

o/c

25 WEST REALTY PRIVATE LIMITED

(Formerly known as Avdharna Infrastructure Private Limited)

Regd. Office: - 404, Transit Camp No. 3, C. T. S. B 908, Mount Marry Hill, Bandra West,
Mumbai - 400050. CIN No.: U70100MH2010PTC202543
E-mail : pandharinath.thakur@25residences.com Tel:+91-22-25265000

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 GOODS AND SERVICES TAX AUTHORITIES

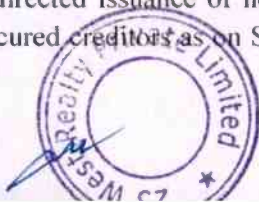
May 21, 2026

To,
Jurisdictional Proper Officer,
Deputy Commissioner of State Tax (E-910),
Cabin No.334, 3rd Floor, MTNL Building,
Mazgaon, Mumbai - 400010
Maharashtra, India.
GSTIN: 27AAICA9549F1ZC

Subject to verify
[Signature]
22/05/2026
for ⇒ E-0601

NOTICE UNDER SECTION 230(5) OF THE COMPANIES ACT, 2013

Notice is hereby given in pursuance of sub-section (5) of section 230 of the Companies Act, 2013 ("Act") that, the Hon'ble National Company Law Tribunal, Mumbai Bench, Mumbai ("NCLT") has, 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"), dispensed with the requirement of convening and holding the meeting of Equity Shareholders and Creditors of 25 West Realty Private Limited. Further, the Hon'ble NCLT has directed issuance of notices / intimations to its Unsecured Creditors, whose names appear in the list of unsecured creditors as on September 30, 2025, in accordance with the NCLT Order, with a direction that such



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creditors may submit its representation, if any, to the Hon'ble NCLT within 30 (thirty) days from the date of receipt of the said notice / intimation and copy of such representation shall simultaneously be served upon the Transferor Company, as applicable.

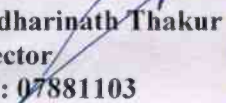
Given that the meeting of equity shareholders and creditors of the Transferor Company is not being convened, as stated above, the notice for the meeting is not required to be prepared / applicable. A Copy of the Scheme of Arrangement is enclosed herewith.

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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

Enclosures:

1. Copy of Scheme of Arrangement.

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

मुद्रणी / Ack.No.	2791526104
दिनांक / Date	17
ई.आय.एफ. / AY/FY	22-May-2026
पंजीकृत / PAN/TAN	2026-27
नाम / Name	25 west realty
पृष्ठों की संख्या / No. of Pages	25
किसी के लिए / To	CIT (ADMIN & TDS) MUMBAI



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;

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CIN: U70100MH2010PTC202543. }..... Transferor Company

NOTICE TO INCOME TAX AUTHORITIES

May 21, 2026

To,
Pr. CCIT,
3rd Floor, Aayakar Bhawan,
Mahrishi Karve Road,
Mumbai-400020.
Maharashtra, India.
PAN: AAICA9549F

NOTICE UNDER SECTION 230(5) OF THE COMPANIES ACT, 2013

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unsecured creditors as on September 30, 2025, in accordance with the NCLT Order, with a direction that such creditors may submit its representation, if any, to the Hon'ble NCLT within 30 (thirty) days from the date of receipt of the said notice / intimation and copy of such representation shall simultaneously be served upon the Transferor Company, as applicable.

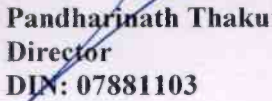
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Director
DIN: 07881103



Place: Mumbai

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..... Transferor Company

NOTICE TO INCOME TAX AUTHORITIES

May 21, 2026

To,
 Jurisdictional Assessing Officer,
 Area Code - MUM, AO Type – W,
 AO Number- 1, Range Code - 661,
 Jurisdiction - WARD 6(1)(1), Mumbai,
 Aaykar Bhawan,
 Mumbai - 400020.
 Maharashtra, India.
 PAN: AAICA9549F

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Given that the meeting of equity shareholders and creditors of the Transferor Company is not being convened, as stated above, the notice for the meeting is not required to be prepared / applicable. A Copy of the Scheme of Arrangement is enclosed herewith.

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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.

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For, 25 West Realty Private Limited


Pandharinath Thakur
Director
DIN: 07881103



Place: Mumbai

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CIN: U70100MH2010PTC202543. }

}..... Transferor Company

NOTICE TO MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

May 21, 2026

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
3rd to 9th floor, Housefin Bhavan,
Plot No. C-39, G-Block, BKC,
Bandra (East), Mumbai - 400 051,
Maharashtra, India.

पत्र प्राप्त झाले.
सही.....
सावक लिपिक 11:45 AM
महाराष्ट्र 22 MAY 2026
दिनांक.....

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For, 25 West Realty Private Limited


Pandharinath Thakur
Director
DIN: 07881103



Place: Mumbai

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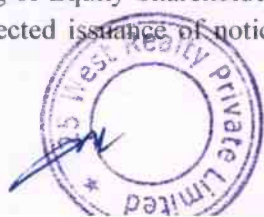
NOTICE TO OFFICIAL LIQUIDATOR

May 21, 2026

To,
The Official liquidator,
Ministry Of Corporate Affairs,
Attached to High Court of Bombay,
5th Floor, Bank of India Building,
Mahatma Gandhi Road, Fort
Mumbai-400001,
Maharashtra, India.

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Yours Faithfully,

For, 25 West Realty Private Limited


Pandharinath Thakur
Director
DIN: 07881103



Place: Mumbai

Enclosures:

1. Copy of Scheme of Arrangement.



OFFICE THE OFFICIAL LIQUIDATOR
High Court, Bombay

Amalgamation Documents Receipt

Transferer Company	25 West Realty Private Limited
Transferee Company	Hubtown Limited
Received From	Director
Company scheme Petition No	
Company summons For Direction No	230-232 (NCLT)
Amal No	
Date & Time	5/22/2026, 12:49:56 PM
UID	AMAL-2627-002-0190
Description	Submission of Documents

This is Computer Generated Receipt and does not require any Signature.

010

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NOTICE TO THE CENTRAL GOVERNEMENT THROUGH THE OFFICE OF REGIONAL DIRECTOR, WESTERN REGION

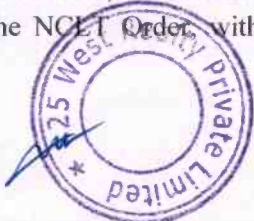
May 21, 2026

To,
The Regional Director,
Everest, 5th Floor,
100 Marine Drive,
Mumbai- 400002,
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Director
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Maharashtra, India. }
CIN: U70100MH2010PTC202543. }

}..... Transferor Company

NOTICE TO REGISTER OF COMPANIES, MUMBAI

May 21, 2026

To,
The Register of Companies,
100, Everest,
Marine Drive,
Mumbai- 400002,
Maharashtra, India.



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receipt of the said notice / intimation and copy of such representation shall simultaneously be served upon the Transferor Company, as applicable.


Given that the meeting of equity shareholders and creditors of the Transferor Company is not being convened, as stated above, the notice for the meeting is not required to be prepared / applicable. A Copy of the Scheme of Arrangement is enclosed herewith.

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 pandharinath.thakur@25residences.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

Enclosures:

1. Copy of Scheme of Arrangement.