

**MIRA INFORM REPORT**

<b>Report No. :</b>	542024
<b>Report Date :</b>	03.12.2018

**IDENTIFICATION DETAILS**

<b>Name :</b>	APPASWAMY REAL ESTATES
<b>Registered Office :</b>	#3, Mangesh Road, T Nagar, Chennai – 600017, Tamilnadu
<b>Tel. No.:</b>	91-44-24346333 / 24322424
<b>Country :</b>	India
<b>Financials (as on) :</b>	Not Divulged
<b>Year of Establishment:</b>	Not Divulged
<b>Capital Investment / Paid-up Capital :</b>	Not Divulged
<b>PAN No.:</b> [Permanent Account No.]	AAZFA1878M
<b>GSTN :</b> [Goods & Service Tax Registration No.]	33AAZFA1878M1ZP
<b>Legal Form :</b>	Partnership Concern with an Unlimited Liability of the Partners
<b>Line of Business :</b>	Subject is engaged in the business of builders and developers for developing residential, commercial complex and IT space. [From Indirect Sources]
<b>No. of Employees :</b>	Not Divulged

**RATING & COMMENTS**

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

<b>MIRA's Rating :</b>	<b>C</b>
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<b>Credit Rating</b>	<b>Explanation</b>	<b>Rating Comments</b>
C	Medium High Risk	Business dealings permissible preferably on secured basis

<b>Status :</b>	Moderate
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<b>Payment Behaviour :</b>	Unknown
<b>Litigation :</b>	Clear

**NOTES :**

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

**ECGC Country Risk Classification List**

Country Name	Previous Rating (30.06.2018)	Current Rating (30.09.2018)
India	A1	A1

Risk Category	ECGC Classification
Insignificant	A1
Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
Very High Risk	D

**EXTERNAL AGENCY RATING**

<b>Rating Agency Name</b>	Not Available
<b>Rating</b>	Not Available
<b>Rating Explanation</b>	Not Available
<b>Date</b>	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**

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

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**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 03.12.2018

**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**

Management Non-Cooperative (Tel. No.: 91-44-24346333 / 24322424)

**LOCATIONS**

<b>Registered Office :</b>	#3, Mangesh Road, T Nagar, Chennai – 60017, Tamilnadu, India
<b>Tel. No.:</b>	91-44-24346333 / 24322424
<b>Fax No.:</b>	91-44-24343627
<b>E-Mail :</b>	<a href="mailto:info@appaswamy.com">info@appaswamy.com</a> <a href="mailto:sales@appaswamy.com">sales@appaswamy.com</a>
<b>Website :</b>	<a href="http://www.appaswamy.com">http://www.appaswamy.com</a>
<b>Locality :</b>	Residential

**PARTNERS**

NOT DIVULGED

**BUSINESS DETAILS**

<b>Line of Business :</b>	Subject is engaged in the business of builders and developers for developing residential, commercial complex and IT space. [From Indirect Sources]
<b>Brand Names :</b>	Not Divulged
<b>Agencies Held :</b>	Not Divulged
<b>Exports :</b>	Not Divulged
<b>Imports :</b>	Not Divulged
<b>Terms :</b>	Not Divulged

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**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--
	<b>Contact No.:</b>	--
	<b>Since How Long Known :</b>	--
	<b>Maximum Limit Dealt :</b>	--
	<b>Experience :</b>	--
	<b>Remark:</b>	--
<b>Customers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--
	<b>Contact No.:</b>	--
	<b>Since How Long Known :</b>	--
	<b>Maximum Limit Dealt :</b>	--
	<b>Experience :</b>	--
	<b>Remark:</b>	--
<b>No. of Employees :</b>	Not Divulged	
<b>Bankers :</b>	<b>Bank Name</b>	Not Divulged
	<b>Branch</b>	--
	<b>Person Name (With Designation)</b>	--
	<b>Contact Number</b>	--
	<b>Name of Account Holder</b>	--
	<b>Account Number</b>	--
	<b>Account Since (Date/Year of Account Opening)</b>	--
	<b>Average Balance Maintained (If Possible)</b>	--
	<b>Credit Facilities Enjoyed (If any)</b>	--
	<b>Account Operation</b>	--
	<b>Remarks (If any)</b>	--
<b>Auditors :</b>	Not Divulged	
<b>Memberships :</b>	Not Available	
<b>Collaborators :</b>	Not Available	
<b>Sister Concern:</b>	Not Divulged	

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**CAPITAL STRUCTURE**

<b>Capital Investment :</b>	
<b>Owned :</b>	Not Divulged
<b>Borrowed :</b>	--
<b>Total :</b>	<b>Not Divulged</b>

**FINANCIAL DATA**  
*[all figures are in INR Million]*

**NOT DIVULGED**

**Note :** Sole Proprietary and Partnership concerns are exempted from filing their financials with the Government Authorities or Registry.

**LOCAL AGENCY FURTHER INFORMATION**

<b>Sr. No.</b>	<b>Check list by info agents</b>	<b>Available in Report (Yes/No)</b>
1	Year of establishment	No
2	Constitution of the entity	Yes
3	Locality of the entity	Yes
4	Premises details	Yes
5	Buyer visit details	Yes
6	Contact numbers	Yes
7	Name of the person contacted	No
8	Designation of contact person	No
9	Promoter's background	No
10	Date of Birth of Proprietor / Partners / Directors	No
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	No
21	Banking facility details	No
22	Conduct of the banking account	--

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23	Financials, if provided	No
24	Capital in the business	No
25	Last accounts filed at ROC, if applicable	No
26	Turnover of firm for last three years	No
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last three years	No
30	Major shareholders, if available	No
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

**OBSERVATION POINTS**

<b>Name of Company :</b>	APPASWAMY REAL ESTATES
<b>Address :</b>	3, Mangesh Road, T Nagar, Chennai – 600017, Tamilnadu, India
<b>Mobile No.:</b>	91-44-24346333
<b>Person to whom we met:</b>	Mr. Pramasivam (Building Security)
<b>Name Board :</b>	Not Sighted
<b>Location:</b>	Easy
<b>Landmark (If Any):</b>	GRJ Jewellers
<b>Total Floors of the building:</b>	2 Floors
<b>Subject situated on :</b>	Whole premises belongs to subject
<b>Locality:</b>	Residential
<b>Area :</b>	Neutral
<b>No. of employees seen at premises:</b>	Medium
<b>Furniture Items Sighted :</b>	Yes
<b>Neighbour's interview :</b>	Name of company: Rajhan Opticals

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	Contact person name: Mr. Sundar (Staff) Neighbor's overview: Existence Confirmed  Name of company: K R G Jewellery Contact person name: Mr. Raghuram (Staff) Neighbor's overview: Existence Confirmed
<b>Proof of visit:</b>	Photographs

## **PRESS RELEASE**

### **APPASWAMY REAL ESTATES INKS INR 4000.000 MILLION DEAL WITH TVH**

#### **Plans high-end residential project in Kotturpuram; Piramal to part-fund venture**

Chennai-headquartered Appaswamy Real Estates has concluded a INR 4000.000 Million deal with True Value Homes (TVH), another city-based developer, over a land parcel measuring 60 grounds at Kotturpuram, close to the Adyar.

Officials from Appaswamy Real Estates and TVH could not be reached for comment. Three different sources in the real estate sector in Chennai, who are aware of this development, said the deal had been concluded and Piramal Fund would advance over ₹200 crore to Appaswamy Real Estates to fund the venture.

It is learnt that Appaswamy Real Estates plans to come up with a high-end residential project at the site. An 18-storey building is what they are planning, sources added.

Over the last few years, several developers eyed this land parcel, which was once part of the 18-acre Adyar Villa owned by SPIC promoter A.C. Muthiah's family. TVH bought this land in 2009 in a INR 1200.000 Million deal.

Earlier, Country Garden, one of China's top township developers, evinced interest in the deal. "The deal did not happen because Country Garden offered to pay a certain amount upfront and the balance after the realisation of the projects," said another source in the real estate sector. According to property consultants, Chennai in the last two years has seen places such as Kotturpuram, Anna Nagar and Egmore emerge in the luxury real estate space.

The localities are witnessing the highest growth because they address the city's new-found need for affordable luxury.

**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 69.65
UK Pound	1	INR 88.82
Euro	1	INR 78.83

**INFORMATION DETAILS**

Information Gathered by :	SPR
Analysis Done by :	VIVR
Report Prepared by :	JYO

**SCORE FACTORS**

DEMERIT POINTS		
--BANK CHARGES	YES/NO	NO
--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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