

# 25 WEST REALTY PRIVATE LIMITED.

Regd. Office: - 404, Transit Camp No. 3, C. T. S. B 908, Mount Marry Hill, Bandra West, Mumbai, Maharashtra, India, 400050. CIN No.: U70100MH2010PTC202543

---

## FORM CAA.3

### Pursuant to Section 230(5) and Rule 8 of the Companies (Compromises, Amalgamations and Arrangements) Rules, 2016

In the matter of the Companies Act, 2013;

AND

In the matter of Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder;

AND

In the matter of Scheme of Arrangement in the nature of amalgamation / merger of 25 West Realty Private Limited (“**Transferor Company**”) with Hubtown Limited (“**Transferee Company**”) and their respective shareholders and creditors (“**Scheme**”)

**25 West Realty Private Limited**, a company }  
incorporated under the provisions of Companies }  
Act, 1956 and having its registered office at 404, }  
Transit Camp No. 3, CTS B 908, Mount Marry Hill, }  
Bandra (West), Mumbai – 400050, }  
Maharashtra, India. }  
CIN: U70100MH2010PTC202543. }..... **Transferor Company**

### NOTICE TO UNSECURED CREDITORS OF 25 WEST REALTY PRIVATE LIMITED UNDER SECTION 230(5) OF THE COMPANIES ACT, 2013

**May 19, 2026**

You are an Unsecured Creditor of 25 West Realty Private Limited (“**Transferor Company**” or “**Company**”) as on September 30, 2025, as per the records of the Company.

Notice is hereby given in pursuance of sub-section (5) of section 230 of the Companies Act, 2013 (“**Act**”) that, as directed by the Hon’ble National Company Law Tribunal, Mumbai Bench, Mumbai (“**NCLT**”) vide its order dated May 04, 2026 passed in Company Scheme Application No. C.A.(CAA)/24(MB)/2026 under sub-section (1) of section 230 of the Act (“**NCLT Order**”), a meeting of Equity Shareholders of Hubtown Limited (“**Transferee Company**”) is scheduled to be held through video conferencing (“**VC**”) / other audio visual means (“**OAVM**”) on Friday, June 05, 2026 at 11.00 A.M. (IST) for the purpose of their considering, and if thought fit, approving, with or without modification, the proposed Scheme of Arrangement (“**Scheme**”) in the nature of merger / amalgamation of the Transferor Company with the Transferee Company and their respective shareholders and creditors under Sections 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder. Further, in terms of the Hon’ble NCLT Order, the meeting of the Unsecured Creditors of the Transferor Company has been dispensed with. The Hon’ble NCLT has further directed the Transferor

## **25 WEST REALTY PRIVATE LIMITED.**

Regd. Office: - 404, Transit Camp No. 3, C. T. S. B 908, Mount Marry Hill, Bandra West, Mumbai, Maharashtra, India, 400050. CIN No.: U70100MH2010PTC202543

---

Company to issue notice / intimation to its Unsecured Creditors as on September 30, 2025, as per the records of the Transferor Company.

Copy of the Notice and Explanatory Statement of the meeting of Equity Shareholders of the Transferee Company along with the annexures containing, inter alia, the Scheme and the Hon'ble NCLT Order, can be accessed by scanning the QR Code or by accessing the weblink provided below:

QR Code:



Web Link: <https://www.hubtown.co.in>

You are hereby informed that representations, if any, in connection with the proposed Scheme may be made to the Hon'ble National Company Law Tribunal, Mumbai Bench, within thirty (30) days from the date of receipt of this notice. Copy of the representations may simultaneously be sent at the registered office of the Transferor Company at 404, Transit Camp No. 3, CTS B 908, Mount Marry Hill, Bandra (West), Mumbai – 400050, Maharashtra, India. and vide email at [pompithakur1@gmail.com](mailto:pompithakur1@gmail.com).

In case no representation is received within the stated period of thirty (30) days, it shall be presumed that your good office has no representations to make on the proposed Scheme.

Yours Faithfully,

**For, 25 West Realty Private Limited**

**Pandharinath Thakur**  
**Director**  
**DIN: 07881103**

Place: Mumbai