

MIRA INFORM REPORT

Report No. :	546669
Report Date :	27.12.2018

IDENTIFICATION DETAILS

Name :	DTWELVE SPACES PRIVATE LIMITED
Registered Office :	54-55, Bagh Dewar, Ground Floor, Fatehpuri, Delhi - 110006
Mobile No.:	91-9810309686 (Mr. Sahil Chopra)
Country :	India
Financials (as on) :	31.03.2018
Date of Incorporation :	27.02.2017
CIN No.: [Company Identification No.]	U45309DL2017PTC313505
Capital Investment / Paid-up Capital :	INR 0.608 Million
PAN No.: [Permanent Account No.]	AAGCD0417P
GSTN : [Goods & Service Tax Registration No.]	<ul style="list-style-type: none"> Delhi, 07AAGCD0417P1ZJ Uttar Pradesh, 09AAGCD0417P1ZF
Legal Form :	Private Limited Liability Company
Line of Business :	Subject is engaged in carrying on the business of providing managed residences of high reputed and quality along with fixtures & electrical appliance and other accommodation related amenities including but not limited to high speed interest housekeeping, parking, security services etc, to individuals. [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)

MIRA's Rating :

B

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Credit Rating	Explanation	Rating Comments
B	Medium Risk	Business dealings permissible on a regular monitoring basis

Maximum Credit Limit :	USD 300000
Status :	Relatively new business
Payment Behaviour :	Slow but correct
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 2017.</p> <p>As per the financial of 2018, the company has achieved revenue of INR 15.540 Million from its operation and has incurred losses.</p> <p>The company has adequate network base and debt free balance sheet profile.</p> <p>Rating is constrained on account of limited track record of the subject.</p> <p>Business is active. Payment seems to be slow but correct.</p> <p>In view of aforesaid, the company can be considered for business dealings with some caution.</p>

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

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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

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 27.12.2018

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 BY

Name :	Mr. Sahil Chopra
Designation :	Not Divulged
Contact No.:	91-9810309686
Date :	24.12.2018

LOCATIONS

Registered Office :	54-55, Bagh Dewar, Ground Floor, Fatehpuri, Delhi – 110006, India
Tel. No.:	Not Available
Mobile No.:	91-9810309686 (Mr. Sahil Chopra)
Fax No.:	Not Available
E-Mail :	ping@stanzaliving.com sahil.chopra@stanzaliving.com ravi.arora@stanzaliving.com
Website:	www.stanzaliving.com
Corporate Office :	Stanza Living, 1 st Floor, M-6, Sri Aurobindo Marg, Hauz Khas Road, New Delhi – 110016, India
Tel. No.:	91-11-40078912

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Stanza Corporate office:	6th Floor, OSE Towers, 5B Hotel Aloft, Aerocity, New Delhi - 110037, India
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DIRECTORS

AS ON 31.03.2018

Name :	Mr. Anindya Dutta
Designation :	Director
Address :	69, Ground Floor, Uday Park, New Delhi – 110049, India
Date of Appointment :	27.02.2017
DIN No.:	02131617
Name :	Mr. Sandeep Dalmia
Designation :	Director
Address :	37 B1, Rajpur Road, Near Tis Hazari Court Gwalior House, Civil Lines, Delhi - 110054, India
Date of Appointment :	27.02.2017
DIN No.:	07681184

MAJOR SHAREHOLDERS

AS ON 31.03.2018

Names of Shareholders (Equity Shares)	No. of Shares
Sandeep Dalmia	5000
Anindya Dutta	5000
Matrix Partners India Investment II Extension, LLC, , Mauritius	10
Accel India V (Mauritius) Limited, Mauritius	10
Total	10020

Names of Shareholders (Series Seed- Compulsory Convertible Preference Shares)	No. of Shares
Matrix Partners India Investment II Extension, LLC, , Mauritius	2538
Accel India V (Mauritius) Limited, Mauritius	2538
Total	5076

AS ON 25.09.2018

Names of Allottees (Series Seed- Compulsory Convertible Preference Shares)	No. of Shares
Matrix Partners India Investment II Extension, LLC, , Mauritius	1933
Accel India V (Mauritius) Limited, Mauritius	1933

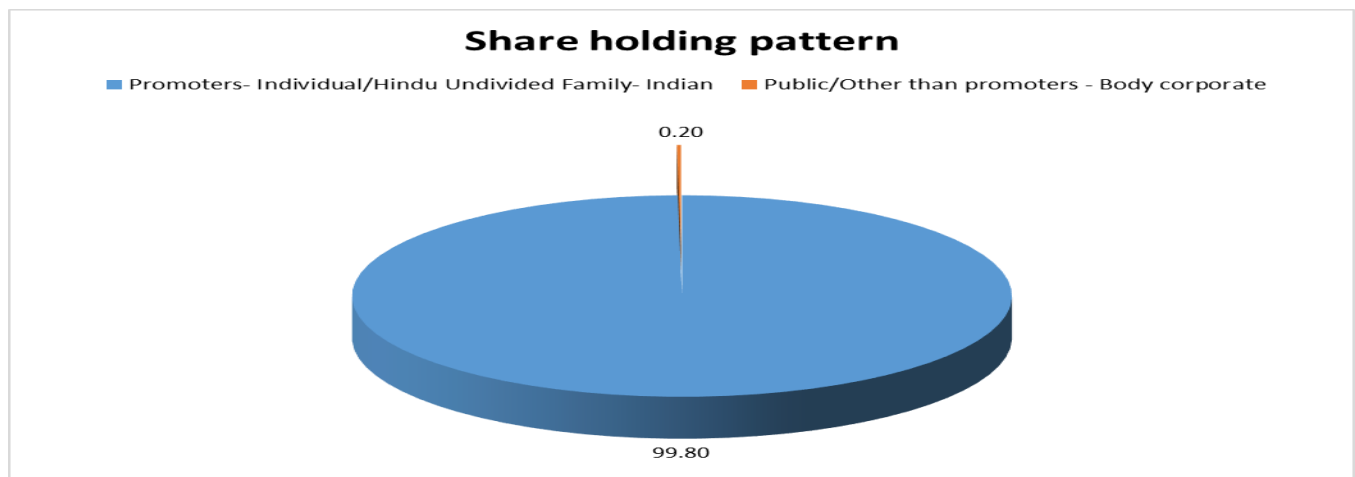
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SCI Investment VI, Mauritius		3613
Sequoia Capital India Trust, India		25
Total		7504

Equity Share Break up (Percentage of Total Equity)

AS ON 26.09.2018

Category	Percentage
Promoters- Individual/Hindu Undivided Family- Indian	99.80
Public/Other than promoters - Body corporate	0.20
Total	100.00



BUSINESS DETAILS

Line of Business :	Subject is engaged in carrying on the business of providing managed residences of high reputed and quality along with fixtures & electrical appliance and other accommodation related amenities including but not limited to high speed interest housekeeping, parking, security services etc, to individuals. [Registered Activity]		
Products / Services :	Name and Description of main products / services	NIC Code	of the Product/service
	Accommodations Services to students	55901	
Brand Names :	Not Available		
Agencies Held :	Not Available		

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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 :	--
	Remark:	--
No. of Employees :	Information denied by the management	
Bankers :	Banker Name :	Not Divulged
	Branch :	Not Divulged
	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 :	--	

Auditors :	
Name :	KNAV and Company Chartered Accountants

Address :	303 OIA House, Cardinal Gracious Road, Chakala, Andheri (East), Mumbai – 400099, Maharashtra, India
Tel No.:	91-22-61644800
E-Mail :	admin@knavcpa.com
Memberships:	042557
PAN N Income-tax PAN of auditor or auditor's firm :	AAEFK3531C
Memberships :	Not Available
Collaborators :	Not Available
Entities in which relative of KMP exercise significant control :	<ul style="list-style-type: none"> Adroit International

CAPITAL STRUCTURE

AFTER 26.09.2018

Authorised Capital : INR 1.750 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
10020	Equity Shares	INR 10/- each	INR 0.100 Million
12580	Series Seed- Compulsory Convertible Preference Shares	INR 100/- each	INR 1.258 Million
	Total		INR 1.358 Million

AS ON 31.03.2018

Authorised Capital :

No. of Shares	Type	Value	Amount
12000	Equity Shares	INR 10/- each	INR 0.120 Million
6000	Series Seed- Compulsory Convertible Preference Shares	INR 100/- each	INR 0.600 Million
	Total		INR 0.720 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
10020	Equity Shares	INR 10/- each	INR 0.100 Million
5076	Series Seed- Compulsory Convertible Preference	INR 100/- each	INR 0.508 Million

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	Shares		
	Total		INR 0.608 Million

FINANCIAL DATA
[all figures are INR Million]

ABRIDGED BALANCE SHEET

SOURCES OF FUNDS			31.03.2018
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital			0.608
(b) Reserves & Surplus			106.074
(c) Money received against share warrants			0.000
(2) Share Application money pending allotment			0.000
Total Shareholders' Funds (1) + (2)			106.682
(3) Non-Current Liabilities			
(a) long-term borrowings			0.000
(b) Deferred tax liabilities (Net)			0.000
(c) Other long term liabilities			0.788
(d) long-term provisions			2.111
Total Non-current Liabilities (3)			2.899
(4) Current Liabilities			
(a) Short term borrowings			0.000
(b) Trade payables			3.065
(c) Other current liabilities			4.991
(d) Short-term provisions			0.070
Total Current Liabilities (4)			8.126
TOTAL			117.707
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets			9.522
(ii) Intangible Assets			0.000
(iii) Capital work-in-progress			0.000
(iv) Intangible assets under development			0.298
(b) Non-current Investments			0.500
(c) Deferred tax assets (net)			0.000
(d) Long-term Loan and Advances			4.470
(e) Other Non-current assets			0.110
Total Non-Current Assets			14.900

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(2) Current assets			
(a) Current investments			0.000
(b) Inventories			0.000
(c) Trade receivables			0.025
(d) Cash and cash equivalents			101.094
(e) Short-term loans and advances			0.000
(f) Other current assets			1.688
Total Current Assets			102.807
TOTAL			117.707

PROFIT & LOSS ACCOUNT

	PARTICULARS		31.03.2018
	SALES		
	Income		15.547
	Other Income		1.104
	TOTAL		16.651
Less	EXPENSES		
	Employees benefits expense		12.577
	Other expenses		25.523
	TOTAL		38.100
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION		(21.449)
Less	FINANCIAL EXPENSES		0.008
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION		(21.457)
Less/ Add	DEPRECIATION/ AMORTISATION		1.170
	PROFIT/ (LOSS) BEFORE TAX		(22.627)
Less	TAX		0.000
	PROFIT/ (LOSS) AFTER TAX		(22.627)
	Earnings / (Loss) Per Share (INR)		
	Basic		(2258.00)
	Diluted		(1931.00)

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CURRENT MATURITIES OF LONG TERM DEBT DETAILS

Particulars			31.03.2018
Current Maturities of Long term debt			NA
Cash used in operations			(17.723)
Net cash flows used in operating activities			(17.723)

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS			31.03.2018
Average Collection Days (Sundry Debtors / Income * 365 Days)			0.59
Account Receivables Turnover (Income / Sundry Debtors)			621.88
Average Payment Days (Sundry Creditors / Purchases * 365 Days)			0.00
Inventory Turnover (Operating Income / Inventories)			0.00
Asset Turnover (Operating Income / Net Fixed Assets)			(2.18)

LEVERAGE RATIOS

PARTICULARS			31.03.2018
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)			0.07
Debt Equity Ratio (Total Liability / Networth)			0.00
Current Liabilities to Networth (Current Liabilities / Net Worth)			0.08
Fixed Assets to Networth (Net Fixed Assets / Networth)			0.09
Interest Coverage Ratio (PBIT / Financial Charges)			(2681.13)

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PROFITABILITY RATIOS

PARTICULARS				31.03.2018
Net Profit Margin ((PAT / Sales) * 100)	%			(145.54)
Return on Total Assets ((PAT / Total Assets) * 100)	%			(19.22)
Return on Investment (ROI) ((PAT / Networth) * 100)	%			(21.21)

SOLVENCY RATIOS

PARTICULARS				31.03.2018
Current Ratio (Current Assets / Current Liabilities)				12.65
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)				12.65
G-Score Ratio Financial (Networth / Total Assets)				0.91
G-Score Ratio Debt (Debts / Equity Capital)				0.00
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)				12.65

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

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	No
9	Promoter's background	Yes

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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	No
21	Banking facility details	No
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 one year	Yes
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last one year	Yes
30	Major shareholders, if available	Yes
31	External Agency Rating, if available	No
32	Litigations that the firm/promoter involved in	--
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

INDEX OF CHARGE: NO CHARGES EXISTS FOR COMPANY

BACKGROUND AND PRINCIPLE ACTIVITIES

The company was incorporated on February 27, 2017 as a private limited company under the companies act 2013. The company provides managed residences to students which includes provision of rental accommodation along with electronic appliances whether taken on rent or owned by the company and other related amenities

NATURE OF BUSINESS

The Company is engaged in the business of managing residences of high reputed and quality to individuals in India or overseas which include rental accommodations along with fixtures & electrical appliance, etc.

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

FIXED ASSETS:

- Plant and Machinery

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- Furniture and Fixtures
- Office Equipment
- Computers
- Vehicles
- Electrical Installation
- Leasehold Improvement

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 70.07
UK Pound	1	INR 88.70
Euro	1	INR 79.75

INFORMATION DETAILS

Information Gathered by :	TEJ
Analysis Done by :	NYT
Report Prepared by :	KVT

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	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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