

**MIRA INFORM REPORT**

Report No. :	545627
Report Date :	18.12.2018

**IDENTIFICATION DETAILS**

Name :	OBEROI CONSTRUCTIONS LIMITED (w.e.f.13.07.2011)
Formerly Known As :	OBEROI CONSTRUCTIONS PRIVATE LIMITED
Registered Office :	Commerz, 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra
Tel. No.:	91-22-66773333/ 66773360
Country :	India
Financials (as on) :	31.03.2018
Date of Incorporation :	02.11.1993
Capital Investment / Paid-up Capital :	INR 51.000 Million
CIN No.: [Company Identification No.]	U45202MH1993PLC074836
PAN No.: [Permanent Account No.]	AAACO1805E
GSTN : [Goods & Service Tax Registration No.]	27AAACO1805E1ZX
Legal Form :	A Closely Held Public Limited Liability Company
Line of Business :	Subject is in the business of Construction and Real Estate Development. (Registered activity)
No. of Employees :	Information declined by the management

**RATING & COMMENTS**

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

**MIRA's Rating :** A+

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Credit Rating	Explanation	Rating Comments
A+	Low Risk	Business dealings permissible with low risk of default

<b>Status :</b>	Excellent
<b>Payment Behaviour :</b>	Usually correct
<b>Litigation :</b>	Exist
<b>Comments :</b>	<p>Subject was incorporated in the year 1993. It is a wholly owned subsidiary of Oberoi Realty Limited.</p> <p>The company is engaged in the business of construction.</p> <p>As per the financial of 2018, The company has achieved decent growth in its revenue as compared to the previous year and has reported a favourable net profitability margin of around 44.15%.</p> <p>Rating takes into consideration the strength that the company derives from its holding company and the strong financial position of the company backed by robust network base along with low debt balance sheet profile.</p> <p>Business is active. Payments seems to be usually correct.</p> <p>In view of healthy financial position and strong holding, the company can be considered good for normal business dealings at usual trade terms and condition.</p>

**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.

**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.

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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 18.12.2018

**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.: 91-22-66773333 / 66773360**

**LOCATIONS**

<b>Registered/ Office :</b>	<b>Corporate</b>	Commerz, 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra, India
<b>Tel. No.:</b>		91-22-66773333/ 66773360
<b>Fax No.:</b>		91-22-66773334
<b>E-Mail :</b>		<a href="mailto:corporate@oberoirealty.com">corporate@oberoirealty.com</a> <a href="mailto:connect@oberoirealty.com">connect@oberoirealty.com</a> <a href="mailto:sales@oberoirealty.com">sales@oberoirealty.com</a>
<b>Website :</b>		<a href="http://www.oberoiconstructions.com">http://www.oberoiconstructions.com</a>

**DIRECTORS**

**As on 31.03.2018**

<b>Name :</b>	Mr. Vikas Ranvir Oberoi
<b>Designation :</b>	Managing director
<b>Address :</b>	Aura House, Plot No. 70, 12th N S Road, J. V. P. D. Scheme, Juhu, Vile Parle (West), Mumbai – 400049, Maharashtra, India
<b>Date of Birth/Age :</b>	08.09.1969
<b>Qualification :</b>	Owner's / President's Management Program from Harvard Business School
<b>Date of Appointment :</b>	02.11.1993
<b>DIN No.:</b>	00011701

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<b>PAN No.:</b>	AAAPO0468L
<b>Name :</b>	Bindu Ranvir Oberoi
<b>Designation :</b>	Whole-time director
<b>Address :</b>	Aura House, Plot No. 70, 12th N S Road, J. V. P. D. Scheme, Juhu, Vile Parle (West), Mumbai – 400049, Maharashtra, India
<b>Date of Birth/Age :</b>	20.08.1968
<b>Qualification :</b>	Bachelor's Degree in Commerce
<b>Date of Appointment :</b>	01.04.2014
<b>DIN No.:</b>	00837711
<b>PAN No.:</b>	AAAPO7811P
<b>Name :</b>	Mr. Tilokchand Punamchand Ostwal
<b>Designation :</b>	Director
<b>Address :</b>	103, Falcon's Crest, G.D. Ambekar Marg, Parel, Mumbai – 400012, Maharashtra, India
<b>Date of Birth/Age :</b>	07.11.1954
<b>Qualification :</b>	Bachelor's degree in commerce, Fellow member of the Institute of Chartered Accountants of India
<b>Date of Appointment :</b>	14.12.2009
<b>DIN No.:</b>	00821268
<b>PAN No.:</b>	AAAPO0753A
<b>Name :</b>	Mr. Venkatesh Satyaraj Mysore
<b>Designation :</b>	Director
<b>Address :</b>	The Imperial, North Tower APT, 4305 BB Nakashe Marg, Tardeo, Mumbai – 400034, Maharashtra, India
<b>Date of Birth/Age :</b>	30.12.1958
<b>Qualification :</b>	Bachelor's degree in Arts, Master's degree In Business Management
<b>Date of Appointment :</b>	27.03.2015
<b>DIN No.:</b>	01401447
<b>PAN No.:</b>	ADWPM0517B
<b>Name :</b>	Mr. Rajendra Manohar Chandorkar
<b>Designation :</b>	Director
<b>Address :</b>	Flat No. 4402, 44th Floor, A-Wing, Oberoi Exquisite Oberoi Garden City, Goregaon (East), Mumbai – 400063, Maharashtra, India
<b>Date of Birth/Age :</b>	02.08.1972
<b>Qualification :</b>	Bachelor in Architecture
<b>Date of Appointment :</b>	15.10.2011
<b>DIN No.:</b>	03626923
<b>PAN No.:</b>	ADYPC1337K

**KEY EXECUTIVES**

<b>Name :</b>	Mr. Bhaskar Sudarshan Kshirsagar
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<b>Designation :</b>	Company Secretary
<b>Address :</b>	E-302, Globe Heights, Off Filmcity Road,, Goregaon (East),, Mumbai - 400063, Maharashtra, India
<b>Date of Birth/Age :</b>	18.06.1981
<b>Date of Appointment :</b>	11.02.2015
<b>PAN No.:</b>	ANRPK0820G

**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

**As on 31.03.2018**

<b>Names of Shareholders</b>	<b>No. of Shares</b>
Oberoi Realty Limited, India	5099990
Santosh Oberoi	4
Vikas Oberoi and Oberoi Realty Limited, India	1
Bindu Oberoi and Oberoi Realty Limited, India	1
Saumil Daru and Oberoi Realty Limited, India	1
Rajendra Chandorkar and Oberoi Realty Limited, India	1
Arunkumar Kotian and Oberoi Realty Limited, India	1
Hitesh Naik and Oberoi Realty Limited, India	1
<b>Total</b>	<b>510000</b>

**Equity Share Break up (Percentage of Total Equity)**

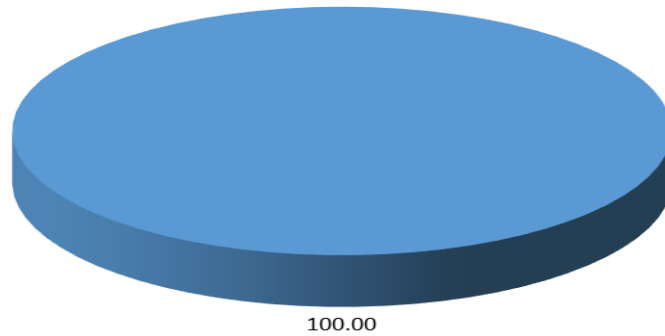
**As on 04.06.2018**

<b>Category</b>	<b>Percentage</b>
Promoter - Bodies corporate	100.00
<b>Total</b>	<b>100.00</b>

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**Share holding pattern**

■ Promoter - Bodies corporate



**BUSINESS DETAILS**

<b>Line of Business :</b>	Subject is in the business of Construction and Real Estate Development. (Registered activity)					
<b>Products :</b>	<table border="1"> <thead> <tr> <th>NIC Code No.</th> <th>Product Description</th> </tr> </thead> <tbody> <tr> <td>4100</td> <td>Construction and Real Estate Development</td> </tr> </tbody> </table>		NIC Code No.	Product Description	4100	Construction and Real Estate Development
NIC Code No.	Product Description					
4100	Construction and Real Estate Development					
<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					

**PRODUCTION STATUS NOT AVAILABLE**

**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--

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	<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>	Information declined by the management		
<b>Bankers :</b>			
	<b>Bank Name</b>	Not Divulged	
	<b>Branch</b>	Not Divulged	
	<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>Facilities :</b>	<b>Secured Loan</b>	<b>31.03.2018 (INR in Million)</b>	<b>31.03.2017 (INR in Million)</b>
	<b>Short-term borrowings</b>		
	Other Loans and Advances	689.886	0.000
	<b>Total</b>	<b>689.886</b>	<b>0.000</b>

<b>Auditors :</b>	
<b>Name :</b>	S R B C and Company LLP Chartered Accountants
<b>Address :</b>	14th Floor, The Ruby, 29 Senapati Bapat Marg, Dadar (West), Mumbai – 400028, Maharashtra, India
<b>PAN N Income-tax PAN of auditor or auditor's firm :</b>	ACHFS9117R

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<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Holding company:</b>	<ul style="list-style-type: none"> <li>Oberoi Realty Limited, India  <b>CIN No.:</b> L45200MH1998PLC114818</li> </ul>
<b>Joint ventures where entity is venture :</b>	<ul style="list-style-type: none"> <li>Oasis Realty (AOP), India</li> <li>ZACO Aviation (AOP), India</li> <li>Aion Realty LLP, India</li> <li>Buoyant Realty LLP, India</li> <li>Shri Siddhi Avenues LLP</li> <li>Pursuit Realty LLP</li> <li>Siddhivinayak Realities Private Limited, India  <b>CIN No.:</b> U45202MH2001PTC132103</li> </ul>
<b>Subsidiary company :</b>	<ul style="list-style-type: none"> <li>Perspective Realty Private Limited, India  <b>CIN No.:</b> U70200MH2007PTC175541</li> <li>Astir Realty LLP</li> </ul>
<b>Fellow Subsidiaries :</b>	<ul style="list-style-type: none"> <li>Incline Realty Private Limited, India  <b>CIN No.:</b> U45400MH2014PTC255010</li> <li>KINGSTON PROPERTY SERVICES LIMITED  <b>CIN No.:</b> U70102MH2007PLC176290</li> </ul>
<b>Other Related Parties :</b>	<ul style="list-style-type: none"> <li>Oberoi Foundation</li> </ul>

**CAPITAL STRUCTURE**

**As on 31.03.2018**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
5250000	Equity Shares	INR 10/- each	INR 52.500 Million

**Issued, Subscribed & Paid-up Capital :**

No. of Shares	Type	Value	Amount
5100000	Equity Shares	INR 10/- each	INR 51.000 Million

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

**ABRIDGED BALANCE SHEET**

SOURCES OF FUNDS	31.03.2018	31.03.2017	31.03.2016
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	51.000	51.000	51.000
(b) Reserves & Surplus	16519.906	16021.128	15845.392
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
<b>Total Shareholders' Funds (1) + (2)</b>	<b>16570.906</b>	<b>16072.128</b>	<b>15896.392</b>
(3) Non-Current Liabilities			
(a) long-term borrowings	0.000	0.000	0.000
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long term liabilities	52.658	26.398	27.061
(d) long-term provisions	1.921	2.207	1.187
<b>Total Non-current Liabilities (3)</b>	<b>54.579</b>	<b>28.605</b>	<b>28.248</b>
(4) Current Liabilities			
(a) Short term borrowings	13681.977	6339.713	4246.233
(b) Trade payables	488.573	103.984	49.810
(c) Other current liabilities	7144.849	5572.970	4058.133
(d) Short-term provisions	0.201	2.618	3.978
<b>Total Current Liabilities (4)</b>	<b>21315.600</b>	<b>12019.285</b>	<b>8358.154</b>
<b>TOTAL</b>	<b>37941.085</b>	<b>28120.018</b>	<b>24282.794</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	76.584	84.591	76.346
(ii) Intangible Assets	0.000	0.000	0.037
(iii) Capital work-in-progress	1047.470	1025.606	356.978
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	21570.603	14289.563	11595.013
(c) Deferred tax assets (net)	1441.913	1248.134	1277.890
(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	59.257	51.670	19.084
<b>Total Non-Current Assets</b>	<b>24195.827</b>	<b>16699.564</b>	<b>13325.348</b>
(2) Current assets			
(a) Current investments	17.900	537.834	500.446

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(b) Inventories	10087.757	7843.280	6637.458
(c) Trade receivables	640.785	382.873	423.429
(d) Cash and cash equivalents	343.811	848.334	1916.689
(e) Short-term loans and advances	0.702	2.166	0.708
(f) Other current assets	2654.303	1805.967	1478.716
<b>Total Current Assets</b>	<b>13745.258</b>	<b>11420.454</b>	<b>10957.446</b>
<b>TOTAL</b>	<b>37941.085</b>	<b>28120.018</b>	<b>24282.794</b>

**PROFIT & LOSS ACCOUNT**

	<b>PARTICULARS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
	<b>SALES</b>			
	Income	1263.898	850.053	526.660
	Other Income	33.559	67.690	213.152
	<b>TOTAL</b>	<b>1297.457</b>	<b>917.743</b>	<b>739.812</b>
<b>Less</b>	<b>EXPENSES</b>			
	Cost of Materials Consumed	2963.478	1731.936	0.000
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(2260.595)	(1189.704)	(1015.955)
	Employees benefits expense	33.469	33.253	33.744
	Other expenses	63.120	87.391	1417.704
	<b>TOTAL</b>	<b>799.472</b>	<b>662.876</b>	<b>435.493</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>497.985</b>	<b>254.867</b>	<b>304.319</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	0.662	0.062	0.011
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>497.323</b>	<b>254.805</b>	<b>304.308</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	26.825	10.658	7.066
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>470.498</b>	<b>244.147</b>	<b>297.242</b>
<b>Less</b>	<b>TAX</b>	(87.477)	75.334	236.454
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>557.975</b>	<b>168.813</b>	<b>60.788</b>
	<b>Earnings / (Loss) Per Share (INR)</b>	<b>109.41</b>	<b>33.1</b>	<b>11.92</b>

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**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

Particulars	31.03.2018	31.03.2017	31.03.2016
Current Maturities of Long term debt	NA	NA	NA
Net cash flows from (used in) operations	(973.370)	213.837	(40.750)
Net cash flows from (used in) operating activities	(1032.165)	155.122	(88.896)

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365 Days)	185.05	164.40	293.46
Account Receivables Turnover (Income / Sundry Debtors)	1.97	2.22	1.24
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	60.18	21.91	0.00
Inventory Turnover (Operating Income / Inventories)	0.05	0.03	0.05
Asset Turnover (Operating Income / Net Fixed Assets)	0.44	0.23	0.70

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.56	0.43	0.34
Debt Equity Ratio (Total Liability / Networth)	0.83	0.39	0.27
Current Liabilities to Networth (Current Liabilities / Net Worth)	1.29	0.75	0.53
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.07	0.07	0.03

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**OBEROI CONSTRUCTIONS LIMITED - 545627 MIRA**

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Interest Coverage Ratio (PBIT / Financial Charges)	752.24	4110.76	27665.36
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**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin ((PAT / Sales) * 100)	%	44.15	19.86	11.54
Return on Total Assets ((PAT / Total Assets) * 100)	%	1.47	0.60	0.25
Return on Investment (ROI) ((PAT / Networth) * 100)	%	3.37	1.05	0.38

**SOLVENCY RATIOS**

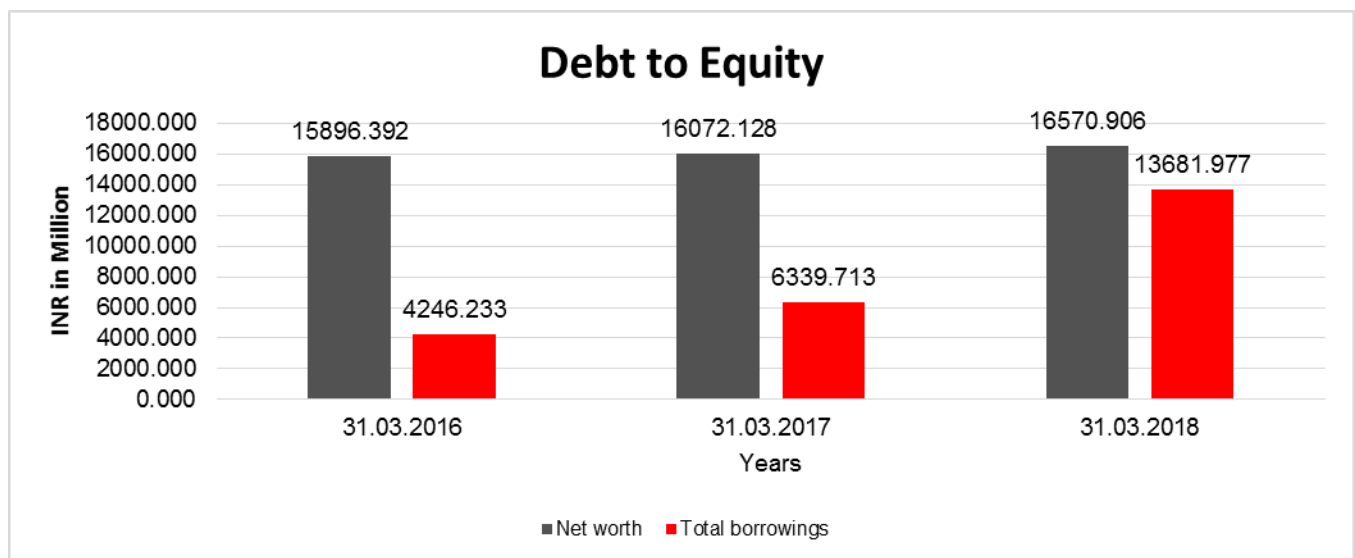
PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)	0.64	0.95	1.31
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)	0.17	0.30	0.52
G-Score Ratio Financial (Networth / Total Assets)	0.44	0.57	0.65
G-Score Ratio Debt (Debts / Equity Capital)	268.27	124.31	83.26
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)	0.64	0.95	1.31

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

**FINANCIAL ANALYSIS**  
*[all figures are INR Million]*

**DEBT EQUITY RATIO**

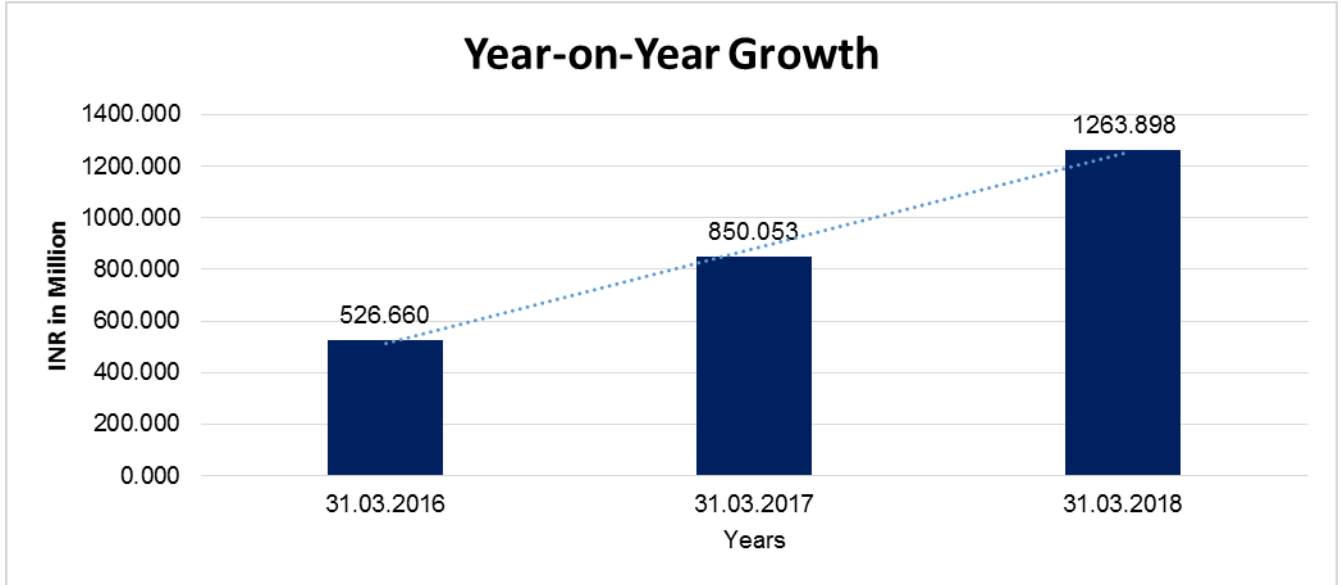
Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	51.000	51.000	51.000
Reserves & Surplus	15845.392	16021.128	16519.906
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
<b>Net worth</b>	<b>15896.392</b>	<b>16072.128</b>	<b>16570.906</b>
long-term borrowings	0.000	0.000	0.000
Short term borrowings	4246.233	6339.713	13681.977
<b>Total borrowings</b>	<b>4246.233</b>	<b>6339.713</b>	<b>13681.977</b>
<b>Debt/Equity ratio</b>	<b>0.267</b>	<b>0.394</b>	<b>0.826</b>



**YEAR-ON-YEAR GROWTH**

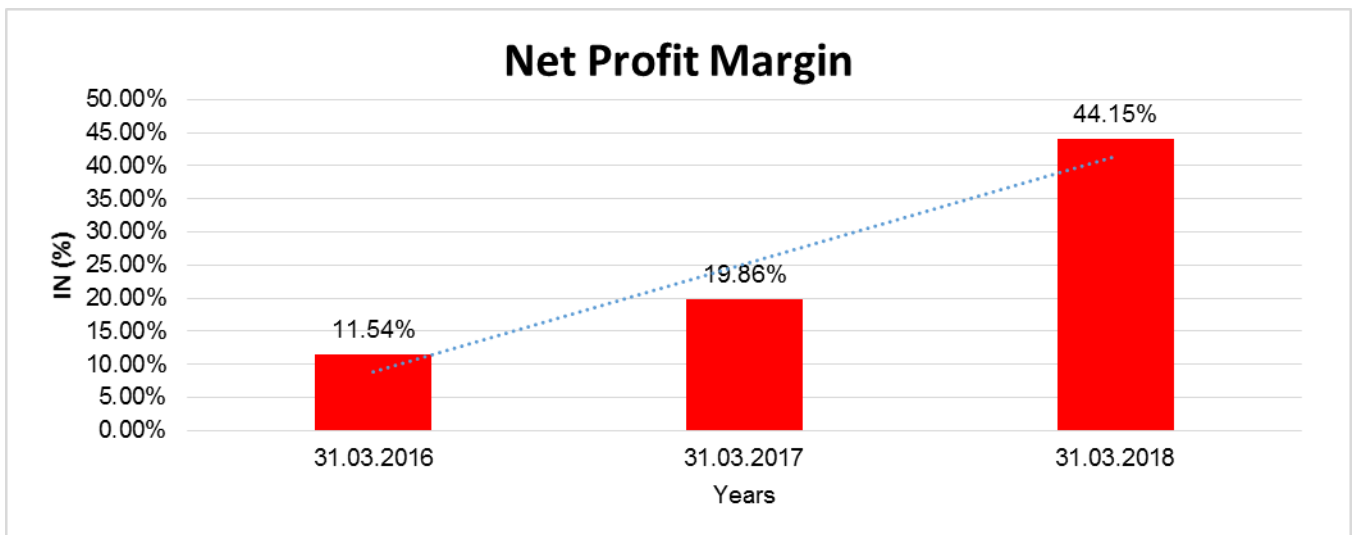
Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	526.660	850.053	1263.898
		<b>61.405</b>	<b>48.685</b>

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**NET PROFIT MARGIN**

Net Profit Margin	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	526.660	850.053	1263.898
Profit	60.788	168.813	557.975
	<b>11.54%</b>	<b>19.86%</b>	<b>44.15%</b>



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**LEGAL CASES**

**Civil Court, Dindoshi**

**Case Details**

**Case Type:** Notice of Motion

**Filing Number:** 203227/2018

**Registration Number:** 201269/2018

**CNR Number:** MHCC04-002994-2018

**Filing Date:** 03-04-2018

**Registration Date:** 03-04-2018

**Case Status**

First Hearing Date: 17th April 2018

Next Hearing Date: 17th April 2018 Date Not Updated

Stage of Case: FOR DIRECTIONS

Court Number and Judge: 1-Judge City Civil Court and Addl. Sessions Judge 1

**Petitioner and Advocate**

1) Oberoi Splendor Flat Onwers Associats

Advocate- Rajesh D. Bindra

**Respondent and Advocate**

1) Oberoi Constructions Pvt.Ltd.

**Acts**

Under Act(s)	Under Section(s)
Civil Procedure Code	9

**Civil Court, Dindoshi**

**Case Details**

**Case Type:** Civil Suit

**Filing Number:** 206004/2017

**Filing Date:** 14-07-2017

**Registration Number:** 202056/2017

**Registration Date:** 17-07-2017

**CNR Number:** MHCC04-006093-2017

**Case Status**

First Hearing Date: 08th September 2017

Next Hearing Date: 29th January 2018

Stage of Case: FOR DIRECTIONS

Court Number and Judge: 1-Judge City Civil Court and Addl. Sessions Judge 1

**Petitioner and Advocate**

1) Oberoi Splendor Flat Onwers Associats  
Advocate- R.D.Bindra

**Respondent and Advocate**

- 1) Oberoi Constructions Pvt.Ltd.
- 2) Vikas Ranvir Oberoi
- 3) Splendor Complex CHS Ltd.
- 4) Prashant Karnik
- 5) Ritu Bhatn Bhatnagar
- 6) Pawan Sharma
- 7) Prasad Dhonde
- 8) Gopal Bihani
- 9) Archana Gupta
- 10) Suresh Aggarwal
- 11) Arun Kumar
- 12) Sonali Dua
- 13) Anil Bai

- 14) Jyotsna Singhvi
- 15) Vidya Kamath
- 16) Laxmi Suryanarayan
- 17) Radhika Kurup
- 18) Pramod Taparia
- 19) Oswin D souza
- 20) Sonika Gupta
- 21) Vimmi Sanghvi

**Acts**

Under Act(s)	Under Section(s)
Civil Procedure Code	9

**History of Case Hearing**

Registration Number	Judge	Business On Date	Hearing Date	Purpose of hearing
202056/2017	Judge City Civil Court and Addl. Sessions Judge 1	08-09-2017	03-10-2017	FOR DIRECTIONS
202056/2017	Judge City Civil Court and Addl. Sessions Judge 1	03-10-2017	08-12-2017	FOR DIRECTIONS
202056/2017	Judge City Civil Court and Addl. Sessions Judge 1	08-12-2017	29-01-2018	FOR DIRECTIONS

**Orders**

Order Number	Order Date	Order Details
1	08-09-2017	Order

**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	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	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	Yes
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

**NATURE OF BUSINESS**

The Company continues to be engaged in the activities pertaining to real estate development and hospitality. On the real estate development front, the Company develops residential, commercial and social infrastructure projects. The Company's hospitality activity is undertaken through joint ventures.

There was no change in the nature of the business of the Company, during the year.

**FINANCIAL PERFORMANCE**

During the year, the company has recorded Total Revenue of INR 1297.457 Million as compared to INR 917.743 Million in the previous year. The Profit before tax is INR 470.498 Million for the year ended March 31, 2018 as compared to INR 244.147 Million for the previous year.

**UNSECURED LOAN**

Unsecured Loan	31.03.2018 (INR in Million)	31.03.2017 (INR in Million)
<b>Short-term borrowings</b>		
Loans and advances from related parties	12992.091	6339.713
<b>Total</b>	<b>12992.091</b>	<b>6339.713</b>

**INDEX OF CHARGES:**

S No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G85 722 007	105 402 18	AXIS TRUSTEE SERVICES LIMITED	05/12/ 2014	-	27/04/ 2018	7500000000.0	2ND FLOOR 'E', AXIS HOUSE BOMBAY DYEING MILLSCOMPOUND, PANDURANG BUDHKAR MARG, WORLI,MUMBAIMH 400025IN
2	A76 037 845	800 438 75	UTI BANK LIMITED	11/07/ 2005	-	06/01/ 2010	2500000000.0	ROYAL ACCORD IV, LOKHANDWALA COMPLEX, ANDHE RI (WEST)MUMBAIMH 400053IN

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3	A38 890 430	800 426 54	ALLAHABA D BANK	28/09/ 2005	24/01/ 2006	22/05/ 2008	1150000000.0	INDUSTRIAL FINANCE BRANCH,APEEJAY HOUSE,3, DINSHAV WACHHA ROAD,MUMABIMH4 00020IN
4	A15 621 709	901 605 99	UTI BANK LTD.	24/05/ 2004	-	16/05/ 2007	350000000.0	ROYAL ACCORD IV; LOKHANDWALA COMPLEXANDHER   BRANCHMUMBAIM H400053IN
5	Y10 260 041	901 602 71	UTI BANK LTD.	06/03/ 2004	-	27/12/ 2005	150000000.0	ROYAL ACCORD IV; LOKHANDWALA COMPLEXANDHER   BRANCHMUMBAIM H400053IN
6	Y10 259 852	901 600 82	UTI BANK LTD.	20/02/ 2002	-	18/03/ 2002	448000000.0	ROYAL ACCORD IV; LOKHANDWALA COMPLEXANDHER   BRANCHMUMBAIM H400053IN

**CONTINGENT LIABILITIES:**

**(INR in million)**

<b>PARTICULARS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>
Other money for which company is contingently liable	29.531	62.159

**FIXED ASSETS**

- Buildings
- Plant and equipment
- Furniture and fixtures
- Vehicles
- Aircrafts helicopters
- Motor vehicles
- Office equipment
- Computer equipments

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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 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 71.19
UK Pound	1	INR 89.88
Euro	1	INR 80.76

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	SUP
<b>Analysis Done by :</b>	NYT
<b>Report Prepared by :</b>	RSH

**SCORE FACTORS**

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

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