Godrej Properties Limited

Regd.Office: Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai- 400 079.India

Tel.: +91-22-6169 8500 Fax: +91-22-6169 8888

Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

April 12, 2022

BSE Limited

Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001

The National Stock Exchange of India Limited

Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 959822 – Debt Segment

NSE - GODREJPROP

Sub: Scheme of Amalgamation of Ceear Lifespaces Private Limited ('the Transferor Company') with Godrej Properties Limited ('the Transferee Company') and their respective shareholders (hereinafter referred to as 'Scheme') pursuant to Section 230 to Section 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013

Dear Sir/Madam,

In compliance with Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in reference to our letter dated November 03, 2020, informing you about the decision of the Board of Directors of Ceear Lifespaces Private Limited (project SPV being a wholly-owned subsidiary of Godrej Properties Limited) and Godrej Properties Limited approving the Scheme, we are pleased to inform you that the Hon'ble National Company Law Tribunal, Mumbai Bench passed an order sanctioning the Scheme on April 11, 2022 with 'Appointed Date' of April 01, 2020.

Kindly take the aforesaid on record.

Thanking you,

Yours faithfully,

For Godrej Properties Limited

Surender Varma

Company Secretary & Chief Legal Officer

Encl: a/a

CP(CAA)/90/MB/2021 In CA(CAA)/1150/MB/2020

In the matter of
Companies Act, 2013
AND

In the matter of
Companies Act, 2013 (18 of 2013)

AND

Section 230-232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 read with the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016;

In the matter of
Scheme of Amalgamation

of

Ceear Lifespaces Private Limited,

(Transferor Company /
Petitioner Company No. 1)

With

Godrej Properties Limited,

(Transferee Company/

Petitioner Company No. 2)

And their respective shareholders

Ceear Lifespaces Private Limited

[CIN: U45200MH2017PTC295706]

... Petitioner Company No.1

Godrej Properties Limited

[CIN: L74120MH1985PLC035308]

... Petitioner Company No.2

Certified True Copy

For Godrej Properties Limited

Company Secretary & Chief Legal Officer

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(Collectively referred as the "Petitioner Companies") ...

Order delivered on: 11.04.2022

Coram:

Mr. Rajesh Sharma

Hon'ble Member (Technical)

Mr. Kishore Vemulapalli

Hon'ble Member (Judicial)

Appearances (via videoconferencing):

For the Petitioners

Mr. Hemant Sethi, a/w

Ms. Vidisha Poonja, i/b Hemant

Sethi & Co., Advocates.

For the Regional Director (WR):

Ms. Rupa Sutar, Deputy Director.

ORDER

Per: Rajesh Sharma, Member (Technical)

- 1. The Bench is convened through video conferencing today.
- 2. Heard Learned Counsel for the Petitioner Companies. No objector has come before the Tribunal to oppose the petition and nor has any party controverted any averments made in the petition.
- 3. The sanction of this Tribunal is sought under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 ('Act') and in the matter of Scheme of Amalgamation of Ceear Lifespaces Private Limited ('the Transferor Company') with Godrej Properties Limited ('the Transferee Company') and their respective shareholders (hereinafter referred to as 'Scheme').

- 4. The Learned Counsel for the Petitioner Companies submits that the Petitioner Companies were formed with an objective of carrying on the business of development of real estate projects.
- 5. The Counsel for the Petitioner Companies further submits that the rationale for the Scheme is as under:
 - a) Consolidation of real estate business
 - b) Elimination of multiple entities
 - c) Reducing the multiplicities of legal and regulatory compliances
 - d) Reducing time and efforts for coordination of financials at group level
 - e) Elimination of duplicative communication and coordination efforts
 - f) Rationalisation of administrative and compliance costs
- 6. The Petitioner Companies have approved the Scheme by passing their respective Board Resolutions dated November 03, 2021 and have approached the Tribunal for sanction of the Scheme.
- 7. Learned Counsel for the Petitioner Companies submits that the Petition has been filed in consonance with sections 230 to 232 of the Act along with the order dated February 16, 2021 passed by this Tribunal in CA(CAA)/1150/MB/2020.
- 8. Learned Counsel for the Petitioner Companies states that the Petitioner Companies have complied with all the requirements as per the directions of this Tribunal.

- 9. The Learned Counsel for the Petitioner Companies states that the shares of the First Petitioner Company are not listed on any stock exchanges. The shares of the Second Petitioner Company are listed on BSE Limited and National Stock Exchange of India Limited.
- 10. The Regional Director has filed his report dated July 29, 2021 ('Report') praying that this Tribunal may pass such orders as it thinks fit, save and except as stated in paragraphs IV (a) to (j). In response to the observations made by the Regional Director, the Petitioner Companies have also given necessary clarifications and undertakings vide their rejoinder affidavit dated August 26, 2021. In response to the rejoinder affidavit, the Regional Director has filed his Supplementary Report dated September 09, 2021. The observations made by the Regional Director and the clarifications and undertakings given by the Petitioner Companies and the observations of the Regional Director in the Supplementary Report are summarized in the table below:

Sr.	RD Report/ Observations	Response of the Petitioner	Observation of
No.	Dated July 29, 2021	Companies	Regional director in
Para	a		Supplementary
No.			Report dated
(IV			September 09, 2021.
(a)	In compliance of AS-14	As far as the observation of	On the basis of
	(IND AS-103), the	the Regional Director, as	observations made
	Petitioner Companies shall	stated in IV(a) of the report	by the Regional
	pass such accounting	and reproduced hereinabove	Director and reply
	entries which are necessary	is concerned, the Second	submitted by the
	in connection with the	Petitioner Company	petitioner Company
	scheme to comply with	undertakes that it shall pass	thereon, Hon'ble

	other applicable	such accounting entries as	Tribunal may decide
	Accounting Standards such	٥	the matter on it's
	as AS-5(IND AS-8) etc.	connection with the Scheme	merit. The
		to comply with all the	Authorised
		applicable Indian	Representative from
		Accounting Standards (IND	the Regional
		AS).	Director was present
		,	and has confirmed
			their satisfaction for
-			the same
(b)	As per Definition of the	As far as the observation of	On the basis of
	Scheme,	the Regional Director, as	observations made
	"Appointed Date" means	stated in IV(b) of the report	by the Regional
	April 1, 2020;	and reproduced hereinabove	Director and reply
		is concerned, the Petitioner	submitted by the
	"Effective Date" or	Companies undertakes that	petitioner Company
	"coming into effect of this	the Appointed Date would	thereon, Hon'ble
	Scheme" or "upon the	be April 1, 2020 as	Tribunal may decide
1	scheme becoming	mentioned in Clause 1.2	the matter on it's
	effective" or "effectiveness	under the Definition Clause	merit. The
	of the scheme" means the	of the Scheme which is in	Authorised
	date on which the certified	compliance with Section	Representative from
	copies of the order of the	232(6) of the Companies	the Regional
	National Company Law	Act, 2013 and the Scheme	
	Tribunal sanctioning this	shall take effect from such	Director was present and has confirmed
	Scheme, is filed by CLPL	Appointed Date.	
	and GPL with		their satisfaction for

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jurisdictional Registrar of Companies;

this regard, it submitted that Section 232 (6) of the Companies Act, 2013 states that the scheme under this section shall clearly indicate appointed date from which it shall be effective and the scheme shall be deemed to be effective from such date and not date at a subsequent to the appointed date. However, this aspect may be decided by the Hon'ble Tribunal taking into account its inherent powers.

Further, the Petitioners may be asked to comply with the requirements and clarified vide circular no. F. No. 7/12/2019/CL-I dated 21.08.2019 issued by

Further, the Petitioner Companies undertakes that aforesaid Appointed Date complies with the requirements specified in the Ministry Corporate of Affairs ('MCA') Circular F.No.7112/2019/CL ('Circular') dated August 21, 2019.

the same

	the Ministry of Corporate Affairs.		
(c)	to undertake to comply with section 232(3)(i) of Companies Act, 2013, where the transferor company is dissolved, the fee, if any, paid by the	accordingly, no additional	observations made by the Regional Director and reply submitted by the petitioner Company thereon, Hon'ble Tribunal may decide
(d)	ROC, Mumbai Report dated 23.04.2021 inter alia mention that Given in para 3.2 of the Scheme As per MCA Master data the Authorized and paid up Share Capital of the	April 23, 2021 is concerned,	On the basis of observations made by the Regional Director and reply submitted by the petitioner Company

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Transferee company is Rs. 6,69,00,00,000/- and Rs. 1,26,04,04,915/respectively. However, the paid-up capital mentioned in the Scheme is 1,26,01,19,555/- which is not tallying with master data and there is investigation/inspection/i nquiry proceedings and complaint against the scheme present are pending. Further, the ROC Mumbai report made following observations:

- 1. Interest of the Creditors should be protected.
- 2. One Compliant relating to non-payment of fixed deposited and Interest on maturity has been received against the Transferee Company and the complaint is taken up with company for reply.

Company submits that the paid-up share capital of the Second Petitioner Company mentioned in Clause 3.2 of the Scheme relates to the paid-up share capital of the Second Petitioner Company as on date March 31, 2020 1,26,01,19,555. i.e., INR After March 31, 2020, the Second Petitioner Company has allotted 56,829 equity shares, 243 equity shares and 30,442 equity shares on June 22, 2020, December 14, 2020 and May 28, 2021 respectively pursuant Godrej Properties Limited **Employees** Stock Grant Scheme, 2011. Further, the Second Petitioner Company issued 2,58,62,068 equity shares on March 16, 2021 to institutional qualified buyers. After considering the said allotment, the paid-up of the Second capital Petitioner Company is

thereon, Hon'ble
Tribunal may decide
the matter on it's
merit. The
Authorised
Representative from
the Regional
Director was present
and has confirmed
their satisfaction for
the same

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In this regard, it is submitted that the Transferee company may be directed to submit the reason for difference in Paid up share capital of the company and if required may be directed to do the necessary filing. Further, the petitioner companies may be directed to resolve pending complaints before consideration of the present Scheme.

matching with MCA Master Data. A reconciliation of the paid-up capital of Second Petitioner Company is summarized below: Particulars Amount in Rs. Share Capital as 31.03.2020 1,26,01,19,555 Share Capital as on 30.09.2020 1,26,04,03,700 Share Capital as on 14.12.2020 1,26,04,04,915 Share Capital 16.03.2021 1,38,97,15,255 Share Capital as 28.05.2021 1,38,98,67,465

A copy of the forms filed with the ROC pursuant to the allotment of such shares was enclosed as 'Annexure B' to the Affidavit-in-Rejoinder. Details reflected on the MCA portal for the share capital of the Second Petitioner Company as on date was enclosed herewith as 'Annexure C' to the

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Affidavit-in-Rejoinder...

(ii) The Second Petitioner Company submits that the rights of creditors of the Petitioner Companies will not be affected as there is no compromise or arrangement with the creditors of the Petitioner companies pursuant to the Scheme. Further, the assets of the Second Petitioner Company, post the Scheme, will be more than its liabilities and sufficient such discharge the liabilities in the normal course business and the creditors would be paid off in the ordinary course of business by the Second Petitioner Company. Hence the rights of the creditors will not be jeopardized pursuant to the Scheme.

(iii) The complaint against the Second

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Petitioner Company relates to a matter unconnected with the Scheme. Also, the Scheme does not envisage any compromise with the depositors of the Second Petitioner Company and hence the interest of the depositors would not be adversely affected pursuant to the Scheme. Further, the Petitioner Companies respectfully submit that the Second Petitioner Company shall continue to remain in existence post the approval of the Scheme and the complainant shall continue to have his rights of redressal and claims, if any, against the Second Petitioner Company in the appropriate forum and hence, the rights of the investor will not be jeopardized pursuant to the Scheme.

Companies and submission	(e)	kindly seek the undertaking that this Scheme is approved by the requisite majority of members and creditors as	and reproduced hereinabove is concerned, the Petitioner Companies submits that the meetings of the equity shareholders and creditors of the First Petitioner Company and the Second Petitioner Company was dispensed with by this Hon'ble Tribunal vide Order dated February 16, 2021. The Order of Hon'ble Tribunal dated February 16, 2021 was enclosed as 'Annexure D' to the Affidavit-in-Rejoinder. Hence, the requirement of conducting the meeting of equity shareholders and creditors of the Petitioner Companies and submission	On the basis of observations made by the Regional Director and reply submitted by the petitioner Company thereon, Hon'ble Tribunal may decide the matter on it's merit. The Authorised Representative from the Regional Director was present and has confirmed their satisfaction for the same
of the minutes of such meeting does not arise. As per Clause 11.1. (e) of As far as the observation of	(f)		of the minutes of such meeting does not arise. As far as the observation of	On the basis of

	stated that the difference, if	stated in IV(f) of the report	observations made
	any, being excess/deficit	and reproduced hereinabove	by the Regional
	arising pursuant to the	is concerned, the Second	Director and reply
	Scheme shall be accounted	Petitioner states that the	submitted by the
	based on the accounting	surplus or deficit arising on	petitioner Company
	principles prescribed under	account of the merger shall	thereon, Hon'ble
	the Ind AS-103.	be accounted as per	Tribunal may decide
	In this regard it is	Appendix C of Ind AS 103.	the matter on it's
	submitted that as per	Further, the Transferee	merit. The
	Accounting Standard 14,	Company undertakes that	Authorised
	such surplus if any arising	Reserve arising on	Representative from
	out of the scheme should	amalgamation will not be	the Regional
	be credited to the Capital	utilized for distribution of	Director was present
	Reserve arising out of	dividend.	and has confirmed
	amalgamation and deficit		their satisfaction for
	if any arising out of the		the same
	same shall be debited to		
	Goodwill Account of the		
	Transferee Company. Such		
	Capital Reserve, arising		
	out of the amalgamation		
	shall not be considered as		-
	free reserve and not		
	available for distribution of		
	dividend.		
(-)	The Petitioner Company	As far as the observation of	
(g)	states that the Transferee	the Regional Director, as	On the basis of
	Company shall be in	stated in IV(g) of the report	observations made

	compliance with	and reproduced hereinabove	by the Regional
	provisions of Section 2(1B)	is concerned, the Petitioner	Director and reply
	of the Income Tax Act,	Companies undertakes to	submitted by the
	1961. In this regard, the	comply with all the	petitioner Company
	petitioner company shall	provisions of Income Tax	thereon, Hon'ble
	ensure compliance of all	Act and rules thereunder.	Tribunal may decide
	the provisions of Income		the matter on it's
	Tax Act and Rules		merit. The
	thereunder		Authorised
			Representative from
			the Regional
			Director was present
			and has confirmed
			their satisfaction for
			the same
(h)	It is observed that the	As far as the observation of	On the basis of
	Transferor Company have	the Regional Director, as	observations made
	non-residential	stated in IV(h) of the report	by the Regional
	shareholders, therefore, the	and reproduced hereinabove	Director and reply
	petitioner company may be	is concerned, the Petitioner	submitted by the
	directed to comply with the	Companies submits that	petitioner Company
	FEMA provisions and may	there are no non-resident	thereon, Hon'ble
	also be directed to submit	shareholders in the	Tribunal may decide
	approval of RBI if any.	Transferor Company. The	the matter on it's
		Petitioner Companies	merit. The
		submits that the present	
		scheme involves merger of	Authorised
		_	Representative from

		wholly owned subsidiary	the Regional
		with its holding company,	Director was present
		and no shares would be	and has confirmed
		issued or allotted as	their satisfaction for
		consideration pursuant to	the same
		the merger. Hence,	
		approval of the Reserve	
		Bank of India and	
		compliance with the	
		provisions of Foreign	
		Exchange Management Act	
		(or Regulations) is not	
		required.	
(i)	Transferee Company is a listed company, therefore, transferee Company may be directed to submit NOC of the respective stock exchange and SEBI, if any.	As far as the observation of the Regional Director, as stated in IV(i) of the report and reproduced hereinabove is concerned, it is stated that pursuant to said SEBI circular CFD/DIL3/CIR/2017/21 dated March 10, 2017, prior approval or no objection certificate of stock exchanges and SEBI is not required for scheme of amalgamation of a wholly	On the basis of observations made by the Regional Director and reply submitted by the petitioner Company thereon, Hon'ble Tribunal may decide the matter on it's merit. The Authorised Representative from the Regional
		-	the Region Director was prese

		into its holding company.	and has confirmed
			their satisfaction for
		Petitioner Company has	
		intimated BSE Limited	
		('BSE') and National Stock	
		Exchange Limited ('NSE')	
		on November 09, 2020	
		about the Scheme in	
		compliance with circular	
		issued by Securities and	П
		Exchange Board of India	
		('SEBI') (circular	
		CFD/DIL3/CIR/2017/21	
		dated March 10, 2017). The	
		acknowledged copy of the	
		intimation sent to BSE and	
		NSE was enclosed as	
		'Annexure E' to the	
	T	Affidavit-in-Rejoinder.	
(j)	_	As far as the observation of	
		the Regional Director, as	
		stated in IV(j) of the report	
	21/1031307941(1) dated	and reproduced hereinabove	
	08.03.2021 (Copy	is concerned, the Second	·
	enclosed), has informed	Petitioner Company states	
	that 1.T. Department vide		
	letter dated 03.03.2021 had	Companies have served the	Tribunal may decide
	requested to the petitioner	notices upon concerned	the matter on it's

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file company clarification/evidence/doc uments with regards to the certain aspects of the Scheme. however. petitioner company has not provided the same. Therefore. petitioner company may be directed submit relevant to with documents the Income Tax Authority and submit NOC of I.T. Department.

Income Tax authorities on February 26. 2021 required under sub-section (5) of Section 230 of the Companies Act, 2013 with a direction that they may submit their representations, if any, within a period of 30 days from the date of receipt of such notice. The Company was in receipt of the letter of the Income Tax Department dated March 11, 2021 (copy of letter was enclosed as 'Annexure F' to Affidavit-in-Rejoinder) seeking certain information and clarifications. In reply to Second the same. the Petitioner Company has submitted the clarifications and information sought by the Income Tax Department vide their email dated March 17, 2021. Copy of the mail sent along with the detailed submission by the Company and the delivery report

merit.

The Petitioner Companies have filed further affidavit dated February 11, 2022 and confirmed that no representation has been received from the IT Department post submission of reply dated December 15, 2021.

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acknowledging receipt of the mail was attached G, 'Annexure and 'Annexure H' respectively to the Affidavit-in-Rejoinder. There after no representation communication has been received from Income Tax Department till Further, Section 230(5) of the Companies Act, 2013 provides that in case no representation made within a period of 30 days from receipt of notice by the tax authorities, then it shall be presumed that they have no representations to make on the proposals. Petitioner Companies further submits that the tax implications, if any, arising out the Scheme shall be decided accordance with the Income Tax Law.

- 11. The Observations made by the Regional Director have been explained and the clarifications and undertakings given by the Petitioner Companies have been explained in above table. The clarifications and undertakings given by the Petitioner Companies in response to the said Report are accepted by this Tribunal.
- 12. The Official Liquidator, High Court, Bombay, has filed his report dated September 28, 2021 inter alia, stating therein that the affairs of the Transferor Company have been conducted in proper manner.
- 13. As submitted by the Transferee Company through its Additional Affidavit dated 14.02.2022, the Income Tax Litigation for the A.Y. 2014-15 to 2018-19 involving an amount of Rs.36,93,41,647/- are pending with Commissioner of Income Tax Appeals. Further, Indirect Taxes Litigation of disputed amount of Rs.1,00,44,89,852/- are pending before various Forums, as per details provided by the Transferee Company through its Additional Affidavit dated 14.02,2022.
- 14. In addition to that, there two NCLT cases pending against the Transferee Company (i) under section 7 of IBC for initiation of CIRP against the Transferee Company and; (ii) Oppression & Mismanagement against some other Company in NCLT, New Delhi, where the Transferee Company has been impleaded by the Petitioner. The details of which are annexed at pp 34 & 41 of the Additional Affidavit dated 14.02.2022. A total list of 245 pending litigations in various Courts of Law has been provided by the Transferee Company vide its Additional Affidavit dated 14.02.2022.

- 15. From the material on record and after perusing the clarifications and submissions of the Petitioner Companies to the Report, the Supplementary Report of the RD and the Report of the Official Liquidator, the Scheme appears to be fair and reasonable and does not violate any provisions of law and is not contrary to public policy.
- 16. The Learned Counsel for the Petitioner Companies states that The Transferor Company is a wholly owned subsidiary of the Transferee Company and thus no shares will be issued pursuant to the Scheme of Amalgamation.
- 17. Since all the requisite statutory compliances have been fulfilled CP(CAA)/90/MB /2021 is made absolute in terms of the prayer clauses of the said Company Scheme Petition.
- 18. The Scheme is hereby sanctioned with the Appointed Date of 1st April 2020.
- 19. Any person interested is at liberty to apply to this Tribunal in the above matters for any directions that may be necessary.
- 20. The Petitioner Companies are directed to file a copy of this Order along with a copy of the Scheme with the concerned Registrar of Companies, within 30 days from the date of receipt of the certified copy of this Order by the Petitioner Companies.
- 21. The Transferee Company to lodge a copy of this Order along with the Scheme duly authenticated/certified by the Joint Registrar or Deputy Registrar of this Tribunal, with the concerned Superintendent of Stamps for the purpose of adjudication of stamp duty payable, if any,

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within 60 days from the date of receipt of the certified Order from the Registry of this Tribunal.

- 22. All concerned regulatory authorities to act on a copy of this Order along with Scheme duly certified by the Deputy Director or the Assistant Registrar, National Company Law Tribunal, Mumbai Bench.
- 23. Any person interested is at liberty to apply to this Tribunal in the above matters for any directions that may be necessary.
- 24. Any concerned Authorities are at liberty to approach this Tribunal for any further clarification as may be necessary.
- 25. Ordered accordingly. File to be consigned to records.

Sd/-

Kishore Vemulapalli Member (Judicial)

11.04.2022

Sd/-

Rajesh Sharma Member (Technical)