

MIRA INFORM REPORT

Report No. :	546454
Report Date :	26.12.2018

IDENTIFICATION DETAILS

Name :	VEENA DEVELOPERS
Registered Office :	A-901, 9th Floor, Kaledonia, Sahar Road, Shambaji Nagar, Andheri (East), Mumbai – 400069, Maharashtra
Tel. No.:	91-22-61069800
Country :	India
Financials (as on) :	Not Divulged
Year of Establishment:	1990
Capital Investment :	Not Divulged
IEC No.: [Import-Export Code No.]	Not Divulged
PAN No.: [Permanent Account No.]	AAEFV3871C
GSTN : [Goods & Service Tax Registration No.]	27AAEFV3871C1Z6
Legal Form :	Partnership Concern with an Unlimited Liability of the Partners
Line of Business :	Subject is engaged in Construction Activity. (From Indirect Source)
No. of Employees :	Information declined 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

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Status :	Moderate
Payment Behaviour :	Slow and delayed
Litigation :	Exist
Comments :	<p>Mr. Viral (Finance Head) denied to provide any information about the subject.</p> <p>As per indirect source we could find that subject is a partnership concern Mr. Nikunj Sanghvi and Mr. Haresh Sanghvi are main partners.</p> <p>The concern was started in the year 1990 and it is engaged in construction of residential building in Mumbai.</p> <p>Further, as per indirect source we could also find that payment of the concern are slow and delayed. Subject is not favourably spoken in the market for its payment behaviour.</p> <p>In view of the aforesaid, the concern 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

EXTERNAL AGENCY RATING

Rating Agency Name	Not Available
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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

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 26.12.2018

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. Viral
Designation :	Finance Head
Contact No.:	91-9769973090
Name :	Ms. Preet
Designation :	Not Divulged
Contact No.:	91-8055590590 91-22-61069800
Date :	22.12.2018

(Tel. No.: 91-22-26390081 – Wrong Number)

LOCATIONS

Registered Office :	A-901, 9th Floor, Kaledonia, Sahar Road, Shambaji Nagar, Andheri (East), Mumbai – 400069, Maharashtra, India
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Tel. No.:	91-22-61069800
Mobile No.:	91-9769973090 (Mr. Viral) 91-8055590590 (Ms. Preet)
Fax No.:	Not Available
E-Mail :	viralchitaliya@veenadevelopers.com info@veenadevelopers.com
Website :	www.veenadevelopers.com
Sales Office 1 :	Veena Sarang Complex, Opposite Sachin Tendulkar Gym Khana, Saibaba Nagar Extension Road, Borivali (West), Mumbai – 400092, Maharashtra, India
Sales Office 2 :	Evershine City Last Bus Stop, Near Old Water Tank, Vasai (East), Thane – 401208, Maharashtra, India
Sales Office 3 :	Sahakar Nagar-3, Shell Colony, Near Tilak Nagar, Railway Station, Chembur, Mumbai – 400075, Maharashtra, India
Sales Office 4 :	Credit Plot No.2, S.V.P. Nagar, 4 Bungalows, Near Versova MTNL Exchange, Opposite Ganpati Mandir, Versova, Andheri (West), Mumbai – 400 053, Maharashtra, India
Sales Office 5 :	D/116, Veena Santoor Building, Opposite Cricket Ground, Saibaba Extension Road, Borivali (West), Mumbai – 400092, Maharashtra, India

PARTNERS

Name :	Mr. Nikunj Sanghvi
Designation :	Partner
Name :	Mr. Haresh Sanghvi
Designation :	Partner

KEY EXECUTIVES

Name :	Mr. Viral
Designation :	Finance Head
Name :	Mr. Dharan Sanghvi
Designation :	Key Person

BUSINESS DETAILS

Line of Business :	Subject is engaged in Construction Activity. (From Indirect Source)
Products/ Services :	Construction Activity
Brand Names :	Not Available
Agencies Held :	Not Available
Exports :	Not Divulged
Imports :	Not Divulged
Terms :	
Selling :	Cash and Cheque
Purchasing :	Cash and Cheque

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 declined by the management	
Bankers :	Bank 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 (If Possible)	--
	Credit Facilities Enjoyed (If any)	--
	Account Operation	--
	Remarks (If any)	--

Auditors :	Not Divulged
Memberships :	Not Available
Collaborators :	Not Available
Sister Concern:	--

CAPITAL STRUCTURE

Capital Investment :	
Owned :	Not Divulged
Borrowed :	Not Divulged
Total :	Not Divulged

FINANCIAL DATA
[all figures are in INR Million]

NOT DIVULGED

The above information has been denied by Mr. Viral (Finance Head)

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

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LEGAL CASES

Bench:- Bombay							
Presentation Date:- 25/01/2018							
Lodging No. :	COMSL/110/2018	Filing Date:-	25/01/2018	Reg. No.:-	COMS/204/2018	Reg. Date:-	17/02/2018
Petitioner:-	K.M. BUILDHOMES PRIVATE LIMITED		Respondent:-	VEENA DEVELOPERS-			
Petn.Adv:-	ABHIJEET MARATHE (I10096)		Resp. Adv.:	KHATU JASWANDI ANIL (I17727) DEFEDENT (0)			
District:-	MUMBAI						
Bench:-	SINGLE						
Status:-	Pre-Admission		Category:-	ORDINARY TRANSACTIONS OF MERCHANTS, BANKERS, FINANCIERS AND TRADERS SUCH AS THOSE RELATING TO MERCAN			
Act. :	Code of Civil Procedure 1908						

High court

THE PR.COMMISSIONER OF INCOME TAX 3 THANE VS MS VEENA DEVELOPERS Assessment Year 20082009.
high court-Maharashtra
Case no:ITXA/1125/2015 [Original] Lower Court Details : Case No.-ITA/6806/2012, Decision Dt.-31/10/2014,
Case status:Pending
Judge:HON'BLE SHRI JUSTICE A.S. OKA HON'BLE SHRI JUSTICE A. K. MENON
Date:2017-11-22

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	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

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8	Designation of contact person	Yes
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	--
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	Yes
33	Market information	--
34	Payments terms	Yes
35	Negative Reporting by Auditors in the Annual Report	No

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 69.96
UK Pound	1	INR 88.82
Euro	1	INR 79.75

INFORMATION DETAILS

Information Gathered by :	TJL
Analysis Done by :	DIV
Report Prepared by :	SUD

SCORE FACTORS

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