions in the name of Transferor Company insofar as may be necessary until the transfer and vesting of rights and obligation of Transferor Company to the Transferee Company under this Scheme is formally effected by the parties concerned.

18. APPLICATIONS TO THE NCLT OR SUCH OTHER APPROPRIATE AUTHORITY

- 18.1. The Transferor Company and the Transferee Company shall, with all reasonable dispatch, make Applications to the NCLT or such other appropriate authority under Sections 230 of the Act, seeking orders for dispensing with or convening, holding and conducting of the meetings of the respective classes of the shareholders of the Transferor Company and the Transferee Company as may be directed by the NCLT or such other appropriate authority.
- 18.2. On the Scheme being agreed to by the requisite majorities of the classes of the shareholders / creditors of the Transferor Company and the Transferee Company (*as may be applicable*), whether at a meeting or otherwise dispensation being granted, as prescribed under law and / or as directed by the NCLT or such other appropriate authority, the Transferor Company and the Transferee Company (*as may be applicable*)) shall, with all reasonable dispatch, apply to the NCLT or such other appropriate authority for sanctioning the Scheme under Sections 230 to 232 of the Act, and for such other order or orders, as the said NCLT or such other appropriate authority may deem fit for carrying this Scheme into effect and for dissolution of the Transferor Company without winding-up.

19. MODIFICATIONS / AMENDMENTS TO THE SCHEME

- 19.1. The Transferor Company and the Transferee Company, through unanimous approval by their Board of Directors may consent on behalf of all persons concerned, to any

modifications or amendments of this Scheme or to any conditions which the NCLT and/or any other authorities under law may deem fit to approve of or impose or which may otherwise be considered necessary or desirable for settling any question or doubt or difficulty that may arise in carrying out this Scheme and do all acts, deeds and things as may be necessary, desirable or expedient for putting this Scheme into effect, including but not limited to withdrawal of the Scheme before the Scheme is approved by the NCLT. Any modification to the Scheme shall be subject to the approval of the NCLT.

- 19.2. For the purpose of giving effect to this Scheme or to any modification, amendment or condition thereof, the Board of Directors of the Transferee Company are authorized to give such directions and/or to take such step as may be necessary or desirable including any directions for settling any question or doubt or difficulty whatsoever that may arise.

20. CONDITIONALITIES TO THE SCHEME

- 20.1. This Scheme is conditional upon and subject to:

- a) The approval of the Scheme by the requisite majority of the shareholders and creditors of the Transferor Company and the Transferee Company (as may be applicable), unless the meeting of the shareholders and creditors of either or all the companies is dispensed with by the order of the NCLT; and
- b) Sanctions under the provisions of Sections 230 and 232 of the Act and the necessary orders of NCLT under Section 232 of the Act being obtained and filed with the Registrar of Companies, Pune.

21. EFFECT OF NON RECEIPT OF APPROVALS / SANCTIONS AND / OR REVOCATION OF THE SCHEME

- 21.1. In the event of necessary sanctions and approvals not being obtained and/or complied with and/or satisfied and/or this Scheme not being sanctioned by the NCLT and/or order or orders not being passed by such date as may be mutually agreed upon by the respective Board of Directors of the Transferor Company and the Transferee Company, this Scheme shall stand revoked, cancelled and be of no effect.
- 21.2. In the event of revocation under Clause 21.1 above, no rights and liabilities whatsoever shall accrue to or be incurred inter se the Transferor Company and the Transferee Company or their respective shareholders or creditors or employees or any other person save and except in respect of any act or deed done prior thereto as is contemplated hereunder or as to any right, liability or obligation which has arisen or accrued pursuant thereto and which shall be governed and be preserved or worked out in accordance with the Applicable law and in such case, each Company shall bear its own costs unless otherwise mutually agreed.
- 21.3. The Board of Directors of the Transferor Company and the Transferee Company shall be entitled to withdraw this Scheme anytime prior to the Effective Date.
- 21.4. Further, the Board of Directors of the Transferor Company and the Transferee Company shall be entitled to revoke, cancel and declare the Scheme of no effect if the Board of Directors of the Transferor Company and the Transferee Company are of view that the coming into effect of the Scheme in terms of the provisions of this Scheme or filing of the drawn up orders with any authority could have an adverse implication(s) on all or any of the Transferor Company or the Transferee Company.

21.5. If any part of this Scheme hereof is invalid, ruled illegal by any NCLT of competent jurisdiction, or unenforceable under present or future laws, then it is the intention of the Transferor Company and the Transferee Company that such part shall be severable from the remainder of the Scheme. Further, if the deletion of such part of this Scheme may cause this Scheme to become materially adverse to the any of the Transferor Company and /or the Transferee Company, then in such case the Transferor Company and /or the Transferee Company shall attempt to bring about a modification in the Scheme, as will best preserve for the Transferor Company and the Transferee Company the benefits and obligations of the Scheme, including but not limited to such part. Any modification to the Scheme shall be subject to the approval of the NCLT.

22. REMOVAL OF DIFFICULTIES

The Transferor Company and the Transferee Company may, through mutual consent and acting through the respective board of directors, agree to take steps, as may be necessary, desirable or proper, to resolve all doubts, difficulties or questions, whether by reason of any orders of the National Company Law Tribunal or any directives or orders of any governmental authorities or otherwise rising out of, under or by the virtue of this scheme in relation to the arrangement contemplated in this scheme and / or matters concerning or connected therewith.

23. SEVERABILITY

If any part of this scheme is invalid, ruled illegal by any Court / governmental authority, or unenforceable under present or future laws, then it is the intention of the Transferee Company and the Transferor Company that such part shall be severable from the remainder of this scheme

and this scheme shall not be affected thereby, unless the deletion of such part shall cause this scheme to become materially adverse to either the Transferee Company or any of the Transferor Company, in which case the Transferee Company and Transferor Company may, through mutual consent and acting through their respective board of directors, attempt to bring about appropriate modification to this scheme, as will best preserve for each of them, the benefits and obligation of this scheme, including but not limited to such part.

24. REPEAL AND SAVINGS

24.1. The Transfer of assets, liabilities and businesses to, and the continuance of proceedings by or against, the Transferee Company as envisaged in this scheme shall not affect any transaction or proceedings already concluded by the Transferor Company or the Transferee Company on or before the Effective Date, to the end and intend that the Transferee Company shall be automatically deemed to accept and adopt all such acts, deed and things done or executed by Transferor Company.

25. COSTS, CHARGES AND EXPENSES

25.1. All cost, charges, taxes including duties (including the adjudication charges/ fees and stamp duty, if any, applicable in relation to this Scheme), levies and all other similar expenses, if any (save as expressly otherwise agreed) of the Transferor Company and the Transferee Company arising out of or incurred in carrying out and implementing this Scheme and matters incidental thereto shall be borne and paid by the Transferee Company.

Schedule A – Schedule of immovable property

Description of Land:

All that piece and parcel of lands admeasuring 12,797.33 square metres bearing Survey No. 69/4/Plot No. A situated at Kharadi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation.

The Land is bounded as follows:

On the East: By Survey No. 68

On the West: 30-meter-wide DP Road and Part of Survey No 71

On the North: By Survey No. 69/4/Plot No. B; and

On the South: By Part of Survey No. 69/4/Plot No. C and Part of Survey No. 69/4.

Description of Building(s):

Grade-A office space building known as 'TenSteps IT Park' comprising of Basement 1 to Basement 3 + Ground Floor with Mezzanine + Podium 1 to Podium 3 + 1st to 14th upper floors + 15th floor having Gross Leasable Area (GLA) of 1,01,440 square metres equivalent to 10,91,890 square feet.