

MIRA INFORM REPORT

Report No. :	538650
Report Date :	03.12.2018

IDENTIFICATION DETAILS

Name :	MAASILVER HUB INDIA PRIVATE LIMITED
Registered Office :	2 nd Floor, Plot-167/171, Gambhir Bhavan, Shaikh Memon Street, Zaveri Bazar, Mumbai-400002, Maharashtra
Tel. No.:	91-22-23435077
Country :	India
Financials (as on) :	Not Available
Date of Incorporation :	05.04.2018
CIN No.: [Company Identification No.]	U51909MH2018PTC307564
Capital Investment / Paid-up Capital :	INR 1.000 Million
PAN No.: [Permanent Account No.]	AALCM7648A
TAN No.:	MUMM52997A
GSTN : [Goods & Service Tax Registration No.]	27AALCM7648A1ZB
Legal Form :	Private Limited Liability Company
Line of Business :	<ul style="list-style-type: none"> • Manufacturer and Dealer of Silver Utensils, Silver Articles and Silver Coins. [Confirmed by Management] • Dealer, Importer and Exporter of all kinds of silver bars and coins and silver made products. [Registered activity]
No. of Employees :	18 (Approximately)

RATING & COMMENTS

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

MIRA's Rating : NB

Credit Rating	Explanation	Rating Comments
NB	New Business	No recommendation can be done due to business in infancy stage

Status :	New Business
Payment Behaviour :	Unknown
Litigation :	Clear

NOTES :

Any query related to this report can be made on e-mail : 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

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

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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 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 PARTED BY

Name :	Mr. Gaurav Jain
Designation :	Director
Contact No.:	91-9892660624
Date :	30.11.2018

LOCATIONS

Registered Office :	2 nd Floor, Plot-167/171, Gambhir Bhavan, Shaikh Memon Street, Zaveri Bazar, Mumbai-400002, Maharashtra, India
Tel. No.:	91-22-23435077
Mobile No.:	91-9892660624 [Mr. Gaurav Jain]
Fax No.:	Not Available
E-Mail :	maasilverpvtltdac@gmail.com maasilver@gmail.com
Location :	Owned

DIRECTORS

AS ON: 31.03.2018

Name :	Mr. Gaurav Sunderlal Jain
Designation :	Director
Address :	B-901, 9th Floor, 25A Aaditya Towers, Sadanand Wadi V.P Road, Near Phadke Mandir, Girgaon, Mumbai-400004, Maharashtra, India
Date of Birth/Age :	14.02.1991
Qualification :	B Com
Experience :	5 Years
Date of Appointment :	05.04.2018
PAN No.:	AMCPJ7683G

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Aadhaar No.:	3905 8689 0351
DIN No.:	07940738
Profile:	I Gaurav Jain was the Business Development Manager in Maa Silver which was proprietorship firm since 2010. Under proprietorship of Mr. Kailash Sankhla. The firm was dealings in silver utensils, gift articles and silver coins.
Name :	Mr. Komal Jain
Designation :	Director
Address :	B-901 , 9th Floor, 25A Aaditya Towers, Sadanand Wadi V.P Road, Near Phadke Mandir, Girgaon, Mumbai-400004, Maharashtra, India
Date of Birth/Age :	01.07.1990
Qualification :	B Com
Experience :	5 Years
Date of Appointment :	05.04.2018
PAN No.:	ALTPJ8574A
Aadhaar No.:	8418 6436 4565
DIN No.:	07940741
Profile:	I Komal Jain was Designer in Maa Silver which was proprietorship firm since 2010. Under Proprietorship of Mr. Kailash Sankhla. The firm was dealings in silver utensils, gift articles and silver coins.
Name :	Mr. Pavan Jashwant Jain
Designation :	Director
Address :	167/171, Gambhir Bhuvan, 2nd Floor, Zaveri Bazar Bullion Exchange Bank Of India, Mumbadevi Mandir, Mumbai-400002, Maharashtra, India
Date of Birth/Age :	21.08.1993
Qualification :	B Com
Experience :	8 Years
Date of Appointment :	05.04.2018
PAN No.:	ARWPJ3062G
Aadhaar No.:	9595 4420 4558
DIN No.:	07940756
Profile:	I Mr. Pavan Jashwant Jain was the Business Development Manager in Maa Silver which was proprietorship firm since 2010. Under proprietorship of Mr. Kailash Sankhla. The firm was dealings in silver utensils, gift articles and silver coins.
Name :	Mr. Prakash Laxmilal Jain
Designation :	Additional Director
Address :	Flat No 1601, 16th Floor, Aditya Avenue A Wing CHS Limited, V P Road, Topiwala Wadi, Mumbai-400004, Maharashtra, India
Date of Birth/Age :	09.08.1971
Qualification :	B Com
Experience :	15 Years

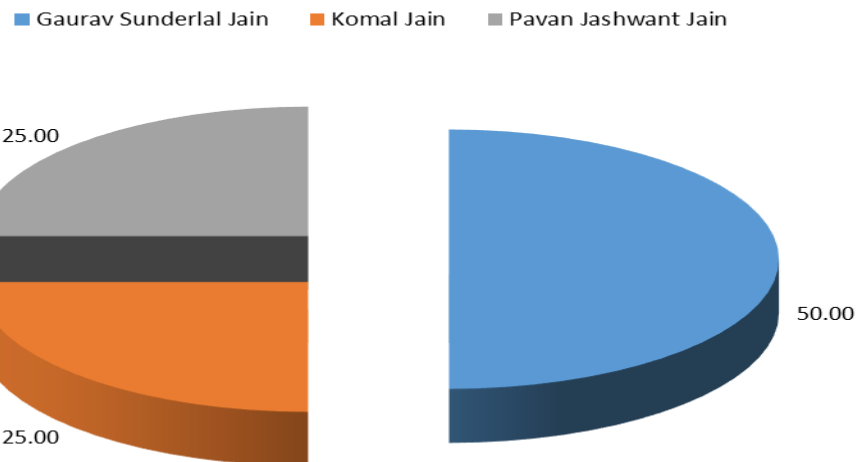
Date of Appointment :	26.09.2018
PAN No.:	AAQPS2630C
Aadhaar No.:	7891 3368 7363
DIN No.:	08227775
Profile:	I Mr. Prakash Laxmilal Jain is currently proprietor of Bhavya Coins which is incorporated since 7 year having turnover of INR 90.000 Million in financial year 2017-18.

MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

AS ON: 05.04.2018

Names of Shareholders	No. of Shares	Percentage of Holding
Gaurav Sunderlal Jain	50000	50.00
Komal Jain	25000	25.00
Pavan Jashwant Jain	25000	25.00
Total	100000	100.00

Share holding pattern



BUSINESS DETAILS

Line of Business :	• Manufacturer and Dealer of Silver Utensils, Silver Articles and Silver Coins.
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	[Confirmed by Management]
	<ul style="list-style-type: none"> Dealer, Importer and Exporter of all kinds of silver bars and coins and silver made products. [Registered activity]
Products :	<ul style="list-style-type: none"> Silver Utensils Silver Articles Silver Coin
Brand Names :	Not Available
Agencies Held :	Not Available
Exports :	
Products :	Finished Goods
Countries :	Dubai
Imports :	Not Available
Terms :	
Selling :	Credit [30 Days]
Purchasing :	Credit [30 Days]

PRODUCTION STATUS: NOT AVAILABLE

GENERAL INFORMATION

Suppliers :	<ul style="list-style-type: none"> Goyal Traders India Private Limited, Mumbai Shiv Silver, Mumbai Bhairav Silver Mart, Mumbai Pari Silver House, Kolkata Heena Jewellers, Kolkata Raj Silver, Delhi SCR Silver, Chennai
Customers :	Wholesaler, Retailers, End Users and Others [E Commerce]
	<ul style="list-style-type: none"> GRT Silverware, Chennai Vummidi Silver, Chennai Chandukaka Saraf, Baramati P N Gadgil and Sons, Pune Joyallukas-Pan India Waman Hari Pethe, Mumbai Gandevikar's Sara Gold Private Limited, Baroda

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	• C Krishniah Chetty Jewellers, Bangalore																						
No. of Employees :	18 (Approximately)																						
Bankers :	<table border="1"> <tr> <td>Bank Name:</td> <td>Axis Bank Limited</td> </tr> <tr> <td>Branch:</td> <td>Ground and 1st Floor, Regal Mansion, Opposite Charni Road, Mumbai, Maharashtra, India</td> </tr> <tr> <td>Person Name (with Designation):</td> <td>Mr. Pradeep [Relationship Manager]</td> </tr> <tr> <td>Contact Number:</td> <td>91-9967093051</td> </tr> <tr> <td>Name of Account Holder:</td> <td>MAASILVER HUB INDIA PRIVATE LIMITED</td> </tr> <tr> <td>Account Number:</td> <td>918020043206155</td> </tr> <tr> <td>Account Since (Date/ Year of A/c Opening):</td> <td>May, 2018</td> </tr> <tr> <td>Average Balance Maintained (Optional):</td> <td>Not Divulged</td> </tr> <tr> <td>Credit Facilities Enjoyed (CC/OD/Term Loan):</td> <td>Current Account</td> </tr> <tr> <td>Account Operation:</td> <td>Satisfactory</td> </tr> <tr> <td>Remarks:</td> <td>We spoke with Mr. Pradeep [Relationship Manager] who confirmed existence of current account of subject company they are satisfied with their banking transaction.</td> </tr> </table>	Bank Name:	Axis Bank Limited	Branch:	Ground and 1 st Floor, Regal Mansion, Opposite Charni Road, Mumbai, Maharashtra, India	Person Name (with Designation):	Mr. Pradeep [Relationship Manager]	Contact Number:	91-9967093051	Name of Account Holder:	MAASILVER HUB INDIA PRIVATE LIMITED	Account Number:	918020043206155	Account Since (Date/ Year of A/c Opening):	May, 2018	Average Balance Maintained (Optional):	Not Divulged	Credit Facilities Enjoyed (CC/OD/Term Loan):	Current Account	Account Operation:	Satisfactory	Remarks:	We spoke with Mr. Pradeep [Relationship Manager] who confirmed existence of current account of subject company they are satisfied with their banking transaction.
Bank Name:	Axis Bank Limited																						
Branch:	Ground and 1 st Floor, Regal Mansion, Opposite Charni Road, Mumbai, Maharashtra, India																						
Person Name (with Designation):	Mr. Pradeep [Relationship Manager]																						
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Name of Account Holder:	MAASILVER HUB INDIA PRIVATE LIMITED																						
Account Number:	918020043206155																						
Account Since (Date/ Year of A/c Opening):	May, 2018																						
Average Balance Maintained (Optional):	Not Divulged																						
Credit Facilities Enjoyed (CC/OD/Term Loan):	Current Account																						
Account Operation:	Satisfactory																						
Remarks:	We spoke with Mr. Pradeep [Relationship Manager] who confirmed existence of current account of subject company they are satisfied with their banking transaction.																						

Auditors :	
Name :	MNT and Associates LLP Chartered Accountants
Address :	Office No. 508, A Wing Groma house, Sector 19, Turbhe, Vashi-400703, Maharashtra, India
Mobile No.:	91-9820002820
E-Mail :	ca.nishit.tanna@gmail.com
Memberships :	Not Available
Collaborators :	Not Available
Associates/Subsidiaries :	Not Available

CAPITAL STRUCTURE

Authorised Capital :

No. of Shares	Type	Value	Amount
100000	Equity Shares	INR 10/- each	INR 1.000 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
100000	Equity Shares	INR 10/- each	INR 1.000 Million

FINANCIAL DATA
[all figures are in INR Million]

NEW BUSINESS

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	Yes
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	Yes
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)	Yes
16	No. of employees	Yes
17	Details of sister concerns	No
18	Major suppliers	Yes
19	Major customers	Yes

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20	Banking Details	Yes
21	Banking facility details	No
22	Conduct of the banking account	Yes
23	Financials, if provided	No
24	Capital in the business	Yes
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	Yes
29	Profitability for last three years	No
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	Yes
35	Negative Reporting by Auditors in the Annual Report	No

INDEX OF CHARGES: NO CHARGES EXISTS FOR COMPANY

OBSERVATION POINTS

Name :	MAASILVER HUB INDIA PRIVATE LIMITED
Address :	2 nd Floor, Plot-167/171, Gambhir Bhavan, Shaikh Memon Street, Zaveri Bazar, Mumbai-400002, Maharashtra, India
Contact No.:	91-9967438904
Person to whom we met:	Mr. Keshar Singh [Office Executive]
Name Board:	Sighted
Location:	Easy
Landmark [if any] :	Bank of India
Total Floors of the building:	4 Floors
Subject situated on :	2 nd Floor
Locality:	Commercial

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Area:	Upmarket
No. of employee seen at premises :	18 [Approximately]
Furniture items sighted :	Yes
Proof of visit:	Photos

ASSESSMENT OF WORKING CAPITAL REQUIREMENTS

OPERATING STATEMENT

(INR IN MILLION)

	PARTICULARS	OPERATING YEARS			
		31.03.2019 (Estimated)	31.03.2020 (Projected)	31.03.2021 (Projected)	31.03.2022 (Projected)
1	GROSS INCOME				
i.	Sales	250.000	300.000	350.000	400.000
ii.	Add : Other income	--	--	--	--
iii.	Net Sales	250.000	300.000	350.000	400.000
	Percentage of increase	--	20.00%	16.67%	14.29%
iii.	Total of (I) + (ii)	250.000	300.000	350.000	400.000
2	COST OF SALES				
	Purchases	251.900	283.900	329.500	377.200
	Direct expenses	8.000	10.000	12.000	14.000
	Sub total	259.900	293.900	341.500	391.200
	Add : Opening stock	--	20.000	27.500	35.000
	Sub total	259.900	313.900	369.000	426.200
	Less : Closing Stock	20.000	27.500	35.000	45.000
	Total cost of sales	239.900	286.400	334.000	381.200

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	Gross Profit	10.100	13.600	16.000	18.800
3	Selling & Admin expenses	4.500	6.000	7.500	9.000
4	Operating Profit before interest & depreciation	5.600	7.600	8.500	9.800
5	Interest - Bank	1.200	2.400	2.600	2.700
	- Others	--	--	--	--
6	Depreciation	0.090	0.061	0.057	0.048
7	Operating Profit after interest & depreciation	4.310	5.139	5.843	7.052
8	Add : Other non -operating income	--	--	--	--
b)	Less : Other non -operating expenses	--	--	--	--
9	PROFIT BEFORE TAX	4.310	5.139	5.843	7.052
10	PROVISION FOR TAXES	1.422	1.696	1.928	2.327
11	NET PROFIT /LOSS	2.888	3.443	3.915	4.725
12	DRAWINGS	--	--	--	--
13	RETAINED PROFIT	2.888	3.443	3.915	4.725
14	RETAINED PROFIT (%)	100.00%	100.00%	100.00%	100.00%

ANALYSIS OF BALANCE SHEET

(INR IN MILLION)

PARTICULARS	OPERATING YEARS			
	31.03.2019 (Estimated)	31.03.2020 (Projected)	31.03.2021 (Projected)	31.03.2022 (Projected)
<u>CURRENT LIABILITIES</u>				
1 Short term borrowing				
From Applicant Bank	230.000	230.000	250.000	270.000

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	(of which BP & BD)				
	From Other Banks	--	--	--	--
	Sub -total	230.000	230.000	250.000	270.000
2	Advance from customers	--	--	--	--
3	Sundry creditors (months ' purchases)	8.757 1.269	13.506 1.736	15.403 1.706	19.500 1.887
4	Duties and taxes	0.500	0.700	0.900	1.100
5	Provisions	0.300	0.500	0.700	0.900
6	Installment Payable within one year	--	--	--	--
7	Other Statutory Liabilities	0.100	0.150	0.225	0.300
8	Deposits/ Debentures	--	--	--	--
9	Other current liabilities	--	--	--	--
	Sub -total	9.657	14.856	17.228	21.800
10	TOTAL CURRENT LIABILITIES	32.657	37.856	42.228	48.800
	<u>TERM LIABILITIES</u>				
11	Long term borrowings	--	--	--	--
12	Unsecured loans	1.000	1.300	1.700	2.000
13	Term Loans	--	--	--	--
14	Deferred payment credits	--	--	--	--
15	<u>Term deposits</u>				
	From Directors	--	--	--	--
	HDFC	--	--	--	--
16	Other Term Liabilities	--	--	--	--
17	TOTAL TERM LIABILITIES	1.000	1.300	1.700	2.000
18	TOTAL OUTSIDE LIABILITIES	33.657	39.156	3.928	50.800
	<u>NET WORTH</u>				
19	Paid up Capital	15.000	15.000	15.000	15.000

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20	General Reserve	2.888	6.331	10.246	14.970
21	Revaluation Reserve	--	--	--	--
22	Unsecured loans- Quasi capital	--	--	--	--
23	Surplus	--	--	--	--
24	NET WORTH	17.888	21.331	25.246	29.970
25	TOTAL LIABILITIES	51.545	60.487	69.174	80.770
	<u>ASSETS</u>				
	<u>CURRENT ASSETS</u>				
26	Cash & bank balance	0.150	0.125	0.100	0.080
27	<u>Investments</u>				
a)	Govt. & other securities	--	--	--	--
b)	Loans & advances	--	--	--	--
c)	Deposits	--	--	--	--
28	Debtors	30.201	31.603	32.572	33.936
	(Month's sales)	4.409	3.845	3.397	3.097
29	Instalment under deferred receivables	--	--	--	--
30	Stock in Trade				
	Raw materials	20.000	27.500	35.000	45.000
31	Advance to Suppliers	--	--	--	--
32	Advance payment of Taxes	0.874	1.000	1.300	1.600
33	Other Current assets	--	--	--	--
34	Total Current Assets	51.225	60.228	68.972	80.616
	<u>FIXED ASSETS</u>				
35	Gross Block	0.410	0.410	0.410	0.410
36	Less : Depreciation to date	0.090	0.151	0.208	0.256
37	Net Block	0.320	0.259	0.202	0.154
	<u>OTHER NON -CURRENT ASSETS</u>				

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38	Investments	--	--	--	--
	Loan and advances	--	--	--	--
39	Debtors more than six months	--	--	--	--
40	Other non-current assets	--	--	--	--
41	Total other non-current assets	--	--	--	--
42	Intangible Assets	--	--	--	--
43	TOTAL ASSETS	51.545	60.487	69.174	80.770
44	Tangible Net worth	17.888	21.331	25.246	29.970
45	Net working Capital	18.568	22.372	26.744	31.816
46	Current Ratio (34/10)	1.57	1.59	1.63	1.65
47	Debt Ratio	1.88	1.84	1.74	1.70

COMPARATIVE STATEMENT OF CURRENT ASSETS AND CURRENT LIABILITIES

(INR IN MILLION)

	PARTICULARS	OPERATING YEARS			
		31.03.2019 (Estimated)	31.03.2020 (Projected)	31.03.2021 (Projected)	31.03.2022 (Projected)
A.	<u>CURRENT ASSETS</u>				
1)	Stock in Trade (Month's Cost of Sales)	20.000 --	27.500 --	35.000 --	45.000 --
2)	Receivables (Month's sales)	30.201 4.409	31.603 3.845	32.572 3.397	33.936 3.097
3)	Export receivables	--	--	--	--
4)	Advance to staff	--	--	--	--

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5)	Other Current Assets	1.024	1.125	1.400	1.680
6)	TOTAL CURRENT ASSETS	55.634	64.073	72.369	83.713
B.	<u>CURRENT LIABILITIES</u>				
7)	Sundry Creditors (Month's Purchase)	8.757 1.269	13.506 1.736	15.403 1.706	19.500 1.887
8)	Advance payment from customers	0.500	0.700	0.900	1.100
9)	Statutory Liabilities	0.100	0.150	0.225	0.300
10)	Other current liabilities	0.300	0.500	0.700	0.900
11)	TOTAL	9.657	14.856	17.228	21.800

**COMPUTATION OF MAXIMUM PERMISSIBLE BANK FINANCE FOR
WORKING CAPITAL**

(INR IN MILLION)

	PARTICULARS	OPERATING YEARS			
		31.03.2019 (Estimated)	31.03.2020 (Projected)	31.03.2021 (Projected)	31.03.2022 (Projected)
1	Total current Assets (34 of Form III)	55.634	64.073	72.369	83.713
2	Current Liabilities (2to 9 of From III)	9.657	14.856	17.228	21.800
3	Working capital Gap (1-2)	45.977	49.217	55.141	61.913
4	Minimum stipulated net working capital - 25% of Total current Assets	13.909	16.018	18.092	20.928
5	Actual / Projected net working Capital	18.568	22.372	26.744	31.816
6	Item 3 minus item 4	32.069	33.199	37.049	40.984

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7	Item 3 minus item 5	27.409	26.845	28.397	30.097
8	Maximum Permissible bank fiance (item 6 or 7 , whichever is lower)	27.409	26.845	28.397	30.097
9	Excess borrowings , if any	--	--	--	--

NETWORTH STATEMENT

MR. PAVAN JASHWANT JAIN [DIRECTOR]

(INR IN MILLION)

<u>PARTICULARS</u>	31.03.2018
Assets	
Loans and advances	1.506
Cash in hand	0.043
Balances in Bank	0.026
Other Current Assets	3.123

Total	4.698
Less:	
Liabilities	
Personal Loans/ Unsecured Loans	1.462

TOTAL NETWORTH	3.236

NETWORTH STATEMENT

MR. GAURAV SUNDERLAL JAIN [DIRECTOR]

(INR IN MILLION)

<u>PARTICULARS</u>	Book Value	31.03.2018 [Market Value]
Assets		
Gold	0.049	0.056

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Silver	7.372	7.345
Loans and advances		5.837
Cash in hand		0.005
Balances in Bank		0.133
Other Current Assets		0.757

Total		14.133
Less:		
Liabilities		
Personal Loans/ Unsecured Loans		3.300

TOTAL NETWORTH		10.833

NETWORTH STATEMENT

MRS. KOMAL JAIN [DIRECTOR]

(INR IN MILLION)

<u>PARTICULARS</u>	Book Value	31.03.2018 [Market Value]
Assets		
Motor Car Hundai Eon	0.178	0.125
Sundry Investment		0.510
Loans and advances		0.745
Cash in hand		0.017
Balances in Bank		0.004
Other Current Assets		1.058

Total		2.459
Less:		
Liabilities		
Personal Loans/ Unsecured Loans		0.000
TOTAL NETWORTH		2.459

COMPANY PROFILE

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The company is incorporated in 2018 names as Maasilver Hub India Private Limited is a Private Limited, engaged into Manufacturing and Dealing in Silver Utensils, Silver Articles and Silver Coins.

PROCESS OF THE ORGANIZATION IS AS UNDER:

Once the order is confirmed from the customer, they procure the Raw Material from the Local supplier after checking the Silver Rate Prevailing in the market. Once the Rate is fixed. They make the payment to the party and take the Delivery of the Metal.

Once the Raw Metal is received, the same metal goes for job work to the factory based in Virar name as Khetpal Metal Works for silver Utensils and Shree Khetpal Metal Works for solver coins.

Once the metal reached to factory, work order is raised from office and production manager coordinates with factory for work order as well as availability of dies.

After placing the work order, they got the finished Goods from the Factory within 2 days pf the orders.

Once the FG received, the goods is checked as per the weight, QC is done with third party check.

Once the goods are ok as the per quality check, the goods got to dispatch department and finally the Tax Invoice is made for the final dispatch of goods.

Once the goods are dispatched, they need to follow up for the speedy payments.

Apart from above they also procure the readymade articles and utensils from the outside Vendors Local as well as all across India. In such cases they make the payment against the goods purchase.

VALUATION REPORT

(GENERAL DETAILS)

Date as on which valuation is made	28.08.2018
Name of the Owner	MRS. NEERU PRAKASH JAIN/ SANKHLA MR. PRAKASH LAXMILAL JAIN/ SANKHLA
Brief Description of the property	Flat No. 1601, 16 th Floor, A Wing, Aaditya Avenue 'A' Wing Co-operative Housing Society Limited, Topiwala Wadi, V P Road, Girgaon, Mumbai-400 004 is about 1.00 km. within Charni Road Station of Western Express Highway this is a residential locality with all civic amenities.
Present Market Value	INR 35.700 Million
Realizable Value n	INR 32.130 Million

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Distress Sale Value	INR 28.560 Million
Govt. Registration Value [Year 2018-19] [After Depreciation]	[1020.00 Sq. Ft. X INR 19576/-] INR 19.968 Million
Cost of Construction for Insurance Purpose	[1020.00 Sq. Ft. X INR 3500/-] INR 3.570 Million

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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 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 69.66
UK Pound	1	INR 89.08
Euro	1	INR 79.36

INFORMATION DETAILS

Information Gathered by :	SHWT
Analysis Done by :	VIVR
Report Prepared by :	RUP

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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	YES
--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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