

INUUS DEVELOPERS PRIVATE LIMITED

Date: September 30, 2023

Scrip Code – 532960, 890145
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

DIANI – EQ, DIANIPP
National Stock Exchange of India Limited
“Exchange Plaza”,
Bandra-Kurla Complex, Bandra (E).
MUMBAI – 400 051

Dear Sir/Madam,

Ref.: Dhani Services Limited (Target Company)

Sub.: Disclosures under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

1. This is to inform you that the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, vide its order dated August 28, 2023 (*a certified true copy of the order was received on September 11, 2023*) has approved the Scheme of Amalgamation for Amalgamation of Inuus Properties Private Limited (Transferor Company 1), Orthia Properties Private Limited (Transferor Company 2), Orthia Constructions Private Limited (Transferor Company 3), Zelvova Builders Private Limited (Transferor Company 4), Mugwort Real Estate Private Limited (Transferor Company 5), Gloxinia Infrastructure Private Limited (Transferor Company 6), Karkinos Constructions Private Limited (Transferor Company 7), Kapshi Infrastructure Private Limited (Transferor Company 8), Iphito Properties Private Limited (Transferor Company 9), Myrina Builders Private Limited (Transferor Company 10), Emu Constructions Private Limited (Transferor Company 11), Iphito Real Estate Private Limited (Transferor Company 12) and Inuus Developers Private Limited (Transferee Company). (*hereinafter referred to as Scheme*).

The above Order of Hon'ble NCLT Chandigarh Bench, Chandigarh was noted by the Board of Directors of respective companies in their meetings held on September 29, 2023 and pursuant to and in terms of Board authorisations a certified copy of the said Order was filed with the Registrar of Companies, NCT of Delhi & Haryana on September 29, 2023. Copy of the NCLT Order including Scheme is attached.

2. In terms of clause no. 1.8 of Part 1 read with clause no. 20.1(c) of Part V of the Scheme and clause no. 11 of the NCLT Order dated August 28, 2023 (received on September 11, 2023), the Scheme came into effect on September 29, 2023 upon its filing with the office of Registrar of Companies, NCT of Delhi & Haryana.
3. The Transferor Companies 1, 2, 3 and 4 and the Transferee Company referred to in Para 1 above were forming part of the promoter/ promoter group of Dhani Services Limited ('Target Company'/'TC').
4. Upon the Scheme coming into effect on September 29, 2023, the existing shareholding of the Transferor Companies 1,2,3 and 4 in the Target Company stands transferred to and vested in favour of Inuus Developers Private Limited (Transferee Company) w.e.f. September 29, 2023. Accordingly the shareholding of Transferee Company stands increased from 1,68,00,000 fully paid-up equity shares to 15,70,55,673 fully paid-up equity shares in the Target Company as detailed hereunder:



INUUS DEVELOPERS PRIVATE LIMITED

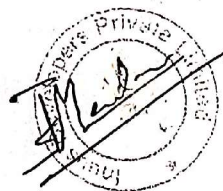
S.No.	Name of Transferor Co./Transferee Company	Shareholding in the TC before effectiveness of the Scheme	Shareholding in the TC on the date of effectiveness of the Scheme
1	Inuus Properties Private Limited	1,70,00,000	Nil
2	Orthia Properties Private Limited	4,22,48,080	Nil
3	Orthia Constructions Private Limited	3,20,74,335	Nil
4	Zelkova Builders Private Limited	4,89,33,258	Nil
5	Inuus Developers Private Limited	1,68,00,000	15,70,55,673
Total		15,70,55,673	15,70,55,673

5. Post coming into effect of the Scheme on September 29, 2023, the Promoter and Promoter Group and their shareholding in the Target Company stands as under:

Pre-effectiveness of the Scheme					Post-effectiveness of the Scheme			
S. No.	Name of Promoter and Promoter Group	No. of Shares	%	% of voting rights	Name of Promoter and Promoter Group	No. of Shares	%	% of voting rights
1	Mr. Sameer Gehlaut	3,42,52,493	5.60	5.63	Mr. Sameer Gehlaut	3,42,52,493	5.60	5.63
2	Inuus Properties Private Limited	1,70,00,000	2.78	2.80	Inuus Developers Private Limited	15,70,55,673	25.65	25.83
3	Orthia Properties Private Limited	4,22,48,080	6.90	6.95				
4	Orthia Constructions Private Limited	3,20,74,335	5.24	5.27				
5	Zelkova Builders Private Limited	4,89,33,258	7.99	8.05				
6	Inuus Developers Private Limited	1,68,00,000	2.74	2.76				
Total		19,13,08,166	31.25	31.46				

6. In view of the above, we submit herewith the following disclosures in connection with the abovementioned acquisition of equity shares of Target Company i.e. Dhani Services Limited by Inuus Developers Private Limited (Transferee Company) pursuant to the Scheme, for your kind information and record please:-

- (a) Disclosures under Regulation 29(1) and 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; and
- (b) Report under Regulation 10(6) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.



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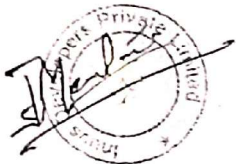
Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Industrial Complex Dundahera, Gurgaon HR 122016
CIN: U70109HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

Kindly take the above Disclosures and Report on record.

Thanking you,

Yours faithfully,
For Inuus Developers Private Limited

A circular stamp with the text "INUUS DEVELOPERS PRIVATE LIMITED" around the perimeter. In the center, there is a handwritten signature in black ink, which appears to be "Joginder Singh Kataria".

Joginder Singh Kataria
Authorised Signatory

Encl.: As above

CC:
The Board of Directors
Dhani Services Limited
1/1 E, First Floor, East Patel Nagar,
New Delhi-110008

INUUS DEVELOPERS PRIVATE LIMITED

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INUUS DEVELOPERS PRIVATE LIMITED

DISCLOSURES UNDER REGULATION 29(1) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

Part-A- Details of the Acquisition

Name of the Target Company (TC)	Dhani Services Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Inuus Developers Private Limited (List of PACs attached)		
Whether the acquirer belongs to Promoter/ Promoter group	Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
Details of the acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable (*)	% w.r.t. total diluted share/ voting capital of the TC (**)
Before the acquisition under consideration, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	<u>Acquirer:</u> 1,68,00,000 fully paid-up equity shares	2.74%*	2.70%
	<u>PACs:</u> 17,45,08,166 fully paid-up equity shares	28.51%*	28.01%
b) Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)	Nil	Nil	Nil
c) Voting rights (VR) otherwise than by equity shares	Nil	Nil	Nil
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	Nil	Nil	Nil
e) Total (a+b+c+d)	19,13,08,166 fully paid-up equity shares	31.25%*	30.71%
Details of acquisition			
a) Shares carrying voting rights acquired	<u>Acquirer:</u> 14,02,55,673 fully paid-up equity shares	22.91%^	22.51%^
	<u>PACs:</u>	(22.91%)^	



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INUUS DEVELOPERS PRIVATE LIMITED

	(14,02,55,673) fully paid-up equity shares		(22.51%) [^]
b) VRs acquired otherwise than by equity shares	Nil	Nil	Nil
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying category) acquired	Nil	Nil	Nil
d) Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)	Nil	Nil	Nil
e) Total (a+b+c+/-d)	Nil fully paid-up equity shares	0.00%	0.00%
After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	<u>Acquirer:</u> 15,70,55,673 fully paid-up equity shares	25.65% (a)	25.21%
	<u>PAC:</u> 3,42,52,493 fully paid-up equity shares.	5.60% (b)	5.50%
b) VRs otherwise than by equity shares	Nil	Nil	Nil
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	Nil	Nil	Nil
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	Nil	Nil	Nil
e) Total (a+b+c+d)	19,13,08,166 fully paid-up equity shares	31.25% (c)	30.71%
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer/encumbrance, etc.)	Pursuant to a Scheme of Amalgamation, duly sanctioned by Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh on August 28, 2023, which came into effect on September 29, 2023 with its filing with Registrar of Companies, NCT of Delhi & Haryana.		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Fully paid-up equity shares of Rs.2/- each of the Target Company.		
Date of acquisition of/ date of receipt of intimation of allotment of shares / VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC.	September 29, 2023 (***)		



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Equity share capital / total voting capital of the TC before the said acquisition	Rs. 121,62,96,148.40 (comprising 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each).
Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 121,62,96,148.40 (comprising 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each).
Total diluted share/voting capital of the TC after the said acquisition	Diluted share/voting capital includes present paid-up equity share capital of the Company consisting of 61,21,47,910 equity shares (60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs.1.10/- each having face value of Rs. 2/- each) and 1,08,45,800 outstanding employees stock options convertible into equivalent number of Fully paid up equity shares.

* Percentage has been computed on paid-up share capital of the Target Company, comprising of 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each and 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each.

^ Indicates difference between pre and post- acquisition percentage shareholding in the Target Company.

(a) 25.65% is computed based on 61,21,47,910 equity shares. Basis 88,88,524 partly paid-up equity shares in respect of which holders thereof have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, our voting right was 25.83% w.r.t. total voting capital.

(b) 5.60% is computed based on 61,21,47,910 equity shares. Basis 88,88,524 partly paid-up equity shares in respect of which holders thereof have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, voting right of PAC was 5.63% w.r.t. total voting capital.

(c) in view of (a) & (b) above, our aggregate voting rights along with that of PAC were 31.46% on the total voting capital.

(***) Erstwhile Inuus Properties Private Limited (Transferor Company 1), Orthia Properties Private Limited (Transferor Company 2), Orthia Constructions Private Limited (Transferor Company 3) and Zalkova Builders Private Limited (Transferor Company 4) being part of promoter group/PACs were holding 14,02,55,673 fully paid-up equity shares of Target Company i.e. Dhani Services Limited. Pursuant to Scheme of Amalgamation sanctioned by Order dated August 28, 2023 of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Certified copy of the Order received on September 11, 2023, was filed with the Registrar of Companies, NCT of Delhi & Haryana on September 29, 2023. Upon the Scheme coming into effect on September 29, 2023, the Transferor Companies 1 to 4 as aforesaid, stand dissolved without undergoing the process of winding up, and equity shares of Target Company held by these Transferor Companies 1 to 4, by virtue of the Scheme, stand transferred to and vested with the acquirer company i.e. Inuus Developers Private Limited (Transferee Company), being part of promoter group/PACs. Accordingly, the Transferee Company now holds 15,70,55,673 fully paid-up equity shares of Target Company.



INUUS DEVELOPERS PRIVATE LIMITED

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CIN: U70109HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

Part-B

Name of the Target Company: Dhani Services Limited

For Inuus Developers Private Limited



Joginder Singh Kataria
Authorised Signatory

Date: September 30, 2023
Place: Gurugram

INUUS DEVELOPERS PRIVATE LIMITED

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CIN: U70109HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

LIST OF PERSONS ACTING IN CONCERT (PACs)

{Forming part of disclosure under Regulation 29(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 dated September 30, 2023}

Target Company: Dhani Services Limited

Pre-effectiveness of the Scheme		Post-effectiveness of the Scheme	
S. No.	Name of PACs	S. No.	Name of PACs
1	Mr. Sameer Gehlaut	1	Mr. Sameer Gehlaut
2	Inuus Properties Private Limited	2	Inuus Developers Private Limited
3	Orthia Properties Private Limited		
4	Orthia Constructions Private Limited		
5	Zelkova Builders Private Limited		
6	Inuus Developers Private Limited		

In terms of Scheme of Amalgamation sanctioned by Order dated August 28, 2023 of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Scheme came into effect on its filing with the office of Registrar of Companies, NCT of Delhi & Haryana on September 29, 2023 and consequently Inuus Properties Private Limited (Transferor Company 1), Orthia Properties Private Limited (Transferor Company 2), Orthia Constructions Private Limited (Transferor Company 3) and Zelkova Builders Private Limited (Transferor Company 4) stand dissolved without undergoing the process of winding up.



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INUUS DEVELOPERS PRIVATE LIMITED

DISCLOSURE OF DETAILS OF ACQUISITION TO TARGET COMPANY AND STOCK EXCHANGES WHERE THE SHARES OF THE TARGET COMPANY ARE LISTED, IN TERMS OF REGULATION 29(2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

1	Name of the Target Company (TC)	Dhani Services Limited		
2	Name(s) of the Acquirer and Persons Acting in Concert (PACs) with the acquirer	Inuus Developers Private Limited (List of PACs attached)		
3	Whether the acquirer belongs to Promoter/Promoter group	Yes		
4	Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
5	Details of the acquisition / disposal as follows	Number	% w. r. t. total share/voting capital, wherever applicable	% w. r. t. total diluted share/voting capital of the TC
<u>Before the acquisition/disposal under consideration, holding of:</u>				
(a)	Shares carrying voting rights	Acquirer: 1,68,00,000 fully paid-up equity shares PACs: 17,45,08,166 fully paid-up equity shares	2.74%* 28.51%*	2.70% 28.01%
(b)	Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)	Nil	Nil	Nil
(c)	Voting rights (VRs) otherwise than by shares	Nil	Nil	Nil
(d)	Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	Nil	Nil	Nil
(e)	Total (a + b + c + d)	19,13,08,166 fully paid-up equity shares	31.25%*	30.71%



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CIN: U701091HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

<u>Details of acquisition / (sale):</u>				
(a)	Shares carrying voting rights acquired/(sold)	<u>Acquirer:</u> 14,02,55,673 fully paid-up equity shares	22.91%^	22.51%^
		<u>PACs:</u> (14,02,55,673) fully paid-up equity shares	(22.91%)^	(22.51%)^
(b)	Voting rights (VRs) acquired/ (sold) otherwise than by shares	Nil	Nil	Nil
(c)	Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/ (sold)	Nil	Nil	Nil
(d)	Shares encumbered / invoked/released by the acquirer	Nil	Nil	Nil
(e)	Total (a + b + c +/- d)	Nil fully paid-up equity shares	0.00%	0.00%
<u>After the acquisition / sale, holding of:</u>				
(a)	Shares carrying voting rights	<u>Acquirer:</u> 15,70,55,673 fully paid-up equity shares	25.65% (a)	25.21%
		<u>PAC:</u> 3,42,52,493 fully paid-up equity shares	5.60% (b)	5.50%
(b)	Shares encumbered with the acquirer	Nil	Nil	Nil
(c)	Voting rights (VRs) otherwise than by shares	Nil	Nil	Nil
(d)	Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category) after acquisition	Nil	Nil	Nil
(e)	Total (a + b + c + d)	19,13,08,166 fully paid-up equity shares	31.25% (c)	30.71%



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CIN: U70109HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

6	Mode of acquisition / sale (e.g. open market/off-market/public issue/rights issue/preferential allotment / <i>inter-se</i> transfer etc.)	Pursuant to a Scheme of Amalgamation, duly sanctioned by Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh on August 28, 2023, which came into effect on September 29, 2023 with its filing with Registrar of Companies, NCT of Delhi & Haryana.
7	Date of acquisition/ sale of shares/VR or date of receipt of intimation of allotment of shares, whichever is applicable	September 29, 2023 (***)
8	Equity share capital / total voting capital of the target company before the said acquisition / sale	Rs. 121,62,96,148.40 (comprising 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each). [Paid-up Capital of the Company as on September 13, 2023 (being date of last disclosure made under Regulation 29(2))].
9	Equity share capital/total voting capital of the target company after the said acquisition / sale .	Rs. 121,62,96,148.40 (comprising 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each) as on September 29, 2023.
10	Total diluted capital/ voting capital of the target company after the said acquisition / sale	Diluted share/voting capital includes present paid-up equity share capital of the Company consisting of 61,21,47,910 equity shares (60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each, 88,88,524 partly paid-up equity shares with paid-up value of Rs.1.10/- each having face value of Rs. 2/- each) and 1,08,45,800 outstanding employees stock options convertible into equivalent number of Fully paid up equity shares.

* Percentage has been computed on paid-up share capital of the Target Company as on September 13, 2023, [being date of last disclosure made under Regulation 29(2)] comprising of 60,32,59,386 fully paid-up equity shares having face value of Rs. 2/- each and 88,88,524 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each.

^ Indicates difference between pre and post- acquisition percentage shareholding in the Target Company.

(a) 25.65% is computed based on 61,21,47,910 equity shares. Basis 88,88,524 partly paid-up equity shares in respect of which holders thereof have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, our voting right was 25.83% w.r.t. total voting capital.

(b) 5.60% is computed based on 61,21,47,910 equity shares. Basis 88,88,524 partly paid-up equity shares in respect of which holders thereof have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, voting right of PAC was 5.63% w.r.t. total voting capital.

(c) in view of (a) & (b) above, our aggregate voting rights along with that of PAC were 31.46% on the total voting capital.



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(***) Erstwhile Inuus Properties Private Limited (Transferor Company 1), Orthia Properties Private Limited (Transferor Company 2), Orthia Constructions Private Limited (Transferor Company 3) and Zalkova Builders Private Limited (Transferor Company 4) being part of promoter group/PACs were holding 14,02,55,673 fully paid-up equity shares of Target Company i.e. Dhani Services Limited. Pursuant to Scheme of Amalgamation sanctioned by Order dated August 28, 2023 of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Certified copy of the Order received on September 11, 2023, was filed with the Registrar of Companies, NCT of Delhi & Haryana on September 29, 2023. Upon the Scheme coming into effect on September 29, 2023, the Transferor Companies 1 to 4 as aforesaid, stand dissolved without undergoing the process of winding up, and equity shares of Target Company held by these Transferor Companies 1 to 4, by virtue of the Scheme, stand transferred to and vested with the acquirer company i.e. Inuus Developers Private Limited (Transferee Company), being part of promoter group/PACs. Accordingly, the Transferee Company now holds 15,70,55,673 fully paid-up equity shares of Target Company.

For Inuus Developers Private Limited



Joginder Singh Kataria
Authorised Signatory

Date: September 30, 2023
Place: Gurugram

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CIN: U70109HR2009PTC078273

INUUS DEVELOPERS PRIVATE LIMITED

LIST OF PERSONS ACTING IN CONCERT (PACs)

{Forming part of disclosure under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 dated September 30, 2023}

Target Company: Dhani Services Limited

Pre-effectiveness of the Scheme		Post-effectiveness of the Scheme	
S. No.	Name of PACs	S. No.	Name of PACs
1	Mr. Sameer Gehlaut	1	Mr. Sameer Gehlaut
2	Inuus Properties Private Limited	2	Inuus Developers Private Limited
3	Orthia Properties Private Limited		
4	Orthia Constructions Private Limited		
5	Zelkova Builders Private Limited		
6	Inuus Developers Private Limited		

In terms of Scheme of Amalgamation sanctioned by Order dated August 28, 2023 of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Scheme came into effect on its filing with the office of Registrar of Companies, NCT of Delhi & Haryana on September 29, 2023 and consequently Inuus Properties Private Limited (Transferor Company 1), Orthia Properties Private Limited (Transferor Company 2), Orthia Constructions Private Limited (Transferor Company 3) and Zelkova Builders Private Limited (Transferor Company 4) stand dissolved without undergoing the process of winding up.



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CIN: U70109HR2009PTC078273



NATIONAL COMPANY LAW TRIBUNAL
CHANDIGARH BENCH
CORPORATE BHAWAN, PLOT NO. 4-B
GROUND FLOOR, SECTOR 27-B, MADHYA MARG,
CHANDIGARH-160019

No.NCLT/Reg./FO/2023/.....817.....

Date..11/9/23...

CP (CAA) No.73/Chd/Hry/2022

Under Sections 230 to 232 of the
Companies Act, 2013 Read with
Companies (Compromises,
Arrangements and
Amalgamations) Rules, 2016

In the matter of Scheme of Amalgamation between:

To

1. **Inuus Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AACCI1953M
CIN: U70109HR2009PTC078005

... Petitioner Company No. 1/Transferor Company No. 1

And

2. **Orthia Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AABCO2309Q
CIN: U70200HR2009PTC078008

... Petitioner Company No. 2/Transferor Company No. 2

And

3. **Orthia Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AABCO2307A
CIN: U70109HR2009PTC078007

... Petitioner Company No. 3/Transferor Company No. 3

And

4. **Zelkova Builders Private Limited**

CP (CAA) No. 73/Chd/Hry/2022



with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAACZ5953G
CIN: U70102HR2012PTC078284

... Petitioner Company No. 4/Transferor Company No. 4

And

- 5. Mugwort Real Estate Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAGCM7894P
CIN: U70101HR2010PTC078780

... Petitioner Company No. 5/Transferor Company No. 5

And

- 6. Gloxinia Infrastructure Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCG9777C
CIN: U70103HR2010PTC078775

... Petitioner Company No. 6/Transferor Company No. 6

And

- 7. Karkinos Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAFCK4393L
CIN: U70109HR2014PTC079066

... Petitioner Company No. 7/Transferor Company No. 7

And

- 8. Kapshi Infrastructure Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAFCK5962K
CIN: U70102HR2014PTC078777

... Petitioner Company No. 8/Transferor Company No. 8

And

- 9. Iphito Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCI4628L
CIN: U70102HR2014PTC078274

... Petitioner Company No. 9/Transferor Company No. 9

And

- 10. Myrina Builders Private Limited**
with its registered office situated at



875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAJCM0644C
CIN: U70102HR2014PTC078276

... Petitioner Company No. 10/Transferor Company No. 10

And

- 11. Emu Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCE7393Q
CIN: U70102HR2014PTC079063

... Petitioner Company No. 11/Transferor Company No. 11

And

- 12. Iphito Real Estate Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCI4627F
CIN: U70102HR2014PTC078275

... Petitioner Company No. 12/Transferor Company No. 12

And

- 13. Inuus Developers Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AACCI1928E
CIN: U70109HR2009PTC078273

... Petitioner Company No. 13/Transferee Company

Please find enclosed herewith formal order as per Form No. CAA 7 of Companies (Compromises, Arrangements and Amalgamation) Rules, 2016 containing the directions of the Hon'ble National Company Law Tribunal, Chandigarh for compliance in terms of order dated 28.08.2023.


08.09.23
(P.K. Tiwari)
Designed Registrar



FORM No. CAA.7
(Pursuant to section 232 and rule 20)
Before the National Company Law Tribunal,
Chandigarh Bench, Chandigarh

CP (CAA) No.73/Chd/Hry/2022

**Under Sections 230 to 232 of the
Companies Act, 2013 Read with
Companies (Compromises,
Arrangements and
Amalgamations) Rules, 2016**

In the matter of Scheme of Amalgamation between:

To

- 1. Inuus Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AACCI1953M
CIN: U70109HR2009PTC078005

... Petitioner Company No. 1/Transferor Company No. 1

And

- 2. Orthia Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AABCO2309Q
CIN: U70200HR2009PTC078008

... Petitioner Company No. 2/Transferor Company No. 2

And

- 3. Orthia Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AABCO2307A
CIN: U70109HR2009PTC078007

... Petitioner Company No. 3/Transferor Company No. 3

And

- 4. Zelkova Builders Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAACZ5953G
CIN: U70102HR2012PTC078284

... Petitioner Company No. 4/Transferor Company No. 4

And



CP (CAA) No. 73/Chd/Hry/2022

- 5. Mugwort Real Estate Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAGCM7894P
CIN: U70101HR2010PTC078780

... Petitioner Company No. 5/Transferor Company No. 5

And

- 6. Gloxinia Infrastructure Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCG9777C
CIN: U70103HR2010PTC078775

... Petitioner Company No. 6/Transferor Company No. 6

And

- 7. Karkinos Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAFCK4393L
CIN: U70109HR2014PTC079066

... Petitioner Company No. 7/Transferor Company No. 7

And

- 8. Kapshi Infrastructure Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAFCK5962K
CIN: U70102HR2014PTC078777

... Petitioner Company No. 8/Transferor Company No. 8

And

- 9. Iphito Properties Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCI4628L
CIN: U70102HR2014PTC078274

... Petitioner Company No. 9/Transferor Company No. 9

And

- 10. Myrina Builders Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AAJCM0644C
CIN: U70102HR2014PTC078276

... Petitioner Company No. 10/Transferor Company No. 10

And



- 11. Emu Constructions Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCE7393Q
CIN: U70102HR2014PTC079063

... Petitioner Company No. 11/Transferor Company No. 11

And

- 12. Iphito Real Estate Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AADCI4627F
CIN: U70102HR2014PTC078275

... Petitioner Company No. 12/Transferor Company No. 12

And

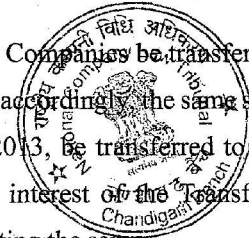
- 13. Inuus Developers Private Limited**
with its registered office situated at
875, Sector 17-B, Gurugram-122001, Haryana.
PAN: AACCI1928E
CIN: U70109HR2009PTC078273

... Petitioner Company No. 13/Transferee Company

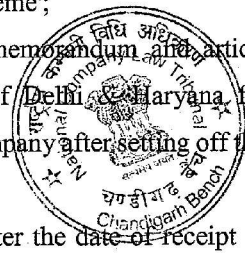
Upon the above petition coming up for hearing on 28th August, 2023 and upon reading the said petition, report submitted by the Income Tax Department and compliance affidavit submitted by the Petitioner Companies and hearing Learned Advocate for the petitioner companies as well as counsel for the Income Tax Department and after carefully perusing the records, the National company Law Tribunal approved the 'scheme' with the clarification that this order should not be construed as an order in any way granting exemption from payment of stamp duty, taxes or any other charges, if any, payment is due or required in accordance with law or in respect to any permission/compliance with any other requirement which may be specifically required under any law.

THIS TRIBUNAL DO FURTHER ORDER:

1. That all the properties, rights and powers of the Transferor Companies be transferred, without further act or deed, to the Transferee Company and accordingly the same shall pursuant to Sections 230 to 232 of the Companies Act, 2013, be transferred to and vested in the Transferee Company for all the estate and interest of the Transferor Company but subject nevertheless to all charges now affecting the same,




2. That all the liabilities and duties of the Transferor Companies be transferred, without further act or deed, to the Transferee Company and accordingly the same shall pursuant to Sections 230 to 232 of the Companies Act, 2013, be transferred to and become the liabilities and duties of the Transferee Company;
3. That all benefits, entitlements, incentives and concessions under incentive schemes and policies that the Transferor Companies is entitled to include under Customs, Excise, Service Tax, VAT, Sales Tax, GST and Entry Tax and Income Tax laws, subsidy receivables from Government, grant from any governmental authorities, direct tax benefit/exemptions/deductions, shall, to the extent statutorily available and along with associated obligations, stand transferred to and be available to the Transferee Company as if the Transferee Company was originally entitled to all such benefits, entitlements, incentives and concessions;
4. That all contracts of the Transferor Companies which are subsisting or having effect immediately before the Effective Date, shall stand transferred to and vested in the Transferee Company and be in full force and effect in favour of the Transferee Company and may be enforced by or against it as fully and effectually as if, instead of the Transferor Companies, the Transferee Company had been a party or beneficiary or obliged thereto;
5. That the employees of the Transferor Companies shall be transferred to the Transferee Company in terms of the 'Scheme';
6. That the Appointed Date for the scheme shall be 01.04.2022 as specified in the scheme;
7. That the proceedings, if any, now pending by or against the Transferor Companies be continued by or against the Transferee Company;
8. That the assessment under the Income Tax Act will be in accordance with the provisions of the Section 170 (2A) of the Income Tax Act, 1961;
9. That the fee, if any, paid by the Transferor Companies on its authorized capital shall be set off against any fees payable by the Transferee Company on its combined authorized capital subsequent to the sanction of the 'Scheme';
10. That the Transferee Company shall file the revised memorandum and articles of association with the Registrar of Companies, NCT of Delhi & Haryana, for the enhancement of authorized capital of the Transferee Company after setting off the fees paid by the Transferor Companies;
11. That the Petitioner Companies shall, within 30 days after the date of receipt of this order, cause a certified copy of this order to be delivered to the Concerned Registrar



of Companies for registration and on such certified copy being so delivered, the Transferor Companies shall be dissolved without undergoing the process of winding up. The concerned Registrar of Companies shall place all documents relating to the Transferor Companies registered with him on the file relating to the said Transferee Company, and the files relating to the Transferor Companies and Transferee Company shall be consolidated accordingly, as the case may be; and

12. That any person interested shall be at liberty to apply to this Tribunal in the above matter for any directions that may be necessary.

Dated: 28.08.2023
(By the Tribunal)


08.09.23
(P.K. Tiwari)
Designated Registrar
National Company Law Tribunal,
Chandigarh Bench

SCHEDULE OF PROPERTIES


(attached as supplied by the Transferor Company)



FREE OF COST COPY

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

No. 818
Date of Presentation
of application for Copy 5/9/23
No. of Pages 8
Copying Fee Nil
Registration & Postage Fee Nil
Total ₹ Nil
Date of Receipt &
Date of Preparation of Copy 11/9/23
Date of Delivery of Copy _____


11.09.23
DD/DR/AR/Court Officer
National Company Law Tribunal
Chandigarh Bench, Chandigarh

INUUS PROPERTIES PRIVATE LIMITED

Annexure A.

5

Form CAA 7

(Transferor Company 1)

Schedule of Assets and Properties of Inuus Properties Private Limited ("the Transferor Company 1") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Inuus Properties Private Limited ("the Transferor Company 1") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
Agriculture Land measuring to 1 Bigha 05 Bishwa situated at Village Kosana, District Jodhpur, Bilara, Rajasthan.	78,240

Part - II

Short Description of Leasehold Property of Inuus Properties Private Limited ("the Transferor Company 1") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

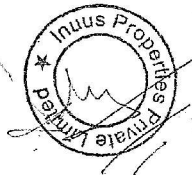
Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Inuus Properties Private Limited ("the Transferor Company 1") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

INUUS PROPERTIES PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70109HR2009PTC078005)



INUUS PROPERTIES PRIVATE LIMITED

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Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Orthia Constructions Private Limited	10,000	100,000
Equity Shares of Zelkova Builders Private Limited	10,000	100,000
Equity Shares of Dhani Services Limited	1,70,00,000	74,37,50,000
Compulsory Convertible Debentures of Zelkova Builders Private Limited	21,96,200	219,62,00,000
Compulsory Convertible Debentures of Orthia Constructions Private Limited	9,29,400	92,94,00,000
Compulsory Convertible Debentures of Calleis Builders Private Limited	11,85,300	118,53,00,000

Part - IV

Short description other charge in action of Inuus Properties Private Limited ("the Transferor Company 1") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	31,820
Cash on Hand	44,150
Short-term loans and advances	100

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

For Inuus Properties Private Limited

For Inuus Developers Private Limited

Authorised Signatory

Authorised Signatory

INUUS PROPERTIES PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016
(CIN: U70109HR2009PTC078005)



ORTHIA PROPERTIES PRIVATE LIMITED

Form CAA 7

(Transferor Company 2)

Schedule of Assets and Properties of Orthia Properties Private Limited ("the Transferor Company 2") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Orthia Properties Private Limited ("the Transferor Company 2") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
Agriculture Land measuring to 1 Bigha 05 Bishwa situated at Village Kosana, District Jodhpur, Bilara, Rajasthan.	78,240

Part - II

Short Description of Leasehold Property of Orthia Properties Private Limited ("the Transferor Company 2") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

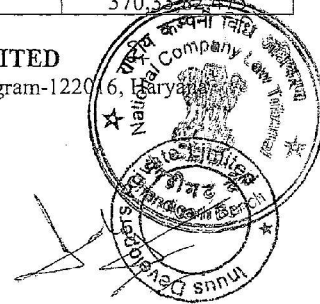
Short description of stocks, shares, debentures of Orthia Properties Private Limited ("the Transferor Company 2") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Dhani Services Limited	4,72,48,080	370,33,82,455

ORTHIA PROPERTIES PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70200HR2009PTC078008)



ORTHIA PROPERTIES PRIVATE LIMITED

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Part - IV

Short description other charge in action of Orthia Properties Private Limited ("the Transferor Company 2") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

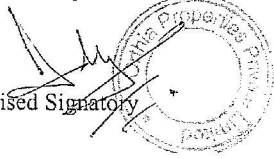
Schedule-4

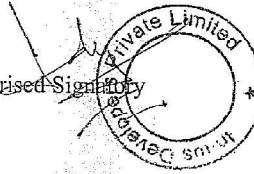
Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	294,696
Cash on Hand	900

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

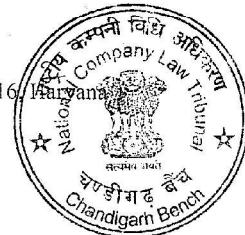
For Orthia Properties Private Limited

For Inuus Developers Private Limited

Authorised Signatory 

Authorised Signatory 

ORTHIA PROPERTIES PRIVATE LIMITED
Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70200HR2009PTC078008)



ORTHIA CONSTRUCTIONS PRIVATE LIMITED

Form CAA 7

(Transferor Company 3)

Schedule of Assets and Properties of Orthia Constructions Private Limited ("the Transferor Company 3") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Orthia Constructions Private Limited ("the Transferor Company 3") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
Agriculture Land measuring to 1 Bigha 05 Bishwa situated at Village Kosana, District Jodhpur, Bilara, Rajasthan.	78,240

Part - II

Short Description of Leasehold Property of Orthia Constructions Private Limited ("the Transferor Company 3") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

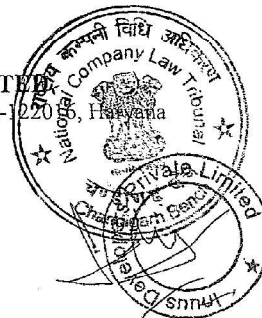
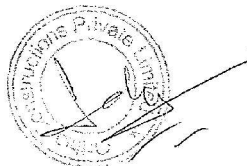
Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Orthia Constructions Private Limited ("the Transferor Company 3") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

ORTHIA CONSTRUCTIONS PRIVATE LIMITED
Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122002, Haryana
(CIN: U70109HR2009PTC078007)



ORTHIA CONSTRUCTIONS PRIVATE LIMITED

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Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Dhani Services Limited	3,70,74,335	272,57,18,030

Part - IV

Short description other charge in action of Orthia Constructions Private Limited ("the Transferor Company 3") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

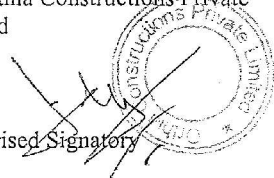
Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	449,300
Cash on Hand	6,690

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

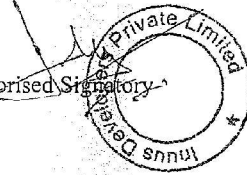
For Orthia Constructions Private Limited

Authorised Signatory



For Inuus Developers Private Limited

Authorised Signatory



ORTHIA CONSTRUCTIONS PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70109HR2009PTC078007)



ZELKOVA BUILDERS PRIVATE LIMITED

Form CAA 7

(Transferor Company 4)

Schedule of Assets and Properties of Zelkova Builders Private Limited ("the Transferor Company 4") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Zelkova Builders Private Limited ("the Transferor Company 4") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Zelkova Builders Private Limited ("the Transferor Company 4") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

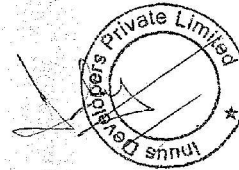
Short description of stocks, shares, debentures of Zelkova Builders Private Limited ("the Transferor Company 4") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Dhani Services Limited	4,89,33,258	363,61,21,326

ZELKOVA BUILDERS PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70102HR2012PTC078284)



ZELKOVA BUILDERS PRIVATE LIMITED

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Part- IV

Short description other charge in action of Zelkova Builders Private Limited ("the Transferor Company 4") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	4,31,30,226
Cash on Hand	103,000

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

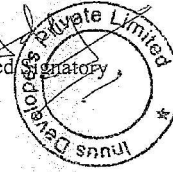
For Zelkova Builders Private Limited

For Inuus Developers Private Limited

Authorised Signatory

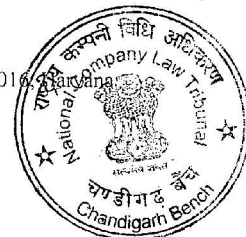


Authorised Signatory



ZELKOVA BUILDERS PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70102HR2012PTC078284)



MUGWORT REAL ESTATE PRIVATE LIMITED

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Form CAA 7

(Transferor Company 5)

Schedule of Assets and Properties of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

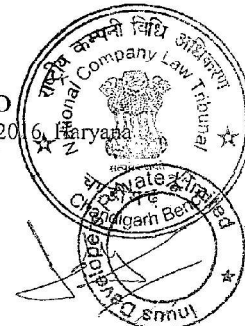
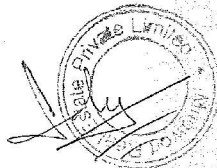
Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

MUGWORT REAL ESTATE PRIVATE LIMITED
Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-1220
(CIN: U70101HR2010PTC078780)



MUGWORT REAL ESTATE PRIVATE LIMITED

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Form CAA 7

(Transferor Company 5)

Schedule of Assets and Properties of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

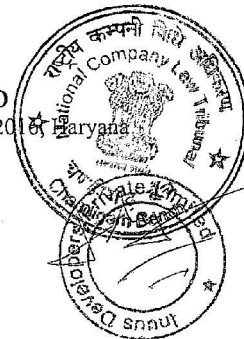
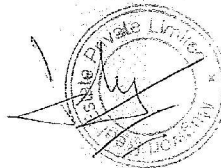
Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

MUGWORT REAL ESTATE PRIVATE LIMITED
Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016 Haryana
(CIN: U70101HR2010PTC078780)



MUGWORT REAL ESTATE PRIVATE LIMITED

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Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Gloxinia Infrastructure Private Limited	10,000	100,000
Equity Shares of Emu Constructions Private Limited	2,50,10,000	25,01,00,000
Compulsory Convertible Debentures of Gloxinia Infrastructure Private Limited	200	2,00,000

Part - IV

Short description other charge in action of Mugwort Real Estate Private Limited ("the Transferor Company 5") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	179,030
Cash on Hand	49,330

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

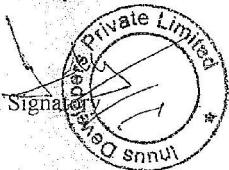
For Mugwort Real Estate Private Limited

Authorised Signatory



For Inuus Developers Private Limited

Authorised Signatory



MUGWORT REAL ESTATE PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70101HR2010PTC078780)



GLOXINIA INFRASTRUCTURE PRIVATE LIMITED

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Form CAA 7

(Transferor Company 6)

Schedule of Assets and Properties of Gloxinia Infrastructure Private Limited ("the Transferor Company 6") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Gloxinia Infrastructure Private Limited ("the Transferor Company 6") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Gloxinia Infrastructure Private Limited ("the Transferor Company 6") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Gloxinia Infrastructure Private Limited ("the Transferor Company 6") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Karkinos Constructions Private Limited	10,000	100,000

GLOXINIA INFRASTRUCTURE PRIVATE LIMITED

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(CIN: U70103HR2010PTC078775)



GLOXINIA INFRASTRUCTURE PRIVATE LIMITED

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Equity Shares of Iphito Properties Private Limited	45,10,000	4,51,00,000
Equity Shares of Myrina Builders Private Limited	45,10,000	4,51,00,000
Equity Shares of Myrina Real Estate Private Limited	45,10,000	4,51,00,000
Compulsory Convertible Debentures of Karkinos Constructions Private Limited	858,300	85,83,00,000

Part - IV

Short description other charge in action of Gloxinia Infrastructure Private Limited ("the Transferor Company 6") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

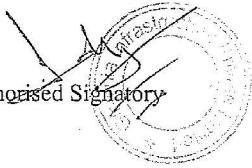
Schedule-4

Detail of Other Charge in action :	
Particular	Amount (In INR)
Balance with bank in current account	217,380
Cash on Hand	57,120

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

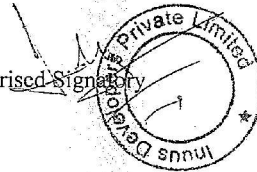
For Gloxinia Infrastructure Private Limited

Authorised Signatory



For Inuus Developers Private Limited

Authorised Signatory



GLOXINIA INFRASTRUCTURE PRIVATE LIMITED

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(CIN: U70103HR2010PTC078775)



KARKINOS CONSTRUCTIONS PRIVATE LIMITED

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Form CAA 7

(Transferor Company 7)

Schedule of Assets and Properties of Karkinos Constructions Private Limited ("the Transferor Company 7") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Karkinos Constructions Private Limited ("the Transferor Company 7") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Karkinos Constructions Private Limited ("the Transferor Company 7") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

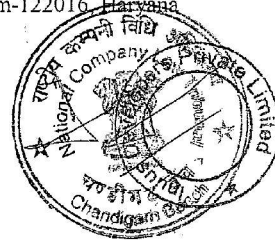
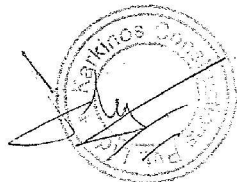
Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Karkinos Constructions Private Limited ("the Transferor Company 7") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

KARKINOS CONSTRUCTIONS PRIVATE LIMITED

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(CIN: U70109HR2014PTC079066)



KARKINOS CONSTRUCTIONS PRIVATE LIMITED

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Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Equity Shares of Kapshi Infrastructure Private Limited	10,000	100,000
Compulsory Convertible Debentures of Cleta Real Estate Private Limited	57,340	5,73,40,000
Compulsory Convertible Debentures of Divyashakti Real Estate Private Limited	2,02,197	20,21,97,000
Compulsory Convertible Debentures of Inuus Developers Private Limited	344,000	34,40,00,000
Compulsory Convertible Debentures of Kapshi Infrastructure Private Limited	10,100	1,01,00,000
Compulsory Convertible Debentures of Kapshi Real Estate Private Limited	97,500	9,75,00,000
Compulsory Convertible Debentures of Bidhatha Synthetic Mills Private Limited	2,600	26,00,000

Part - IV

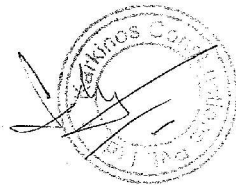
Short description other charge in action of Karkinos Constructions Private Limited ("the Transferor Company") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	18,43,210
Cash on hand	23,110
Short-term loans and advances	3,25,44,832
Other current assets	95,600

KARKINOS CONSTRUCTIONS PRIVATE LIMITED

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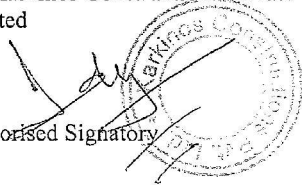
KARKINOS CONSTRUCTIONS PRIVATE LIMITED

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Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

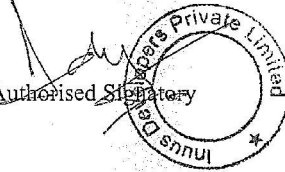
For Karkinos Constructions Private Limited

Authorised Signatory



For Inuus Developers Private Limited

Authorised Signatory



KARKINOS CONSTRUCTIONS PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70109HR2014PTC079066)



KAPSHI INFRASTRUCTURE PRIVATE LIMITED

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Form CAA 7

(Transferor Company 8)

Schedule of Assets and Properties of Kapshi Infrastructure Private Limited ("the Transferor Company 8") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Kapshi Infrastructure Private Limited ("the Transferor Company 8") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Kapshi Infrastructure Private Limited ("the Transferor Company 8") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

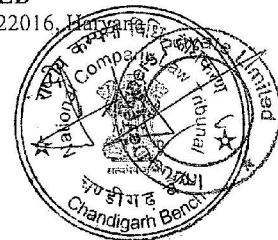
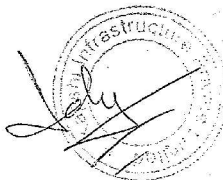
Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Kapshi Infrastructure Private Limited ("the Transferor Company 8") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

KAPSHI INFRASTRUCTURE PRIVATE LIMITED

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(CIN: U70102HR2014PTC078777)



KAPSHI INFRASTRUCTURE PRIVATE LIMITED

22

Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Compulsory Convertible Debentures of Iphito Properties Private Limited	9,700	97,00,000

Part - IV

Short description other charge in action of Kapshi Infrastructure Private Limited ("the Transferor Company") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

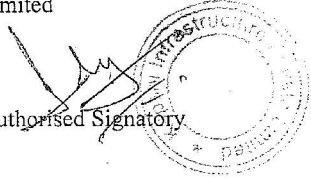
Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	129,540
Cash on hand	47,700
Short-term loans and advances	60

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

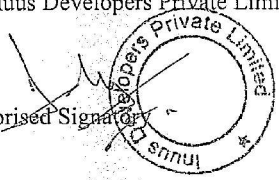
For Kapshi Infrastructure Private Limited

Authorised Signatory



For Inuus Developers Private Limited

Authorised Signatory



KAPSHI INFRASTRUCTURE PRIVATE LIMITED

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IPHITO PROPERTIES PRIVATE LIMITED

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Form CAA 7

(Transferor Company 9)

Schedule of Assets and Properties of Iphito Properties Private Limited ("the Transferor Company 9") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Iphito Properties Private Limited ("the Transferor Company 9") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Iphito Properties Private Limited ("the Transferor Company 9") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

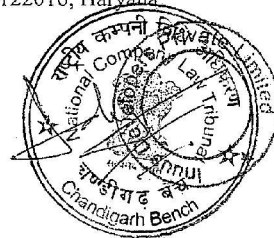
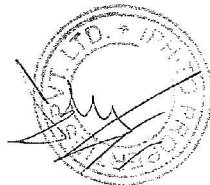
Short description of stocks, shares, debentures of Iphito Properties Private Limited ("the Transferor Company 9") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-3

Details of Stocks, shares, debentures, other charge in action.		
Particular	No. of Instrument	Amount (IN INR)
Compulsory Convertible Debentures of Karkinos Constructions Private Limited	47,700	4,77,00,000

IPHITO PROPERTIES PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70102HR2014PTC078274)



IPHITO PROPERTIES PRIVATE LIMITED

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Part - IV

Short description other charge in action of Iphito Properties Private Limited ("the Transferor Company") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-4

Detail of Other Charge in action	
Particular	Amount (In INR)
Balance with bank in current account	483,723
Cash on hand	89,912

Balances are taken as per audited financial statements as on 31 March 2022. Accordingly, same balances shall be opening amounts as on 1 April 2022 i.e. Appointed Date

For Iphito Properties Private Limited

For Inuus Developers Private Limited

Authorised Signatory

Authorised Signatory

IPHITO PROPERTIES PRIVATE LIMITED

Registered Office: 2nd Floor, 591, Udyog Vihar, Phase-V, Gurugram-122016, Haryana
(CIN: U70102HR2014PTC078274)



MYRINA BUILDERS PRIVATE LIMITED

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Form CAA 7

(Transferor Company 10)

Schedule of Assets and Properties of Myrina Builders Private Limited ("the Transferor Company 10") to be transferred to Inuus Developers Private Limited ("the Transferee Company") as on the Appointed Date i.e. 1st April, 2022.

Part - I

Short Description of Freehold Property of Myrina Builders Private Limited ("the Transferor Company 10") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule-1

Detail of Freehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - II

Short Description of Leasehold Property of Myrina Builders Private Limited ("the Transferor Company 10") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

Schedule -2

Detail of Leasehold Immovable Property	
Particular	Amount (In INR)
	NIL

Part - III

Short description of stocks, shares, debentures of Myrina Builders Private Limited ("the Transferor Company 10") to be transferred to Inuus Developers Private Limited ("the Transferee Company")

MYRINA BUILDERS PRIVATE LIMITED

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(CIN: U70102HR2014PTC078276)

