

MIRA INFORM REPORT

Report No. :	523198
Report Date :	04.08.2018

IDENTIFICATION DETAILS

Name :	OASIS REALTY PRIVATE LIMITED [w.e.f. 13.05.2003]
Formerly Known As :	OASIS FASHION PRIVATE LIMITED
Registered Office :	302 Tardeo Air Condition Market, Tardeo, Mumbai – 400034, Maharashtra
Tel. No.:	91-22-24982428
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	02.08.1995
CIN No.: [Company Identification No.]	U74994MH1995PTC091286
Capital Investment / Paid-up Capital :	INR 1.300 Million
PAN No.: [Permanent Account No.]	AAACO1011G
GSTN : [Goods & Service Tax Registration No.]	Not Divulged
Legal Form :	Private Limited Liability Company.
Line of Business :	Subject is engaged into the business of Real Estate Investment Sector. [Registered Activity]
No. of Employees :	Information declined by the management

RATING & COMMENTS

(Mira Inform has adopted New Rating mechanism w.e.f. 23rd January 2017)

MIRA's Rating :

A

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Credit Rating	Explanation	Rating Comments
A	Acceptable Risk	Business dealings permissible with moderate risk of default

Status :	Good
Payment Behaviour :	Usually correct
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 1995. The company is engaged in the business of real estate.</p> <p>As per the financial records of 2017, the company has reported a decline in its revenue as compared to the previous year. However, it has managed to maintain a decent profitability margin of 64.08%.</p> <p>The rating takes into consideration the sound financial position of the company backed by healthy net worth base along with low debt balance sheet profile.</p> <p>Rating takes into consideration the company's favorable earning per share (EPS) of INR 10940.700 as against its face value (FV) of INR 100.</p> <p>Rating strength are partially offset by the risk exposed to the cyclical nature of the infrastructure and real estate industry which affects the growth of the company.</p> <p>Business is active. Payment seems to be usually correct.</p> <p>In view of aforesaid, the company can be considered for business dealings at usual trade terms and conditions.</p>

NOTES :

Any query related to this report can be made on e-mail : infodept@mirainform.com while quoting report number, name and date.

EXTERNAL AGENCY RATING

Rating Agency Name	Not Available
Rating	Not Available
Rating Explanation	Not Available
Date	Not Available

RBI DEFAULTERS' LIST STATUS

Subject's name is not enlisted as a defaulter in the publicly available RBI Defaulters' list.

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EPF (Employee Provident Fund) DEFAULTERS' LIST STATUS

Subject's name is not enlisted as a defaulter in the publicly available EPF (Employee Provident Fund) Defaulters' list as of 31-03-2018.

BIFR (Board for Industrial & Financial Reconstruction) LISTING STATUS

Subject's name is not listed as a Sick Unit in the publicly available BIFR (Board for Industrial & Financial Reconstruction) list as of 04.08.2018.

IBBI (Insolvency and Bankruptcy Board of India) LISTING STATUS

Subject's name is not listed in the publicly available IBBI (Insolvency and Bankruptcy Board of India) list as of report date.

INFORMATION DENIED BY

Name :	Mr. Rahul
Designation :	Finance Department
Contact No.:	91-22-24982428
Date :	02.08.2018

Management Non-Cooperative (Tel. No.: 91-120-4119011)

LOCATIONS

Registered Office :	302 Tardeo Air Condition Market, Tardeo, Mumbai – 400034, Maharashtra, India
Tel. No.:	91-22-24982428
Fax No.:	91-22-24935454
E-Mail :	oasis_realty@rediffmail.com
Corporate Office :	A 77 , Sector- 2, Noida – 201301, Uttar Pradesh, India
Tel. No.:	91-120-4119011
Project Office:	Pandurang Budhkar Marg, Lower Parel, Mumbai -400013, Maharashtra, India
Tel. No.:	91-120-4119011

DIRECTORS

As on 31.03.2018

Name :	Mr. Kantilal Ghamandiram Gowani
Designation :	Director
Address :	Rachna Corporation, 4th Floor, Flat No.5, Campbell House, 4 Pedder Road, Mumbai – 400026, Maharashtra, India
Date of Birth/Age :	28.08.1961
Date of Appointment :	10.08.2009
DIN No.:	00027573
Name :	Mr. Nikhil Ramesh Gowani
Designation :	Director
Address :	G1 Campbell House 4 Pedder Road, Mumbai – 400026, Maharashtra, India
Date of Birth/Age :	08.02.1986
Date of Appointment :	27.02.2009
DIN No.:	00232384
Name :	Mr. Mitesh Ramesh Gowani
Designation :	Director
Address :	G1 Campbell House 4 Pedder Road, Mumbai – 400026, Maharashtra, India
Date of Birth/Age :	03.06.1987
Date of Appointment :	18.05.2010
DIN No.:	00232664

KEY EXECUTIVES

Name :	Mr. Rahul
Designation :	Finance Department

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MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

As on 31.03.2017

Names of Shareholders	No. of Shares
Sohini R. Gowani	1980
Mitesh R Gowani	970
Nikhil R. Gowani	950
Rishabh R. Gowani	950
Kantilal G. Gowani	950
Nirmala K Gowani	950
Rishabh R. Gowani (HUF)	950
Kantilal G Gowani (HUF)	860
Texsol Enterprises Private Limited	750
Adroit Estate Developers Private Limited	700
Nikhil R Gowani (HUF)	950
Natasha N. Gowani	20
Karishma R Gowani	20
Orra Kamala Relators Private Limited	1000
Kamala Orra Buildcon Private Limited	1000
Total	13000

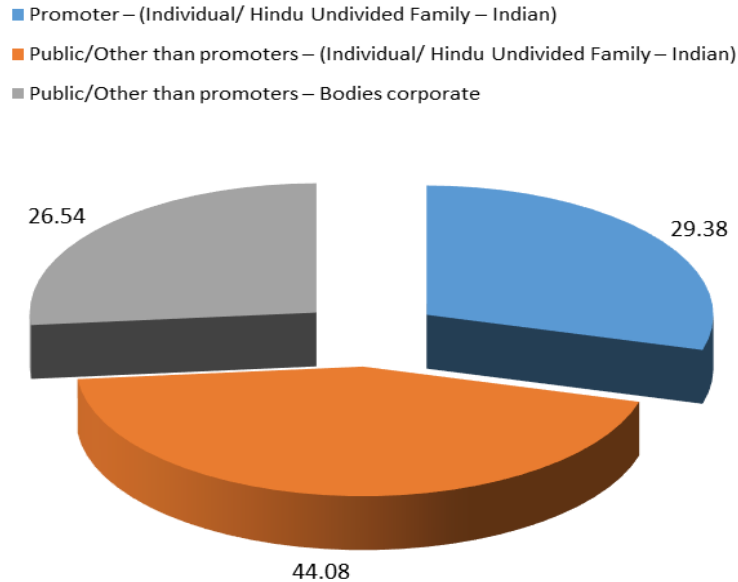
Equity Share Break up (Percentage of Total Equity)

As on 29.09.2017

Category	Percentage
Promoter – (Individual/ Hindu Undivided Family – Indian)	29.38
Public/Other than promoters – (Individual/ Hindu Undivided Family – Indian)	44.08
Public/Other than promoters – Bodies corporate	26.54
Total	100.00

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Share holding pattern



BUSINESS DETAILS

Line of Business :	Subject is engaged into the business of Real Estate Investment Sector. [Registered Activity]	
Products :	Item Code No.	Product Description
	41001	Real Estate
Brand Names :	Not Divulged	
Agencies Held :	Not Divulged	
Exports :	Not Divulged	
Imports :	Not Divulged	
Terms :	Not Divulged	

PRODUCTION STATUS NOT AVAILABLE

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GENERAL INFORMATION

Suppliers :	Reference :	Not Divulged	
	Name of the Person :	--	
	Contact No.:	--	
	Since How Long Known :	--	
	Maximum Limit Dealt :	--	
	Experience :	--	
	Remark:	--	
Customers :	Reference :	Not Divulged	
	Name of the Person :	--	
	Contact No.:	--	
	Since How Long Known :	--	
	Maximum Limit Dealt :	--	
	Experience :	--	
	Remark:	--	
No. of Employees :	Information declined by the management		
Bankers :	Bank Name	Syndicate Bank	
	Branch	G-001, Rajan House, A.S. Marathe Marg, Prabhadevi, Mumbai – 400025, Maharashtra, India	
	Person Name (With Designation)	--	
	Contact Number	--	
	Name of Account Holder	--	
	Account Number	--	
	Account Since (Date/Year of Account Opening)	--	
	Average Balance Maintained (If Possible)	--	
	Credit Facilities Enjoyed (If any)	--	
	Account Operation	--	
	Remarks (If any)	--	
Facilities :	Secured Loan	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
	Long-term Borrowings		
	Secured term loan	7.957	11.758
	BMW India Financial Services Private Limited	16.514	19.074
	HDFC Bank Limited	5.056	6.639

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	Syndicate Bank	1828.123	0.000
	Total	1857.650	37.471

Auditors :	
Name :	O. K. Malpani and Associates Chartered Accountants
Address :	B-304, Sumer Trinity Tower - 2, New Prabhadevi Road, Prabhadevi, Mumbai – 400025, Maharashtra, India
PAN N Income-tax PAN of auditor or auditor's firm :	AAEPM2399A
Memberships :	Not Available
Collaborators :	Not Available
Associates/Subsidiaries :	Not Available

CAPITAL STRUCTURE

As on 31.03.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
15000	Equity Shares	INR 100/- each	INR 1.500 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
13000	Equity Shares	INR 100/- each	INR 1.300 Million

FINANCIAL DATA
[all figures are in INR Million]

ABRIDGED BALANCE SHEET

SOURCES OF FUNDS	31.03.2017	31.03.2016	31.03.2015
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	1.300	1.300	1.300
(b) Reserves & Surplus	2095.724	1953.495	1763.002
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
Total Shareholders' Funds (1) + (2)	2097.024	1954.795	1764.302
(3) Non-Current Liabilities			
(a) long-term borrowings	1858.951	37.471	16.845
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long term liabilities	185.923	223.126	190.255
(d) long-term provisions	0.000	0.000	0.000
Total Non-current Liabilities (3)	2044.874	260.597	207.100
(4) Current Liabilities			
(a) Short term borrowings	0.000	0.000	0.000
(b) Trade payables	16.293	10.101	3.540
(c) Other current liabilities	163.059	102.006	192.699
(d) Short-term provisions	18.203	42.204	7.008
Total Current Liabilities (4)	197.555	154.311	203.247
TOTAL	4339.453	2369.703	2174.649
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	32.282	45.261	22.078
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Capital work-in-progress	0.000	0.000	327.254
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	1790.704	1696.028	272.066
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	5.104	5.062	6.532

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(e) Other Non-current assets	0.000	0.000	0.000
Total Non-Current Assets	1828.090	1746.351	627.930
(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	0.000	0.000	1043.956
(c) Trade receivables	13.621	16.862	6.390
(d) Cash and cash equivalents	191.410	47.116	45.877
(e) Short-term loans and advances	2304.760	558.342	449.721
(f) Other current assets	1.572	1.032	0.775
Total Current Assets	2511.363	623.352	1546.719
TOTAL	4339.453	2369.703	2174.649

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	221.967	252.908	274.074
	Other Income	37.459	3.385	47.737
	TOTAL	259.426	256.293	321.811
Less	EXPENSES			
	Other expenses	30.163	0.796	1.340
	TOTAL	30.163	0.796	1.340
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	229.263	255.497	320.471
Less	FINANCIAL EXPENSES	36.232	0.000	44.584
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	193.031	255.497	275.887
Less/ Add	DEPRECIATION/ AMORTISATION	0.000	0.000	0.000
	PROFIT/ (LOSS) BEFORE TAX	193.031	255.497	275.887
Less	TAX	50.802	65.004	68.273
	PROFIT/ (LOSS) AFTER TAX	142.229	190.493	207.614

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	Earnings / (Loss) Per Share (INR)	10940.69	14653.33	15970.28
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CURRENT MATURITIES OF LONG TERM DEBT DETAILS

Particulars	31.03.2017	31.03.2016	31.03.2015
Current Maturities of Long term debt			
Alphera Financial Services	3.800	3.323	0.664
BMW India Financial Services PL	2.561	2.321	2.241
HDFC Bank Limited	1.584	1.437	0.000
Syndicate Bank	84.704	0.000	0.000
	92.649	7.081	2.905
Cash generated from operations	(1567.204)	128.368	843.701
Net cash flow from operating activity	(1618.006)	63.363	775.427

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	22.40	24.34	8.51
Account Receivables Turnover (Income / Sundry Debtors)	16.30	15.00	42.89
Inventory Turnover (Operating Income / Inventories)	0.00	0.00	0.31
Asset Turnover (Operating Income / Net Fixed Assets)	7.10	5.64	0.92

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.47	0.08	0.10
Debt Equity Ratio (Total Liability / Networth)	0.89	0.02	0.01

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Current Liabilities to Networth (Current Liabilities / Net Worth)	0.09	0.08	0.12
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.02	0.02	0.20
Interest Coverage Ratio (PBIT / Financial Charges)	6.33	0.00	7.19

PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	64.08	75.32	75.75
Return on Total Assets ((PAT / Total Assets) * 100)	%	3.28	8.04	9.55
Return on Investment (ROI) ((PAT / Networth) * 100)	%	6.78	9.74	11.77

SOLVENCY RATIOS

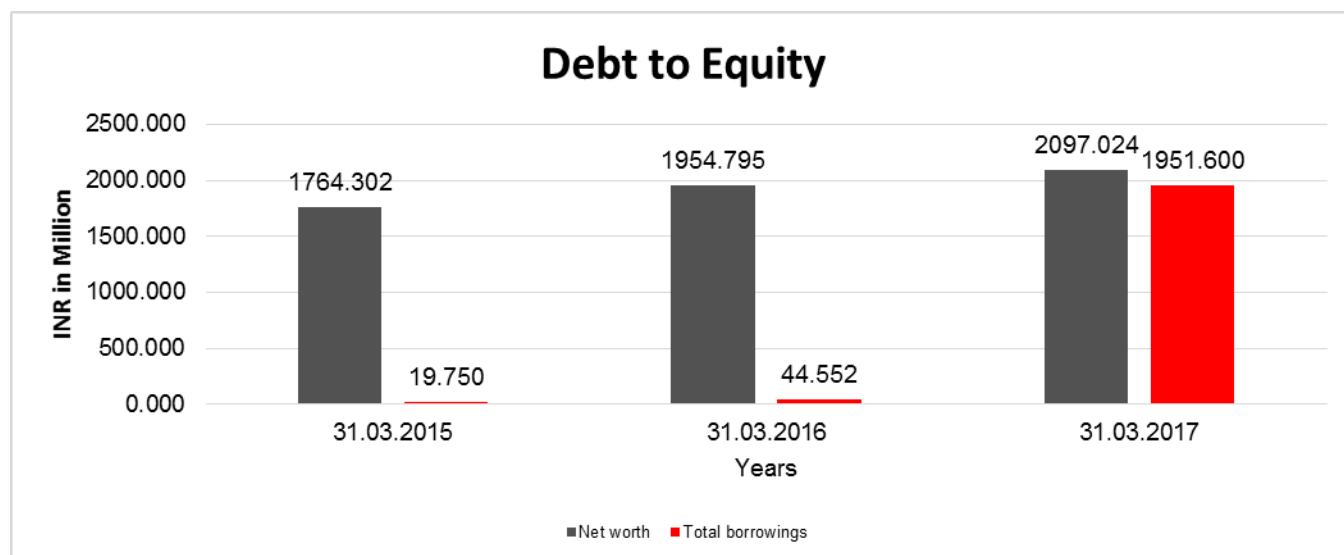
PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		12.71	4.04	7.61
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		12.71	4.04	2.47
G-Score Ratio Financial (Networth / Total Assets)		0.48	0.82	0.81
G-Score Ratio Debt (Debts / Equity Capital)		1429.96	28.82	12.96
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		12.71	4.04	7.61

Total Liability = Short-term Debt + Long-term Debt + Current Maturities of Long-term debts

FINANCIAL ANALYSIS
[all figures are INR Million]

DEBT EQUITY RATIO

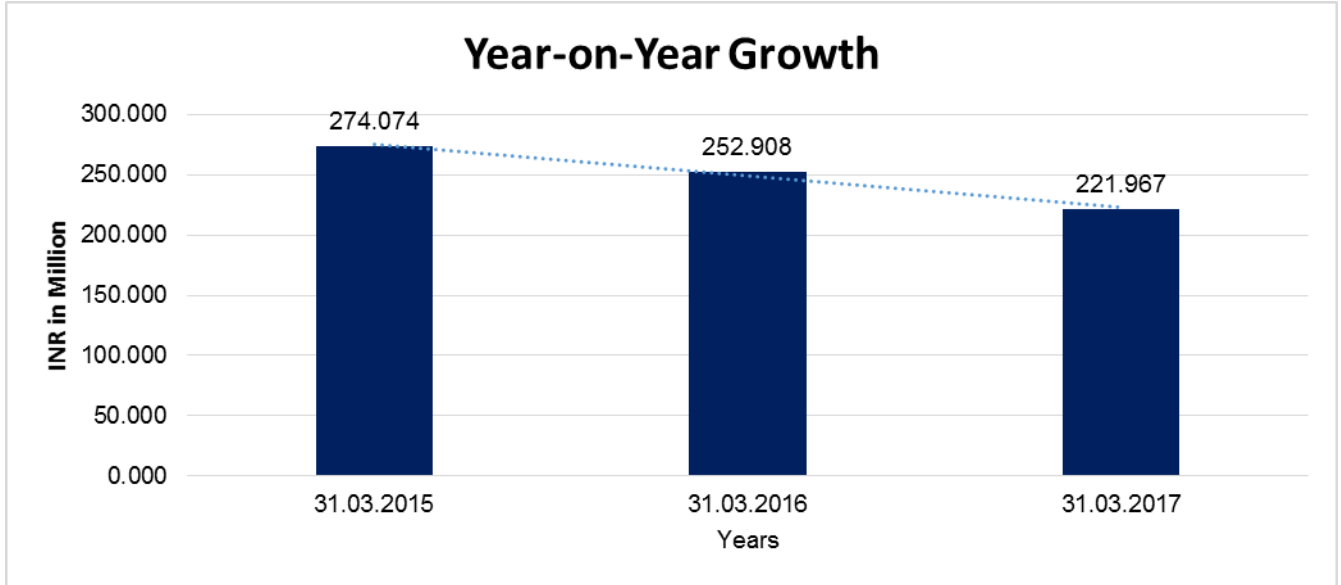
Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	1.300	1.300	1.300
Reserves & Surplus	1763.002	1953.495	2095.724
Share Application money pending allotment	0.000	0.000	0.000
Net worth	1764.302	1954.795	2097.024
long-term borrowings	16.845	37.471	1858.951
Short term borrowings	0.000	0.000	0.000
Current Maturities of Long term debt	2.905	7.081	92.649
Total borrowings	19.750	44.552	1951.600
Debt/Equity ratio	0.011	0.023	0.931



YEAR-ON-YEAR GROWTH

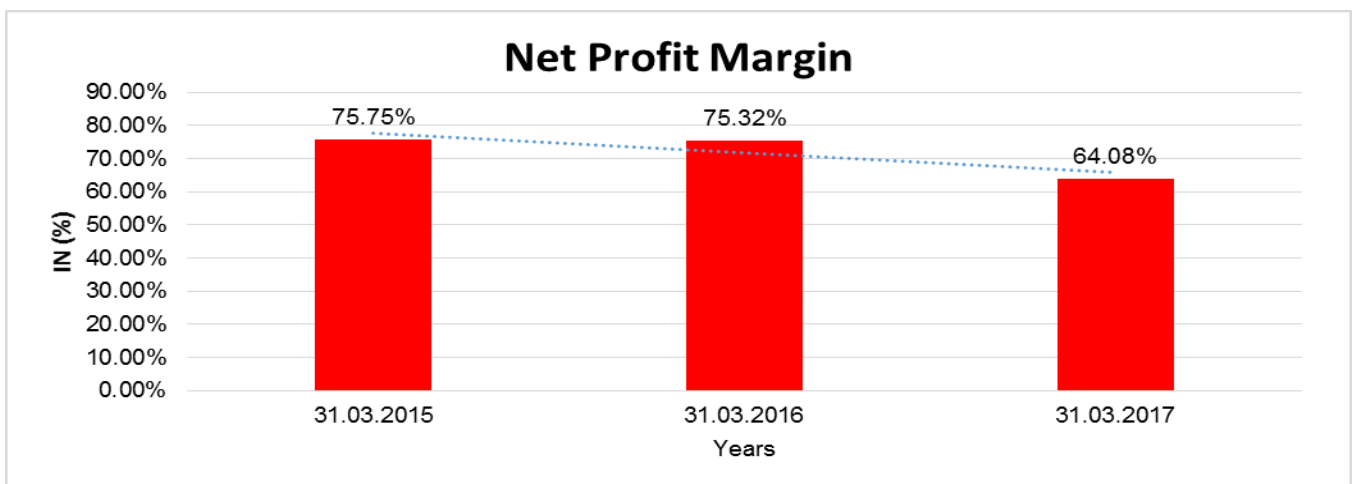
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	274.074	252.908	221.967
		(7.723)	(12.234)

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NET PROFIT MARGIN

Net Profit Margin	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	274.074	252.908	221.967
Profit	207.614	190.493	142.229
	75.75%	75.32%	64.08%



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LOCAL AGENCY FURTHER INFORMATION

Sr. No.	Check list by info agents	Available in Report (Yes/No)
1	Year of establishment	Yes
2	Constitution of the entity -Incorporation details	Yes
3	Locality of the entity	Yes
4	Premises details	Yes
5	Buyer visit details	--
6	Contact numbers	Yes
7	Name of the person contacted	Yes
8	Designation of contact person	Yes
9	Promoter's background	Yes
10	Date of Birth of Proprietor / Partners / Directors	Yes
11	Pan Card No. of Proprietor / Partners	No
12	Voter Id Card No. of Proprietor / Partners	No
13	Type of business	Yes
14	Line of Business	Yes
15	Export/import details (if applicable)	No
16	No. of employees	No
17	Details of sister concerns	No
18	Major suppliers	No
19	Major customers	No
20	Banking Details	Yes
21	Banking facility details	Yes
22	Conduct of the banking account	--
23	Financials, if provided	Yes
24	Capital in the business	Yes
25	Last accounts filed at ROC, if applicable	Yes
26	Turnover of firm for last three years	Yes
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last three years	Yes
30	Major shareholders, if available	Yes
31	External Agency Rating, if available	No
32	Litigations that the firm/promoter involved in	--
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

UNSECURED LOAN

Unsecured Loan	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
Long-term Borrowings		
Loans and advances from related parties	1.301	0.000
Total	1.301	0.000

CORPORATE INFORMATION

Subject was originally incorporated on 02.08.1995 as a private limited company under companies act 1956, with in the name of Oasis Fashions Private Limited. The name of the company was changed from Oasis Fashions Private Limited to its present name, Oasis Realty Private Limited. W.e.f 13.05.2003. The corporate identify number (CIN) of the company is U74994MH1995PTC091286. The company is presently engaged in Real Estate Investment Sector. The company registered office and principal place of business situated at 302, Tardeo Air-Condition Market, Tardeo, Mumbai 400 034 and the project office is situated at Pandurang Budhakar Marg, Lower Parel, Mumbai – 400013.

INDEX OF CHARGES:

Charges Registered								
SN o	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G86375359	100173578	LIC Housing Finance Limited	24/03/2018	-	-	2400000000.0	Office No 4/5/6, 1st Floor, Mahavir Centre Plot No. 77, Sector 17, Vashi Navi Mumbai MH400705IN
2	G28508000	100063999	Syndicate Bank	07/10/2016	-	-	1900000000.0	G-001, Rajan House, A.S. Marathe Marg, Prabhadevi Mumbai MH400025IN
3	G34383083	10542603	KOTAK MAHINDRA BANK LIMITED	15/12/2014	-	13/01/2017	1750000000.0	27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), Mumbai MH4000511N
4	C38925459	10471282	HDFC BANK LIMITED	14/12/2013	14/12/2013	30/12/2014	2500000000.0	HDFC BANK HOUSE SENAPATI BAPAT MARG LOWER PAREL WMUMBAIMH400013IN
5	C38926	100526	HDFC	30/03/2	11/09/	30/12/2	300000000.0	HDFC BANK

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	507	63	BANK LIMITED	007	2013	014		HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013IN
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FIXED ASSETS

- Furniture and Fixtures
- Motor Car
- Computer Systems
- Telephone Systems
- Air Conditioner
- TV, DVD and Speaker
- Freeze

CMT REPORT (Corruption, Money Laundering & Terrorism]

The Public Notice information has been collected from various sources including but not limited to: **The Courts, India Prisons Service, Interpol, etc.**

1] INFORMATION ON DESIGNATED PARTY

No records exist designating subject or any of its beneficial owners, controlling shareholders or senior officers as terrorist or terrorist organization or whom notice had been received that all financial transactions involving their assets have been blocked or convicted, found guilty or against whom a judgement or order had been entered in a proceedings for violating money-laundering, anti-corruption or bribery or international economic or anti-terrorism sanction laws or whose assets were seized, blocked, frozen or ordered forfeited for violation of money laundering or international anti-terrorism laws.

2] Court Declaration :

No records exist to suggest that subject is or was the subject of any formal or informal allegations, prosecutions or other official proceeding for making any prohibited payments or other improper payments to government officials for engaging in prohibited transactions or with designated parties.

3] Asset Declaration :

No records exist to suggest that the property or assets of the subject are derived from criminal conduct or a prohibited transaction.

4] Record on Financial Crime :

Charges or conviction registered against subject: **None**

5] Records on Violation of Anti-Corruption Laws :

Charges or investigation registered against subject: **None**

6] Records on Int'l Anti-Money Laundering Laws/Standards :

Charges or investigation registered against subject: **None**

7] Criminal Records

No available information exist that suggest that subject or any of its principals have been formally charged or convicted by a competent governmental authority for any financial crime or under any formal investigation by a competent government authority for any violation of anti-corruption laws or international anti-money laundering laws or standard.

8] Affiliation with Government :

No record exists to suggest that any director or indirect owners, controlling shareholders, director, officer or employee of the company is a government official or a family member or close business associate of a Government official.

9] Compensation Package :

Our market survey revealed that the amount of compensation sought by the subject is fair and reasonable and comparable to compensation paid to others for similar services.

10] Press Report :

No press reports / filings exists on the subject.

CORPORATE GOVERNANCE

MIRA INFORM as part of its Due Diligence do provide comments on Corporate Governance to identify management and governance. These factors often have been predictive and in some cases have created vulnerabilities to credit deterioration.

Our Governance Assessment focuses principally on the interactions between a company's management, its Board of Directors, Shareholders and other financial stakeholders.

CONTRAVENTION

Subject is not known to have contravened any existing local laws, regulations or policies that prohibit, restrict or otherwise affect the terms and conditions that could be included in the agreement with the subject.

FOREIGN EXCHANGE RATES

Currency	Unit	INR
US Dollar	1	INR 68.62
UK Pound	1	INR 89.26
Euro	1	INR 79.49

INFORMATION DETAILS

Information Gathered by :	SHA
Analysis Done by :	NYT
Report Prepared by :	JYO

SCORE FACTORS

DEMERIT POINTS		
--BANK CHARGES	YES/NO	YES
--LITIGATION	YES/NO	NO
--OTHER ADVERSE INFORMATION	YES/NO	NO
MERIT POINTS		
--SOLE DISTRIBUTORSHIP	YES/NO	NO
--EXPORT ACTIVITIES	YES/NO	NO
--AFFILIATION	YES/NO	NO
--LISTED	YES/NO	NO
--OTHER MERIT FACTORS	YES/NO	YES

RATING EXPLANATIONS

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default
A+	Low Risk	Business dealings permissible with low risk of default
A	Acceptable Risk	Business dealings permissible with moderate risk of default
B	Medium Risk	Business dealings permissible on a regular monitoring basis
C	Medium High Risk	Business dealings permissible preferably on secured basis
D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

NB is stated where there is insufficient information to facilitate rating. However, it is not to be considered as unfavourable.

This score serves as a reference to assess SC's credit risk and to set the amount of credit to be extended. It is calculated from a composite of weighted scores obtained from each of the major sections of this report. The assessed factors are as follows:

- Financial condition covering various ratios
- Company background and operations size
- Promoters / Management background
- Payment record
- Litigation against the subject
- Industry scenario / competitor analysis
- Supplier / Customer / Banker review (wherever available)

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