

C.P.(CAA)/143/MB/2024 c/w C.A.(CAA)/37/MB/2024

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

AND

In the matter of Scheme of Amalgamation of

#### Kingmaker Developers Private Limited

[Transferor Company / Petitioner Company-1]

with

#### Real Gem Buildtech Private Limited

[Transferee Company / Petitioner Company-2]

and

their respective shareholders.

Kingmaker Developers Private Limited

[CIN: U45203MH2008PTC180638]

... Petitioner Company-1/ Transferor Company

**Real Gem Buildtech Private Limited** 

[CIN: U45202MH2009PTC193816]

... Petitioner Company-2/ Transferee Company

(Hereinafter collectively referred to as 'the Applicant Companies')

Order pronounced on: 29.01.2025



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#### Coram:

Ms. Anu Jagmohan Singh Mr. Kishore Vemulapalli Hon'ble Member (Technical) Hon'ble Member (Judicial)

Appearances:

For the Petitioners : Mr. Haabil Vahanvaty a/w

Mr. Jamsheed Dadachanji i/b Khaitan

& Co., Advocates.

For the Regional Director (VC) : Mr. Tushar Wagh, Representative

of the Regional Director, MCA (WR),

Mumbai.

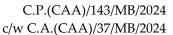
For Income Tax : Ms. Anusha Bapat i/b Adv. Prachi

Wazalwar for the Income Tax

Department, Advocates.

#### ORDER

- 1. This is a Company Scheme Petition filed on 12.07.2024 under Sections 230 to 232 of the Companies Act, 2013 seeking sanction of the Tribunal to the Scheme of Amalgamation of **Kingmaker Developers Private Limited** (Petitioner Company-1) with **Real Gem Buildtech Private Limited** (Petitioner Company-2) and their respective shareholders.
- 2. The Petitioner Companies submit that the Board of Directors of the Petitioner Companies have approved the Scheme in their respective Board Meetings held on 30.01.2024. The Appointed Date is **01.04.2023**.
- 3. The Petitioner Companies further submit that the present Company Petition has been filed in consonance with the Order dated 29.04.2024





passed in C.A.(CAA)/37/MB/2024 by this Tribunal.

#### 4. Rationale for the Scheme:

The Petitioner Companies submit that the circumstances and grounds that have necessitated the Scheme and some of the major benefits which would accrue from this Scheme of Amalgamation of Kingmaker Developers Private Limited with Real Gem Buildtech Private Limited, are stated below:

- 1. The Transferor Company and the Transferee Company form part of the same group. By consolidating the assets and liabilities of the Transferor Company, the Transferee Company can expand its current service territory and strengthen its existing market share.
- 2. The Scheme will result in the following benefits:
  - a) Combination of resources, creating better synergies and deriving operating efficiencies;
  - b) More efficient utilization of capital for enhanced development and growth of the consolidated business under a single entity; and
  - c) Elimination of multiple entities, legal and regulatory compliances and reduction of administrative costs.
- 3. The Scheme is in the best interests of the shareholders, employees and the creditors of each of the Parties.
- 5. The Counsel for the Petitioner Companies also submits that the Transferee Company is a wholly owned subsidiary of the Transferor Company.



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- 6. The meetings of the equity shareholders and the preference shareholders of the Petitioner Companies were dispensed with vide Order dated 29.04.2024 passed in C.A.(CAA)/37/MB/2024. There were no secured creditors of the Petitioner Companies. Meetings of the Unsecured Creditors of both Petitioner Companies were ordered. The Chairman appointed in the meetings submitted its report wherein the unsecured creditors approved the scheme with requisite majority.
- 7. The Counsel for the Petitioner Companies submits that the Petitioner Companies have complied with all requirements as per directions of this Tribunal vide order dated 29.04.2024 in CA(CAA)/37/MB/2024 and they have filed necessary affidavits of compliance in this Tribunal. Moreover, the Petitioner Companies undertake to comply with all statutory / regulatory requirements, if and to the extent applicable, as may be required under the Companies Act, 2013 and the Rules made thereunder to give effect to the Scheme.

#### 8. Consideration:

The Petitioner Companies submit that the consideration for the amalgamation of the Transferor Company with the Transferee Company, the Transferee Company shall issue and allot on a proportionate basis to each shareholder of the Transferor Company whose name is recorded in the register of members as members of the Transferor Company as on the Effective Date as under:



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"1 (One) equity share of INR 10/- (Ten) each of the Transferee Company, credited as fully paid up, for every 1 (One) equity share of INR 10/- (Ten) each of the Transferor Company".

- 9. Heard the Counsel for the Petitioner Companies and the Representative of the Regional Director, Western Region, Ministry of Corporate Affairs, Mumbai. He submitted that the Petitioner Companies have explained and clarified all the objections and there is no further objection from their side in this Scheme. No objector has come before this Tribunal to oppose the Scheme and nor has any party controverted any averments made in the Petition to the Scheme.
- 10. The Regional Director (Western Region), Ministry of Corporate Affairs, Mumbai, has filed its Report dated 15.10.2024. In response to the observation made by the RD in the said report, the Petitioner Companies have filed a reply in Affidavit in rejoinder on 03.12.2024 and additional response vide additional affidavit dated December 30, 2024. The Companies Petitioner have given necessary clarifications and undertakings to comply with all statutory requirements. The observations made by the Regional Director and the clarifications and undertakings given by the Petitioner Companies are summarized in the table below:-

Sr.	Observation in the Report of	Reply of the Petitioner Companies
no.	the Regional Director	
2 a)	In compliance of AS-14 (IND AS -	As far as the observation made in
	103), the Transferor company and	Paragraph 2(a) of the Report of the



C	Observation in the Person of	D1
Sr.	Observation in the Report of the Regional Director	Reply of the Petitioner Companies
	Transferee company shall pass such accounting entries which are necessary in connection with the scheme to comply with other applicable Accounting Standards such as AS-5 (IND AS-8) etc.	Regional Director is concerned, the Transferee Company undertakes to pass such accounting entries which are necessary in connection with the Scheme to comply with such accounting standards notified under Section 133 of the Companies Act, 2013 as may be applicable.
b)	As per Definition of the Scheme,  "Appointed Date" means 1 April 2024 or such other date as may be mutually agreed by the respective Board of the Parties or as may be directed by the Appropriate Authority and;  "Effective Date" means the date on which the last of the conditions specified in Clause 20 (Conditions Precedent) are complied with Reference in this Scheme to the date of "coming into effect of this Scheme" or "effectiveness of this Scheme" or "effect of this Scheme" or "upon the Scheme becoming effective" shall mean the Effective Date;	As far as the observation made in Paragraph 2(b) of the Report of the Regional Director is concerned, the Petitioner Companies submit that the present Scheme is in compliance with the requirements of circular no. F. No. 7/12/2019/CL-1 dated 21.08.2019 issued by the Ministry of Corporate Affairs.



Sr.	Observation in the Report of	Reply of the Petitioner Companies
no.	the Regional Director	
	Reference in this Scheme to the	
	date of "coming into effect of this	
	Scheme" or "effectiveness of this	
	Scheme" or 11 effect of this	
	Scheme" or "upon the Scheme	
	becoming effective" shall mean the	
	Effective Date.	
	In this regard, it is submitted that	
	Section 232 (6) of the Companies	
	Act, 2013 states that the scheme	
	under this section shall clearly	
	indicate an appointed date from	
	which it shall be effective and the	
	scheme shall be deemed to be	
	effective from such date and not at	
	a date subsequent to the appointed	
	date. However, this aspect may be	
	decided by the Hon'ble Tribunal	
	taking into account its inherent	
	powers.	
	The Petitioner companies may be	
	asked to comply with the	
	requirements as clarified vide	
	general circular no.	
	F.No.7ll2/2019/CL-1 dated	



Sr.	Observation in the Report of the Regional Director	Reply of the Petitioner Companies
	21.08.2019 issued by the Ministry	
	of Corporate Affairs	
c)	The Transferor company and Transferee company have to undertake to comply with section 232 (3) (i) of Companies Act, 2013, where the transferor company is dissolved, the fee and stamp duty paid by the transferor company on its authorised capital shall be set-off against fees and stamp duty payable by the transferee company on its authorised capital subsequent to the amalgamation and therefore, petitioners to undertake that the transferee company shall pay the difference of fees and stamp duty.	As far as the observation made in Paragraph 2(c) of the Report of the Regional Director is concerned, the Petitioner Companies undertake to comply with provisions of Section 232(3)(i) of the Companies Act, 2013. Further, the Transferee Company undertakes to pay the balance/difference amount of the fees on its increasing authorized share capital, if any.
	difference of fees and stamp duty.	
d)	The Hon'ble Tribunal may kindly seek the undertaking that this Scheme is approved by the requisite majority of members and creditors as per Section 230(6) of the Act in meetings duly held in terms of Section 230(1) read with 7 subsection (3) to (5) of Section 230 of the Act and the Minutes	The Petitioner Companies state that, the captioned Company Scheme Application filed by the Petitioner Companies have been allowed by the Hon'ble Tribunal vide its order dated April 29, 2024 ("said Order").  In terms of the said Order, inter alia, the Hon'ble Tribunal directed the following:



Sr.	Observation in the Report of the Regional Director	Reply of the Petitioner Companies
	thereof are duly placed before the Tribunal.	1. The meetings of equity shareholders of the Petitioner Companies, for the purpose of approving the proposed Scheme, were dispensed in view of consent affidavits provided by all the equity shareholders of the Petitioner Companies.
		2. As the Transferor Company did not have any preference shareholders, the question of convening and holding meeting of the preference shareholders did not arise.
		3. The meetings of preference shareholders of the Transferee Company, for the purpose of approving the proposed Scheme, were dispensed in view of consent affidavits provided by all the preference shareholders of the Transferee Company.
		4. As the Petitioner Companies did not have any secured creditors, the question of convening and holding meeting of the secured creditors did not arise.



Sr.	Observation in the Report of	Reply of the Petitioner Companies
no.	the Regional Director	
		5. In compliance with applicable provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and the said Order, the meeting of the unsecured creditors of the First Petitioner Company and the Second Petitioner Company were convened and held on 28 June 2024 at 11:00 a.m. and 11:30 a.m., respectively, for the purpose of considering, and, if thought fit, approving, with or without modification(s), the proposed Scheme.
		The Scheme was approved with requisite majority at the said meetings of the unsecured creditors of the First Petitioner Company and the Second Petitioner Company.  Copies of the Chairpersons' Report disclosing the results of the said meetings along with scrutinizer's report as filed with the Hon'ble Tribunal is annexed hereto and marked as Exhibit – A colly.
e)	The Transferee Company shall be	As far as the observation made in
	in compliance with provisions of	Paragraph 2(e) of the Report of the
	Section 2(1B) of the Income Tax	Regional Director is concerned, the



C		Deal of the December 2
Sr.	Observation in the Report of	Reply of the Petitioner Companies
no.	the Regional Director	D. C
f)	Act, 1961. In this regard, the Transferor company and Transferee company shall ensure compliance of all the provisions of Income Tax Act and Rules thereunder; The Transferor company and	Petitioner Companies submit that the present Scheme is in compliance with Section 2(1B) of the Income Tax Act, 1961 and the relevant provisions thereunder.  As far as the observation made in
	Transferee company shall undertake to comply with the directions of the concerned sectoral Regulatory, if so required.	Paragraph 2(f) of the Report of the Regional Director is concerned, the Petitioner Companies undertake to comply with the directions of the concerned sectoral Regulatory, if any, in accordance with applicable law.
g)	The Transferor company and Transferee company shall undertake to comply with the directions of the I.T. Department and GST Department, if any.	As far as the observation made in Paragraph 2(g) of the Report of the Regional Director is concerned, the Petitioner Companies undertake to comply with the directions of the Income Tax and GST Department, if any, in accordance with applicable law.
h)	The Transferor company and Transferee company shall be directed u/s 230 (5) of CA, 2013 to serve notices to concerned Authorities which are likely to be affected by the present amalgamation or arrangement. Further the approval of the scheme by the Hon'ble Tribunal	As far as the observation made in Paragraph 2(h) of the Report of the Regional Director is concerned, the Petitioner Companies states that notices under the provisions of section 230(5) of the Companies Act, 2013 have been served to the concerned authorities, in compliance with the directions of the Hon'ble Tribunal and no objection has been received from any of the authorities. Further, the Petitioner



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	may not deter such authorities to deal with any of the issues arising after giving effect to the scheme and the decision of such authorities shall be binding on the Transferor company and Transferee company.	Companies undertake that the Petitioner Companies shall be bound by any decision of the concerned authorities in accordance with law.		
i)	As the Transferor company and Transferee company are engaged in the business of Development of Real Estate projects so, if required, notice to RERA may be directed to be issued by the Transferor company and Transferee company to ascertain as to whether public interest is involved in the respect of the real estate projects floated by these companies, if companies have collected money from home buyers.	As far as the observation made in Paragraph 2(i) of the Report of the Regional Director is concerned, the Petitioner Companies states that notices under the provisions of section 230(5) of the Companies Act, 2013 have been served to the Maharashtra Real Estate Regulatory Authority, in compliance with the directions of the Hon'ble Tribunal and no objection has been received from the said authority. Further, the Petitioner Companies undertake that the Petitioner Companies shall be bound by any decision of the Maharashtra Real Estate Regulatory Authority in accordance with law.		
j)	It is observed from latest MGT-7 filed for the year ending 31.03.2023 that the Transferor company and the Transferee Company has the following corporate body shareholders	It is hereby submitted that the Transferee Company is a wholly-owned subsidiary of the Transferor Company. Further, the Transferor Company is a wholly-owned subsidiary of Keystone Realtors Limited (listed entity). It is hereby		



Sr.	Observation in the Report of			Reply of the Petitioner Companies
no.	the Regional Director			Reply of the Tethorier Companies
		nore than		submitted that the Petitioner Companies are exempted to file Form BEN-2 in terms of Companies
	Name of Company	Name of shareholder	Percentage of shareholding (%)	(Significant Beneficial Owners) Rules, 2018.
	Kingmaker Developers Private Limited (Transferor Company)	Keystone Realtors Limited	100	Further, the Transferee Company undertakes to comply with the provisions of Section 90 of the Companies Act, 2013 read with the Companies (Significant Beneficial
	Real Gem Buildtech Private Limited (Transferor Company)	Kingmaker Developers Private Limited	100	Owners) Rules, 2018, amended from time to time, if applicable and make necessary filing with the Registrar of Companies, as may be applicable.
	Therefore, company an may be d compliance Companies 3 & 4	irected to  of section  Act, 2013 r  of the  Beneficio	Transferor ee Company clarify the 2. 90 of the www.www.www.www.www.www.www.www.www.ww	Additional Response: The Transferor Company has provided the necessary details of the holding reporting company by reporting in Form BEN-2 and filed the same with the Registrar of Companies, on 27 December 2024 vide SRN AB2273570. A copy of the Form BEN-2 with paid challan, filed by the Transferor Company is enclosed herewith as Annexure A.
k)	of the Reg	gistrar of dated	of the report Companies, 24.09.2024 e A-1) that	As far as the observation made in Paragraph 2(k) of the Report of the Regional Director is concerned, the Petitioner Companies state that the said



Sr.	Observation in the Report of the Regional Director	Reply of the Petitioner Companies
	the Transferor company and Transferee company fall within the jurisdiction of ROC, Mumbai. It is submitted that no complaint and /or representation regarding the proposed scheme of Amalgamation has been received against the Transferor company and Transferee company. Further, the Transferor company and Transferee company have filed Financial Statements up to 31.03.2023 further observations in ROC report are as under: -  i. That the ROC Mumbai in his report dated 12.09.2024 has stated that no Inquiry, inspection, investigation & prosecution is pending against	observation of the Registrar of Companies, Maharashtra, Ministry of Corporate Affairs ("Registrar of Companies"), is factual in nature.  i. The Petitioner Companies state that the said observation of the ROC is factual in nature.
	the subject applicant companies.  ii. It is submitted that as per the provisions of Section 232 (3)  (1) of the Companies Act, 2013, where the transferor Company is dissolved, the fee,	ii. The Petitioner Companies undertake to comply with provisions of Section 232(3)(i) of the Companies Act, 2013. Further, the Transferee Company undertakes to pay the balance/difference amount of the



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Sr.	Observation in the Report of	Reply of the Petitioner Companies
no.	the Regional Director	
	if any, paid by the transferor	fees on its increasing authorized share capital, if any.
	Company on its authorized	share capital, if any.
	capital shall be set-off against	
	any fees payable by the	
	Transferee company on its	
	authorized capital subsequent	
	to the amalgamation.	
	Therefore, remaining fee, if	
	any after setting-off the fees	
	already paid by the transferor	
	company on its authorized	
	capital, has to be paid by the	
	transferee Company on the	
	increased authorized capital	
	subsequent to the	
	amalgamation.	iii. Pursuant to the Scheme, the
	iii. Interest of the creditor should	creditors of the Transferor Company will become creditors of
	be protected	the Transferee Company. The
	iv. May be decided on its merits.	Transferee Company undertakes to
	Hence, the Petitioner Companies	meet, discharge and satisfy liabilities in relation to creditors in
	shall undertake to submit detail	ordinary course. The rights of the
	reply against observations	creditors shall not be impacted
	mentioned above.	pursuant to the Scheme and there will be no reduction in their claims
		on account of the Scheme.



- 11. The observations made by the Regional Director (RD), Western Region, Mumbai are enlisted hereinabove together with response of the Petitioner Company on the observations of the RD, which is filed vide affidavit by the Petitioner Companies dated 03.12.2024 and additional response vide additional affidavit dated 30.12.2024. Mr. Tushar Wagh, Ld. Authorised Representative of the Regional Director during the course of final hearing submitted that they have no further objection to the Scheme.
- 12. The Official Liquidator has filed his report on 12.11.2024, inter alia stating therein the observations on the Scheme as stated in paragraph 5 and 6 of the said Report. In response to the observations made by the Official Liquidator, the Petitioner Companies have filed a reply in Affidavit in rejoinder on 03.12.2024 and have given necessary clarifications and undertakings. The observations made by the Official Liquidator and the clarifications and undertakings given by the Petitioner Companies are summarized in the table below:

Sr.	Observation in the OL Report filed	Response of the Petitioner
no.	by the Official Liquidator	Companies
5	As per the Financial Statement as at	The concept of going concern is
	31.03.2021 of Kingmaker Developers	related to the continuation of
	Private Limited (Transferor Company), it	business operations of the company
	has negative networth and the Financial	and a company may be a going
	Statements has been prepared on going	concern with positive or negative net
	concern basis. Hon'ble Tribunal may	worth. Further, the auditors of the
	require the company to explain in this	Transferor Company have not
	respect.	reported any breach of principles of
		accounting in this regard and the



Sr.	Observation in the OL Report filed	Response of the Petitioner
no.	by the Official Liquidator	Companies
		Petitioner Companies undertake to comply with all principles of
		accounting which may be applicable
		to it from time to time.
6	With reference to clause No. 10.1 of the	The Petitioner Companies undertake
	scheme it is stated that such clauses	to comply with provisions of Section
	militate against the provision of	232(3)(i) of the Companies Act, 2013.
	Companies Act, 2013 namely Section	Further, the Transferee Company
	232(3)(i) which inter-alia provides that, 'if	undertakes to pay the balance/
	a company is dissolved, the fees paid by	difference amount of the fees on its
	such company on its Authorised Capital	increasing Authorized share capital,
	shall be set off against any fees payable	if any.
	by the transferee company on its	
	Authorised Capital. Hon'ble Tribunal	
	may be pleased to direct Transferee	
	Company to pay differential amount, if	
	any, after setting off fees already paid by	
	the Transferor Company.	

- 13. The Official Liquidator has not sought any further clarification from the Petitioner Companies. Hence, the Tribunal considers that the explanations and clarifications given by the Petitioner Companies are satisfactory and that they have no further objection to the Scheme.
- 14. The Principal Commissioner of Income Tax Authority has filed its report dated 03.09.2024 stating as under:
  - "It is clear that all pending proceedings against King Maker Developers Private Limited, related to the Amalgamating undertaking, shall be



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continued against the Amalgamated Company. Therefore, the Scheme should be without prejudice to the rights of the Income Tax Department and the Income Tax Depart is free to proceed against the Transferee Company for all its proceedings.

- At the moment this scheme is not being examined with reference to the taxation aspects vis-à-vis other such scheme/s, if any. In future, if it is discovered that this scheme or similar such schemes are in any way acting as a device for tax-avoidance, then the Department will be at liberty to initiate the appropriate course of action as per law.
- The Income-tax Department will be free to examine the aspect of any tax payable as a result of the Scheme and in case it is found that the scheme ultimately results in tax avoidance or is not in accordance to the provisions of the Income Tax Act, then the Department will be at liberty to initiate the appropriate course of action as per law.
- It is further requested that the rights of the Income Tax Department should remain intact to take out appropriate proceedings regarding raising of any tax demand against the Transferor Company and the Transferee Company at any future date and these rights should not be adversely affected in view of the sanction of the Scheme."
- 15. In response to the Income Tax Report, the Petitioner Companies have given necessary response / clarification vide their affidavit in rejoinder dated 03.12.2024. The relevant extract of the affidavit in rejoinder is as under:



- "5. In response to the above report, I say that as on date there are no investigation proceedings pending against the Petitioner Companies. Further, I say that the IT Authority would not be prejudiced in any manner by the sanction of the present Scheme. Any legal proceedings that are pending on the date on which the Scheme is made effective, would continue by or against the Transferee Company and accordingly, the sanction of the present Scheme would not adversely impact the rights of the IT Authority for any present or future proceedings. As such, the liability to pay the IT Authority would be met in the ordinary course of business as per applicable law. Accordingly, the IT Authority shall be fully entitled to continue or institute relevant proceedings under applicable law.
- 6. In any case, I say that the Scheme does not provide for any arrangement or compromise with the creditors. Further, there is no diminution of the liability of the creditors contemplated under the Scheme. In the event that any demands become due and payable, the same would be paid by the Transferee Company in ordinary course and in due compliance with applicable law."
- 16. The Ld. Counsel for the Income Tax Authority during the course of final hearing has submitted that the explanations and clarifications given by the Petitioner Companies vide affidavit dated 03.12.2024 are found satisfactory and that they have no further objection to the Scheme.
- 17. The Income Tax Department will be at liberty to examine the aspect of any tax payable as a result of this scheme and in case it is found that the scheme ultimately results in tax avoidance under the provisions of Income Tax Act, it shall be open to the income tax authorities to take necessary action as possible under the Income Tax Law. Proceedings/ Investigations, if any, pending before Income Tax Authorities will continue against the Transferee Company.



- 18. From the material on record, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public policy and no objection has so far been received from any authority or creditors or members or any other stakeholders.
- 19. Since all the requisite statutory compliances have been fulfilled, the Petition in C.P.(CAA)/143/MB/2024 filed by the Petitioner Companies is made absolute in terms of prayer clauses of the said Company Scheme Petition. Therefore, the Scheme is hereby **sanctioned**. This Bench further orders that
  - a. The Appointed Date is fixed as **01.04.2024**.
  - b. It shall be binding on the Petitioner Companies involved in the Scheme and all concerned including their respective Shareholders, Creditors and Employees.
  - c. The Petitioner Companies are directed to file a certified copy of this order along with a copy of the Scheme with the concerned Registrar of Companies, electronically in E-Form INC-28 within 30 days from the date of receipt of the Order from the Registry.
  - d. The Petitioner Companies are directed to file a certified copy of this order and the Scheme duly authenticated by the Deputy / Assistant Registrar of this Tribunal, with the concerned Superintendent of Stamps, for the purpose of adjudication of stamp duty, payable, if any, within 60 clear working days from the date of receipt of certified copy of the Order from the Registry of this Tribunal.



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- e. The Petitioner Companies shall comply with all the undertakings given by them.
- f. The Petitioner Companies shall take all consequential and statutory steps required under the provisions of the Act in pursuance of the Scheme.
- g. All concerned regulatory authorities shall act on a copy of this Order along with the Scheme duly authenticated by the Registrar of this Tribunal.
- h. Any person or any Authority, whose interest is adversely affected, shall be at liberty to approach appropriate Forum or to take appropriate action as permissible under law.
- 20. With the above directions, C.P.(CAA)/143/MB/2024 c/w CA(CAA)/37/MB/2024 is **allowed** and disposed of. File to be consigned to records.

Sd/-

Anu Jagmohan Singh Member (Technical) Sd/-

Kishore Vemulapalli Member (Judicial)

29.01.2025/pvs