

MIRA INFORM REPORT

Report No. :	527581
Report Date :	31.08.2018

IDENTIFICATION DETAILS

Name :	RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED (w.e.f. 27.04.2017)
Formerly Known As :	VISHWAROOP ESTATES & DEVELOPERS PRIVATE LIMITED
Registered Office :	One BKC, A Wing 1401, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051, Maharashtra
Tel. No.:	91-22-33965700
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	19.07.2014
CIN No.: [Company Identification No.]	U45400MH2014PTC256188
Capital Investment / Paid-up Capital :	INR 0.100 million
PAN No.: [Permanent Account No.]	AAECV8428Q
GSTN : [Goods & Service Tax Registration No.]	29AAECV8428Q1ZC (Karnataka) 27AAECV8428Q1ZG (Maharashtra)
Legal Form :	Private Limited Liability Company
Line of Business :	Subject is primarily engaged in the business of Real Estate and Property Development, Leasing, residential and Commercial Properties to earn lease rentals and for capital appreciations. (Registered Activity)
No. of Employees :	Information denied by the management

RATING & COMMENTS

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

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 2

MIRA's Rating :	C
------------------------	---

Credit Rating	Explanation	Rating Comments
C	Medium High Risk	Business dealings permissible preferably on secured basis

Status :	Moderate
Payment Behaviour :	Slow and delayed
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 2014. The company is engaged in the business of real estate and property development, leasing, residential and commercial properties.</p> <p>As per the financials of FY 2017, the company has achieved decent revenue from its operations and has incurred operational loss.</p> <p>The moderate financial profile of the company is marked by eroded net worth base along with high debt balance sheet profile.</p> <p>These strengths are partially offset by high customer concentration in revenue profile, large working capital requirement, intense competition due to high degree of fragmentation and execution challenges faced in the construction industry.</p> <p>Payment seems to be slow and delayed.</p> <p>In view of aforesaid, dealings are recommended on safe and secured terms.</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.

EPF (Employee Provident Fund) DEFAULTERS' LIST STATUS

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 3

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 31.08.2018

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 :	Not Divulged
Designation :	Accounts Department
Contact No.:	91-22-33965700
Date :	29.08.2018

LOCATIONS

Registered/ Office :	Corporate	One BKC, A Wing 1401, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051, Maharashtra, India
Tel. No.:		91-22-33965700
Fax No.:		Not Available
E-Mail :		roc@radiusdevelopers.com
Website :		http://www.radiusdevelopers.com
Overseas Offices :	Located at :	<ul style="list-style-type: none"> • Dubai • Singapore • United Kingdom

DIRECTORS

As on 31.03.2018

Name :	Mr. Deepak Tulsidas Bajaj
Designation :	Director
Address :	Next to Apsara Laundry, Lachaman Niwas, 3rd Floor, Prabhat Colony, Road-7, Santacruz (East), Mumbai-400055, Maharashtra, India
Date of Appointment :	26.09.2015

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 4

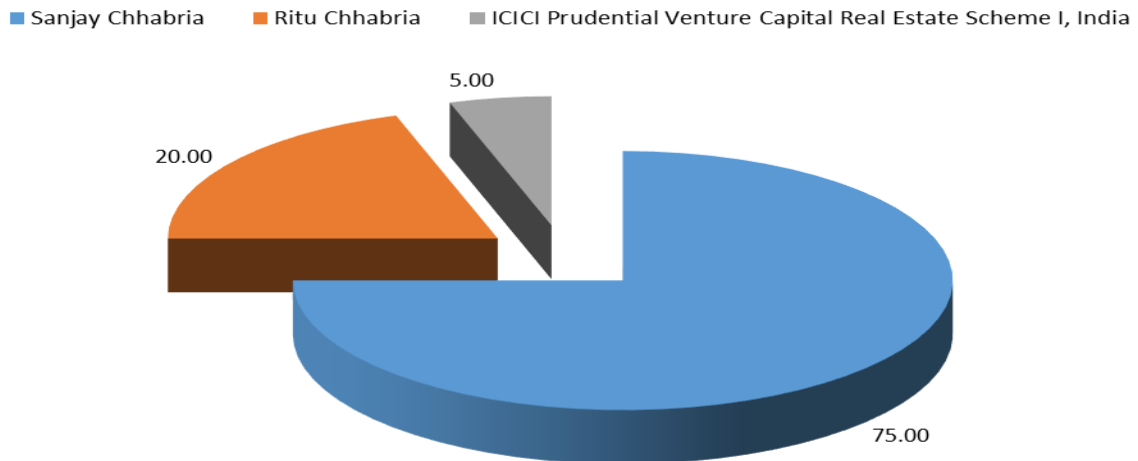
DIN No.:	06757265
Name :	Mr. Rajinder Berry
Designation :	Additional Director
Address :	2203/2204, Anmol Pride, S.V. Road, Opposite Patel Petrol Pump, Goregaon (West), Mumbai-400104, Maharashtra, India
Date of Birth/Age :	21.06.1950
Date of Appointment :	13.06.2018
DIN No.:	02564864

MAJOR SHAREHOLDERS

As on 31.03.2017

Names of Shareholders	No. of Shares	% of Holding
Sanjay Chhabria	7500	75.00
Ritu Chhabria	2000	20.00
ICICI Prudential Venture Capital Real Estate Scheme I, India	500	5.00
Total	10000	100.00

Share holding pattern



Equity Share Break up (Percentage of Total Equity)

As on 28.09.2017

Category	Percentage
----------	------------

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 5

Promoters (Individual/Hindu Undivided Family – Indian)	95.00
Promoters (Venture capital)	5.00
Total	100.00

BUSINESS DETAILS

Line of Business :	Subject is primarily engaged in the business of Real Estate and Property Development, Leasing, residential and Commercial Properties to earn lease rentals and for capital appreciations. (Registered Activity)	
Products / Services :	Item Code No.	Products/Services Description
	99541110	Construction services of single dwelling or multi dwelling or multi-storied residential buildings
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Divulged	
Imports :	Not Divulged	
Terms :	Not Divulged	

PRODUCTION STATUS – (NOT AVAILABLE)

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 :	--

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 6

	Remark:	--	
No. of Employees :	Information denied by the management		
Bankers :	Banker Name :	ICICI Bank Limited	
	Branch :	ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara-390007, Gujarat, India	
	Person Name (With Designation) :	--	
	Contact Number :	--	
	Name of Account Holder :	--	
	Account Number :	--	
	Account Since (Date/Year of Account Opening) :	--	
	Average Balance Maintained :	--	
	Credit Facilities Enjoyed (CC/OD/Term Loan) :	--	
	Account Operation :	--	
	Remark :	--	
	<ul style="list-style-type: none"> Housing Development Finance Corporation Limited, Ramon House 169, Backbay Reclamation H T Parekh Marg, Mumbai-400020, Maharashtra, India 		
Facilities :	Secured Loan	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
	Long-term Borrowings		
	Non - Convertible Debentures		
	13% 749995 Nos. Unlisted Non-convertible debentures of INR 1000 each	749.995	0.000
	13% 400 Nos. Unlisted Non-convertible debentures of INR 1000000 each	374.000	0.000
	16% 250 Nos. Unlisted Non-convertible debentures of INR 1000000 each	250.000	0.000
	Loans from Banks and Financial Institution		
	Term Loan from bank	40.500	70.875
	Term Loan from financial institution	3616.808	0.000
	Car Loans	29.812	36.686
	Equipment Loans	42.976	0.000
	Less: Current maturities	685.456	46.867
	Short-term borrowings		
	Bank overdraft	255.810	0.000
Total	4674.445	60.694	

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 7

Financial Institution :	<ul style="list-style-type: none"> Beacon Trusteeship Limited, 3, Prabhat Kunj, Prabhat Colony Santacruz (East), Mumbai-400055, Maharashtra, India Indiabulls Housing Finance Limited, M - 62 & 63, First Floor, Connaught Place, New Delhi-110001, India
--------------------------------	---

Auditors :	
Name :	Rohira Mehta and Associates Chartered Accountants
Address :	B-202, 2nd Floor, Grand Bella Vista, Near Jari Mari Temple, S. V. Road, Bandra (West), Mumbai – 400050, Maharashtra, India
Income-tax PAN of auditor or auditor's firm :	AAFFR0198H
Memberships :	Not Available
Collaborators :	Not Available
Enterprises controlled or significantly influenced by major shareholders of the Company, with whom transactions have occurred :	<ul style="list-style-type: none"> Raghuleela Builders Private Limited Radius Estate Projects Private Limited (Formerly Known as Vishwaroop Realtors Private Limited) Sumer Radius Realty Private Limited SC Infraventure Private Limited Aaditri Estate Projects Private Limited Astoria Homes LLP Reliable Foundation LLP Radius Project Developers LLP (Formerly Known as Vishwaroop Realty LLP) Radius Enterprises SRC and Associates

CAPITAL STRUCTURE

As on 28.09.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR 10/- each	INR 0.100 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR 10/- each	INR 0.100 Million

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.



MIRA INFORM PRIVATE LIMITED
605, Palmspring, Near D'Mart, Link Road,
Malad (West), Mumbai - 400 064. INDIA
Tel : 91-22-40448000 (44 lines)
Fax : 91-22-40448045 / 40448046
E-mail : mira@mirainform.com
info@mirainform.com
Website : <http://www.mirainform.com>
<http://www.miraglobalcheck.com>
<http://www.miraglobalcollections.com>

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 8

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

FINANCIAL DATA
[all figures are 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	0.100	0.100	0.100
(b) Reserves & Surplus	(45.308)	(30.954)	0.013
(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)	(45.208)	(30.854)	0.113
(3) Non-Current Liabilities			
(a) long-term borrowings	4918.635	560.694	549.811
(b) Deferred tax liabilities (Net)	0.000	0.000	0.067
(c) Other long term liabilities	5513.685	3948.359	272.600
(d) long-term provisions	3.157	0.778	0.000
Total Non-current Liabilities (3)	10435.477	4509.831	822.478
(4) Current Liabilities			
(a) Short term borrowings	476.897	650.212	189.000
(b) Trade payables	520.011	204.961	21.783
(c) Other current liabilities	2314.108	2781.560	605.993
(d) Short-term provisions	0.095	0.024	0.013
Total Current Liabilities (4)	3311.111	3636.757	816.789
TOTAL	13701.380	8115.734	1639.380
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	140.343	86.264	0.863
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Capital work-in-progress	0.000	0.000	9.257
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	0.005	0.005	0.000
(c) Deferred tax assets (net)	10.754	9.631	0.000
(d) Long-term Loan and Advances	3798.793	6741.055	1310.876
(e) Other Non-current assets	104.500	100.000	0.000
Total Non-Current Assets	4054.395	6936.955	1320.996
(2) Current assets			

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 10

(a) Current investments	1901.900	0.000	0.000
(b) Inventories	3790.623	1035.918	135.901
(c) Trade receivables	243.019	59.050	0.000
(d) Cash and cash equivalents	82.603	2.270	30.444
(e) Short-term loans and advances	326.862	66.070	86.935
(f) Other current assets	3301.978	15.471	65.104
Total Current Assets	9646.985	1178.779	318.384
TOTAL	13701.380	8115.734	1639.380

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	20.055	0.000	0.000
	Other Income	20.594	151.668	0.206
	TOTAL	40.649	151.668	0.206
Less	EXPENSES			
	Cost of construction	1146.002	437.682	0.300
	Decrease / (Increase) in work-in-progress	(2757.611)	(896.576)	(135.900)
	Employees benefits expense	136.825	94.783	12.917
	Other expenses	422.207	227.393	16.888
	TOTAL	(1052.577)	(136.718)	(105.795)
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	1093.226	288.386	106.001
Less	FINANCIAL EXPENSES	1095.908	323.607	105.862
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	(2.682)	(35.221)	0.139
Less/ Add	DEPRECIATION/ AMORTISATION	12.795	5.445	0.059
	PROFIT/ (LOSS) BEFORE TAX	(15.477)	(40.666)	0.080
Less	TAX	(1.122)	(9.699)	0.067
	PROFIT/ (LOSS) AFTER TAX	(14.355)	(30.967)	0.013
	IMPORTS			
	Material/ Labour and other construction costs	23.305	4.234	3.603
	TOTAL IMPORTS	23.305	4.234	3.603

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 11

Earnings / (Loss) Per Share (INR)	(1435.46)	(3096.68)	1.28
-----------------------------------	-----------	-----------	------

CURRENT MATURITIES OF LONG TERM DEBT DETAILS

Particulars	31.03.2017	31.03.2016	31.03.2015
Current Maturities of Long term borrowings	685.456	46.867	507.105
Cash generated from/ (used in) operations	(43.076)	(1668.908)	(1190.533)
Net cash generated from/(used in) operating Activities	(56.003)	(1701.791)	(1190.533)

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	4422.93	0.00	0.00
Account Receivables Turnover (Income / Sundry Debtors)	0.08	0.00	0.00
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	165.62	170.92	26502.65
Inventory Turnover (Operating Income / Inventories)	0.29	0.28	0.78
Asset Turnover (Operating Income / Net Fixed Assets)	7.79	3.34	10.47

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.65	0.52	1.14
Debt Equity Ratio (Total Liability / Networth)	(134.51)	(40.77)	11025.81
Current Liabilities to Networth (Current Liabilities / Net Worth)	(73.24)	(117.87)	7228.22
Fixed Assets to Networth	(3.10)	(2.80)	89.56

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 12

(Net Fixed Assets / Networth)			
Interest Coverage Ratio (PBIT / Financial Charges)	1.00	0.89	1.00

PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	(71.58)	0.00	0.00
Return on Total Assets ((PAT / Total Assets) * 100)	%	(0.10)	(0.38)	0.00
Return on Investment (ROI) ((PAT / Networth) * 100)	%	31.75	100.37	11.50

SOLVENCY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		2.91	0.32	0.39
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		1.77	0.04	0.22
G-Score Ratio Financial (Networth / Total Assets)		0.00	0.00	0.00
G-Score Ratio Debt (Debts / Equity Capital)		60809.88	12577.73	12459.16
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		2.91	0.32	0.39

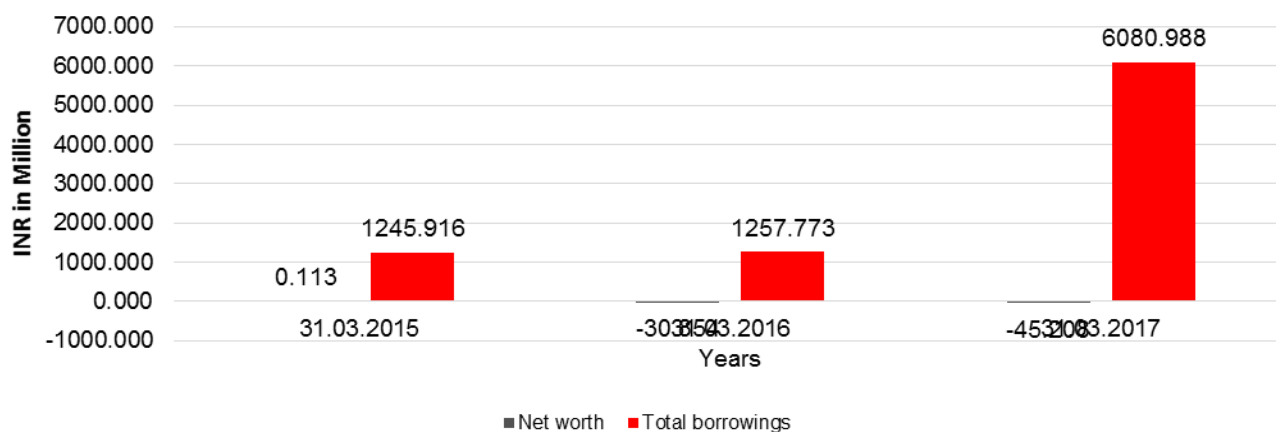
Total Liability = Short-term Debt + Long-term Debt + Current Maturities of Long-term debts

FINANCIAL ANALYSIS
[all figures are in 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	0.100	0.100	0.100
Reserves & Surplus	0.013	(30.954)	(45.308)
Net worth	0.113	(30.854)	(45.208)
long-term borrowings	549.811	560.694	4918.635
Short term borrowings	189.000	650.212	476.897
Current maturities of long-term debts	507.105	46.867	685.456
Total borrowings	1245.916	1257.773	6080.988
Debt/Equity ratio	11025.805	(40.765)	(134.511)

Debt to Equity

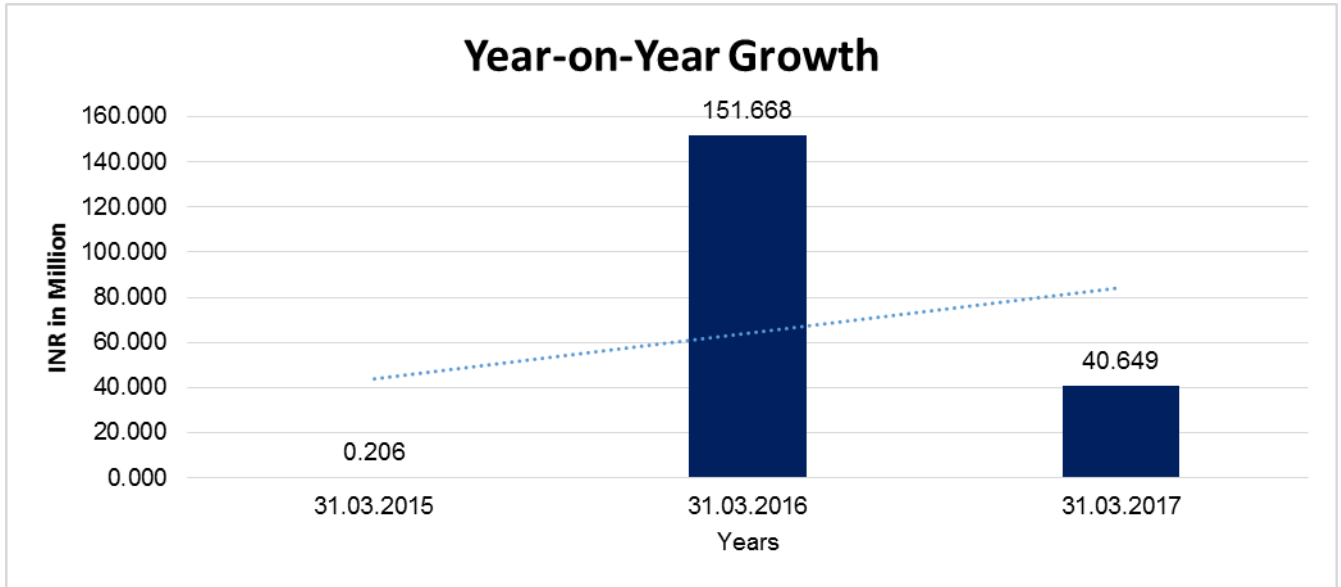


YEAR-ON-YEAR GROWTH

Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Total Income	0.206	151.668	40.649
		73525.243	(73.199)

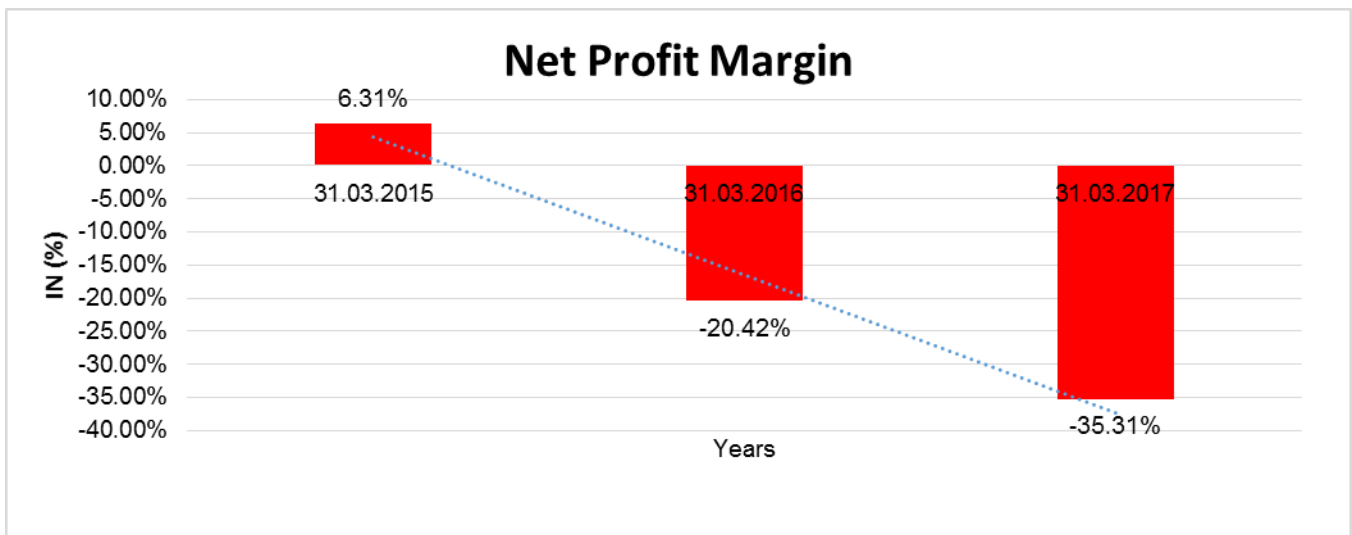
DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 14



NET PROFIT MARGIN

Net Profit Margin	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Total Income	0.206	151.668	40.649
Profit/ (Loss)	0.013	(30.967)	(14.355)
	6.31%	(20.42%)	(35.31%)



DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

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	No
5]	Buyer visit details	--
6]	Contact numbers	Yes
7]	Name of the person contacted	No
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	Yes
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	--

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 16

34]	Payments terms	No
35]	Negative Reporting by Auditors in the Annual Report	No

BACKGROUND AND NATURE OF OPERATIONS

The Company (formerly known as Vishwaroop Estates and Developers Private Limited) was incorporated in India on July 19, 2014 as a private limited company. The Company is engaged primarily in the business of Real estates and Property Development, leasing, residential & commercial properties to earn lease rentals and for capital appreciation.

BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR / STATE OF COMPANY'S AFFAIR:

The Company is primarily engaged in the business of Real Estate and Property Development, Leasing, residential and Commercial Properties to earn lease rentals and for capital appreciations. The Company is currently undertaking Project "MIG- Bandra" and good response has been received from its Customers. The development of Project is in full swing. The company has also commenced project at Bangalore and development is in full swing and is expected to complete in next 15 to 18 months approximately.

UNSECURED LOAN

PARTICULAR	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
Long-term Borrowings		
Others	500.000	500.000
Short-term borrowings		
Loan from related parties repayable on demand	0.000	256.920
Loan from others	221.087	393.292
Total	721.087	1150.212

INDEX OF CHARGES

S No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G78644 515	100158 624	HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED	22/11/2017	-	-	1600000000.0	RAMON HOUSE 169BACKBAY RECLAMATIONH T PAREKH MARGMUMBAIMa 400020IN

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 17

2	G79791 216	100158 340	HOUSING DEVELOPM ENT FINANCE CORPORAT ION LIMITED	29/08/2 017	22/11/201 7	-	4000000000 .0	RAMON HOUSE 169BACKBAY RECLAMATIONH T PAREKH MARGMUMBAIMa 400020IN
3	G58976 945	100132 080	BEACON TRUSTEES HIP LIMITED	08/08/2 017	-	-	2500000000. 0	3, PRABHAT KUNJ, PRABHAT COLONYSANTAC RUZ EASTMUMBAIMa4 00055IN
4	G44552 065	100099 520	ICICI BANK LIMITED	24/04/2 017	-	-	9721000.0	ICICI Bank Tower, Near Chakli Circle,Old Padra RoadVadodaraGu3 90007IN
5	G39265 558	100085 701	ICICI BANK LIMITED	16/02/2 017	-	-	21488000.0	ICICI Bank Tower, Near Chakli Circle,Old Padra RoadVadodaraGu3 90007IN
6	G37382 512	100080 824	ICICI BANK LIMITED	31/01/2 017	-	-	21488000.0	ICICI Bank Tower, Near Chakli Circle,Old Padra RoadVadodaraGu3 90007IN
7	G34441 477	100076 133	BEACON TRUSTEES HIP LIMITED	29/12/2 016	-	-	2500000000. 0	3, PRABHAT KUNJ, PRABHAT COLONYSANTAC RUZ EASTMUMBAIMa4 00055IN
8	G06195 440	100035 258	BEACON TRUSTEES HIP LIMITED	24/06/2 016	-	-	4000000000. 0	3, PRABHAT KUNJ, PRABHAT COLONYSANTAC RUZ EASTMUMBAIMa4 00055IN
9	G05825 336	100034 048	IL & FS TRUST COMPANY LIMITED	16/06/2 016	-	-	749995000. 0	IL & FS FINANCIAL CENTREPLOT NO C22 G BLOCK BANDRAKURLA COMPLEX

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 18

								BANDRA EASTMUMBAIMa4 00051IN
1 0	G62620 901	100050 694	INDIABULL S HOUSING FINANCE LIMITED	30/07/2 016	-	16/11/20 17	3750000000 .0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHIDe110001IN

FIXED ASSETS

- Computers
- Computer servers
- Furniture
- Porta Cabin
- Office Equipment
- Motor Car
- Plant & Machinery

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.

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 70.73
UK Pound	1	INR 92.15
Euro	1	INR 82.72

INFORMATION DETAILS

Information Gathered by :	SHN
Analysis Done by :	PRI
Report Prepared by :	JYTK

RADIUS ESTATES AND DEVELOPERS PRIVATE LIMITED - 527581 MIRA PAGE NO. : 21

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	YES
--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)

DISCLAIMER : This Report is **PRIVATE & CONFIDENTIAL** and it is prepared at the request of and for its use by the Subscriber only. The Subscriber shall use the contents of the Report merely as an aid to its business. Mira Inform Private Limited ("MIPL") has collated information/data in the Report, which have not been verified unless otherwise specifically mentioned in the Report. The Subscriber shall independently verify the accuracy and correctness of the information/data before in any way acting upon the same. MIPL shall not be liable for any harm, injury, loss or damage caused to the Subscriber due to default by the Subscriber's debtors/beneficiaries in fulfilling their obligations of any nature whatsoever. This Report or any of its portion shall not be used as a documentary evidence or otherwise before any investigative agencies or forum of law. This Report is confidential and proprietary to MIPL. The Subscriber and/or any other person(s) may not reproduce, publish or disclose any of the contents of the Report to others without the express authorization of MIPL. This Report is prepared and issued to the Subscriber without any risk, responsibility or liability on the part of MIPL or its officials.