

MIRA INFORM REPORT

Report No. :	541256
Report Date :	08.12.2018

IDENTIFICATION DETAILS

Name :	SMARTEC BUILD SYSTEMS PRIVATE LIMITED
Registered Office :	239/A, Mla Colony Road No 12, Banjara Hills Hyderabad – 500034, Telangana
Tel. No.:	91-40-65874730
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	20.01.2010
CIN No.: [Company Identification No.]	U74930TG2010PTC066739
Capital Investment / Paid-up Capital :	INR 4.000 Million
IEC No.: [Import-Export Code No.]	Not Divulged
PAN No.: [Permanent Account No.]	AANCS8163J
GSTN : [Goods & Service Tax Registration No.]	36AANCS8163J1ZP (Telangana) 37AANCS8163J2ZM (Andhra Pradesh)
Legal Form :	Private Limited Liability Company
Line of Business :	Manufacturing, producing, processing, formulating, making, designing, developing, importing, exporting, distributing, marketing, trading, consulting, contracting, job works, reconditioning, making, developing all types of Cabins, Computer Cabins, Wooden cabins, Aluminum Cabins, and all corporate cabins. [Registered Activity]
No. of Employees :	28 (Approximately)

RATING & COMMENTS

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

MIRA's Rating :

B

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

Maximum Credit Limit :	USD 20000
Status :	Moderate
Payment Behaviour :	Slow but correct
Litigation :	Exist
Comments :	<p>Subject was incorporated in the year 2010.</p> <p>As per the financials of FY 2017, the company has achieved revenue growth of 44.23% as compared to the previous year along with an average profit margin of 1.10%.</p> <p>The moderate financial risk profile of the company is marked by average net worth base along with comfortable debt balance sheet profile.</p> <p>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

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High Risk	C2
Very High Risk	D

EXTERNAL AGENCY RATING

Rating Agency Name	Not Available
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 08.12.2018.

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 (GENERAL DETAILS)

Name :	Mr. Masin
Designation :	Manager
Contact No.:	91-9848495130
Date :	26.11.2018

LOCATIONS

Registered Office :	239/A, MLA Colony, Road No 12, BanjaraHills, Hyderabad – 500034, Telangana, India
Tel. No.:	91-22-40-658747
Mobile No.:	91-9848495130 (Mr. Masin)
Fax No.:	91-40-23392130

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E-Mail :	masin@smartcabin.co.in
Website :	http://www.smartcabin.com
Location :	Owned
Locality :	Commercial
Factory :	No. 17/B/2, SVC Industrial Estate, IDA, Jeedimetla, Hyderabad – 500055, Telangana, India

DIRECTORS

AS ON 31.03.2018

Name :	Mr. Syed Masih		
Designation :	Director		
Address :	8-2-293/82/2, Road No-12, Mla Colony, Banjara Hills Hyderabad - 500034 Telangana, India		
Date of Birth/Age :	03.10.1970		
Date of Appointment :	20.01.2010		
DIN No.:	02820737		
Other Directorship:			
CIN/FCRN	Company Name	Begin Date	End Date
U52609TG2017PTC116749	WAH WA E-Z STORES PRIVATE LIMITED	24/04/2017	-
Name :	Mr. Zeenath Hashmatullah		
Designation :	Director		
Address :	8-2-293/82/2/239/A, Road No. 12, Mla Colony, Banja Hyderabad - 500034 Telangana, India		
Date of Appointment :	20.07.2015		
DIN No.:	07553971		

KEY EXECUTIVE

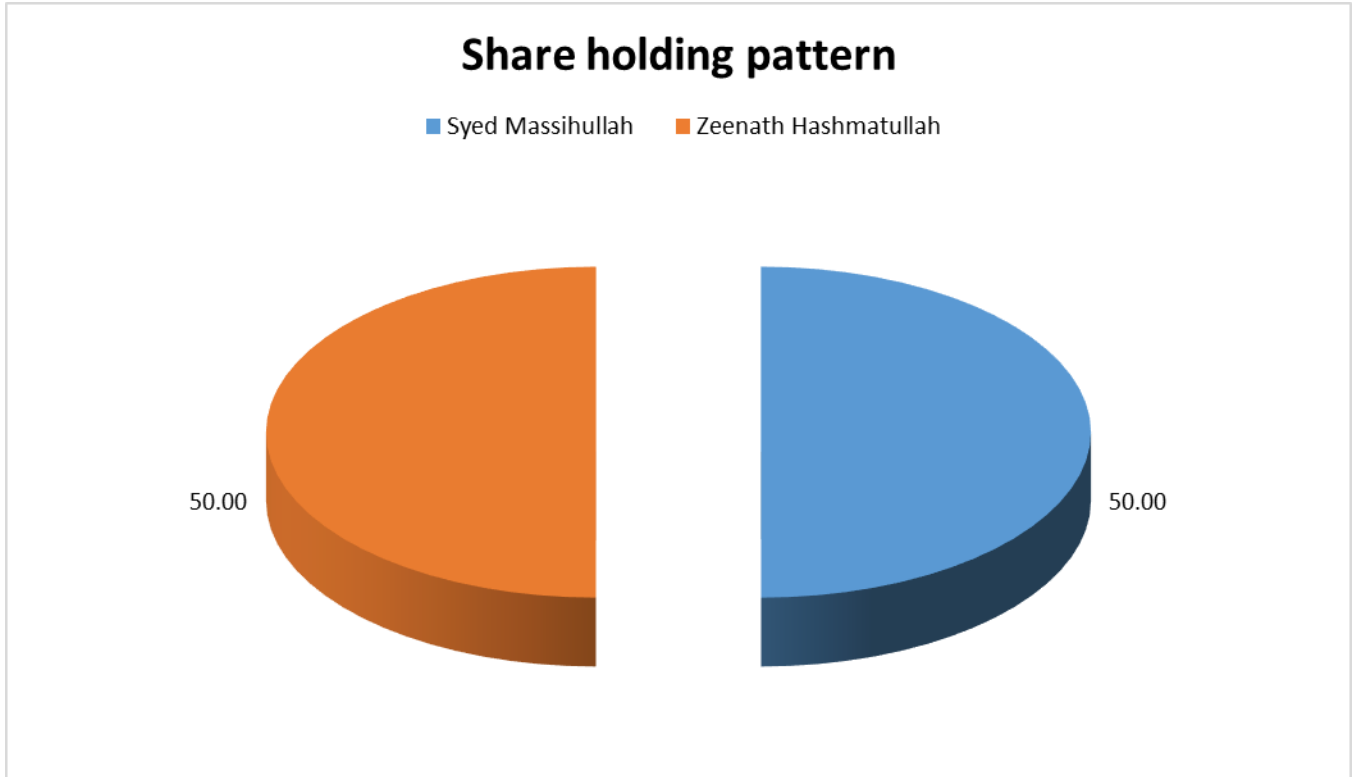
Name :	Mr. Masin
Designation :	Manager

MAJOR SHAREHOLDERS

AS ON 31.03.2018

Names of Shareholders	No. of Shares	% of Holding
Syed Massihullah	200000	50.00
Zeenath Hashmatullah	200000	50.00
Total	400000	100.00

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Equity Share Break up (Percentage of Total Equity)

AS ON 30.09.2017

Category	Percentage
Promoters- Individual/Hindu Undivided Family- Indian	100.00
Total	100.00

BUSINESS DETAILS

Line of Business :	Manufacturing, producing, processing, formulating, making, designing, developing, importing, exporting, distributing, marketing, trading, consulting, contracting, job works, reconditioning, making, developing all types of Cabins,
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	Computer Cabins, Wooden cabins, Aluminum Cabins, and all corporate cabins. [Registered Activity]	
Products :	NIC Code	Name and Description of main products
	94060099	Other Prefabricated Buildings
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Divulged	
Imports :	Not Divulged	
Terms :		
	Selling :	Cheque
	Purchasing :	Cheque

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 :	Wholesalers	
	Reference :	Not Divulged
	Name of the Person :	--
	Contact No.:	--
	Since How Long Known :	--
	Maximum Limit Dealt :	--
	Experience :	--
Remark:	--	
No. of Employees :	28 (Approximately)	
Bankers :	Banker Name :	Bank of Baroda Limited

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	Branch :	--
	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 :	--
	Facilities :	
	(INR In Million)	
	SECURED LOAN	
		As on
		31.03.2017
		As on
		31.03.2016
	LONG TERM BORROWING	
	Term loan from Bank	
	Audi car loan	1.224
	Volks wagen loan	0.000
	Others Surgery Energy	15.065
	Total	16.289
		1.820

Auditors :	
Name :	MGR and Company Chartered Accountants
Address :	Flat No.301, TvK Residency, Journalist Colony, Banjarahills, Hyderabad – 500034, Telangana, India
PAN N Income-tax PAN of auditor or auditor's firm :	AAVFM5789P
Membership No. :	029893
Memberships :	Not Available
Collaborators :	Not Available
Associates/Subsidiaries :	Not Available

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CAPITAL STRUCTURE

AS ON 31.03.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
400000	Equity Shares	INR 10/- each	INR 4.000 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
400000	Equity Shares	INR 10/- each	INR 4.000 Million

FINANCIAL DATA
[all figures are INR Million]

ABRIDGED BALANCE SHEET

SOURCES OF FUNDS	31.03.2017	31.03.2016	31.03.2015
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	4.000	4.000	4.000
(b) Reserves & Surplus	3.179	2.479	2.255
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
Total Shareholders' Funds (1) + (2)	7.179	6.479	6.255
(3) Non-Current Liabilities			
(a) long-term borrowings	21.564	8.477	3.418
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long term liabilities	26.421	12.016	7.715
(d) long-term provisions	0.000	0.000	0.000
Total Non-current Liabilities (3)	47.985	20.493	11.133
(4) Current Liabilities			
(a) Short term borrowings	0.000	0.000	0.000
(b) Trade payables	10.715	6.337	6.392
(c) Other current liabilities	3.053	2.516	12.847
(d) Short-term provisions	0.695	0.695	1.247
Total Current Liabilities (4)	14.463	9.548	20.486
TOTAL	69.627	36.520	37.874
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	2.625	2.525	2.609
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Capital work-in-progress	0.000	0.000	0.000
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	0.000	0.000	0.000
(c) Deferred tax assets (net)	0.422	0.333	0.205

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(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	0.000	0.000	0.000
Total Non-Current Assets	3.047	2.858	2.814
(2) Current assets			
(a) Current investments	0.000	0.000	0.266
(b) Inventories	18.305	11.452	16.770
(c) Trade receivables	26.571	15.522	11.756
(d) Cash and cash equivalents	2.027	2.388	0.143
(e) Short-term loans and advances	1.800	3.236	3.099
(f) Other current assets	17.877	1.064	3.026
Total Current Assets	66.580	33.662	35.060
TOTAL	69.627	36.520	37.874

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	63.427	43.975	32.393
	Other Income	0.084	0.260	0.152
	TOTAL	63.511	44.235	32.545
Less	EXPENSES			
	Purchases of Stock-in-Trade	51.657	25.895	29.376
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(6.853)	5.318	(6.138)
	Employees benefits expense	5.053	3.547	2.821
	Other expenses	10.116	6.690	2.428
	TOTAL	59.973	41.450	28.487
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	3.538	2.785	4.058
Less	FINANCIAL EXPENSES	1.743	2.080	1.646
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	1.795	0.705	2.412
Less/ Add	DEPRECIATION/ AMORTISATION	1.185	1.165	0.809
	PROFIT/ (LOSS) BEFORE TAX	0.610	(0.460)	1.603

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Less	TAX	(0.089)	(0.027)	0.529
	PROFIT/ (LOSS) AFTER TAX	0.699	(0.433)	1.074
	Earnings / (Loss) Per Share (INR)	0	0	0

CURRENT MATURITIES OF LONG TERM DEBT DETAILS

Particulars	31.03.2017	31.03.2016	31.03.2015
Current Maturities of Long term debt	NA	NA	NA
Cash generated from operations	NA	NA	NA
Net cash flows from (used in) operations	NA	NA	NA

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	152.91	128.84	132.47
Account Receivables Turnover (Income / Sundry Debtors)	2.39	2.83	2.76
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	75.71	89.32	79.42
Inventory Turnover (Operating Income / Inventories)	0.19	0.24	0.24
Asset Turnover (Operating Income / Net Fixed Assets)	1.35	1.10	1.56

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.52	0.49	0.63
Debt Equity Ratio (Total Liability / Networth)	3.00	1.31	0.55

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Current Liabilities to Networth (Current Liabilities / Net Worth)	2.01	1.47	3.28
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.37	0.39	0.42
Interest Coverage Ratio (PBIT / Financial Charges)	2.03	1.34	2.47

PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	1.10	(0.98)	3.32
Return on Total Assets ((PAT / Total Assets) * 100)	%	1.00	(1.19)	2.84
Return on Investment (ROI) ((PAT / Networth) * 100)	%	9.74	(6.68)	17.17

SOLVENCY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		4.60	3.53	1.71
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		3.34	2.33	0.89
G-Score Ratio Financial (Networth / Total Assets)		0.10	0.18	0.17
G-Score Ratio Debt (Debts / Equity Capital)		5.39	2.12	0.85
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		4.60	3.53	1.71

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

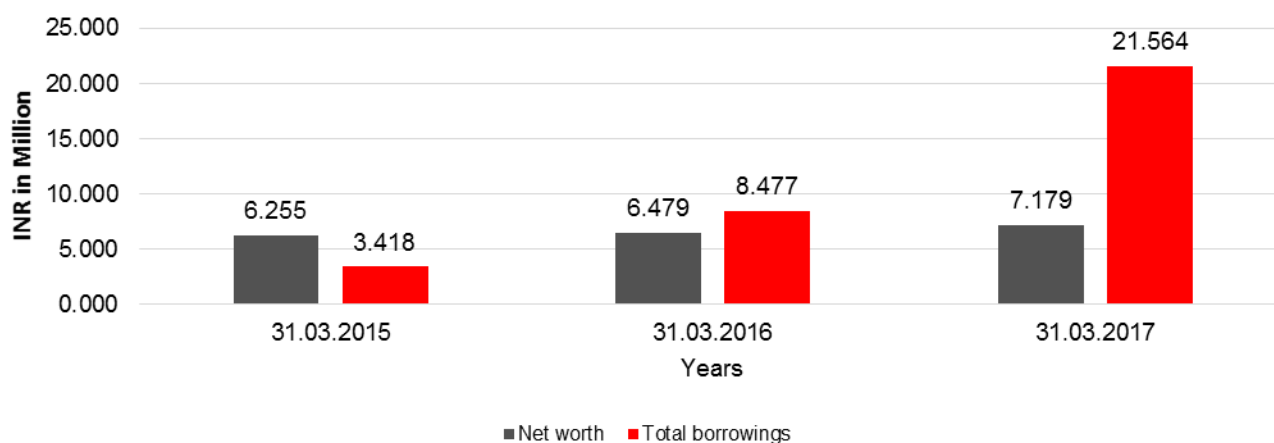
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FINANCIAL ANALYSIS
[all figures are INR Million]

DEBT EQUITY RATIO

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	4.000	4.000	4.000
Reserves & Surplus	2.255	2.479	3.179
Share Application money pending allotment	0.000	0.000	0.000
Net worth	6.255	6.479	7.179
Long Term borrowings	3.418	8.477	21.564
Short Term borrowings	0.000	0.000	0.000
Total borrowings	3.418	8.477	21.564
Debt/Equity ratio	0.546	1.308	3.004

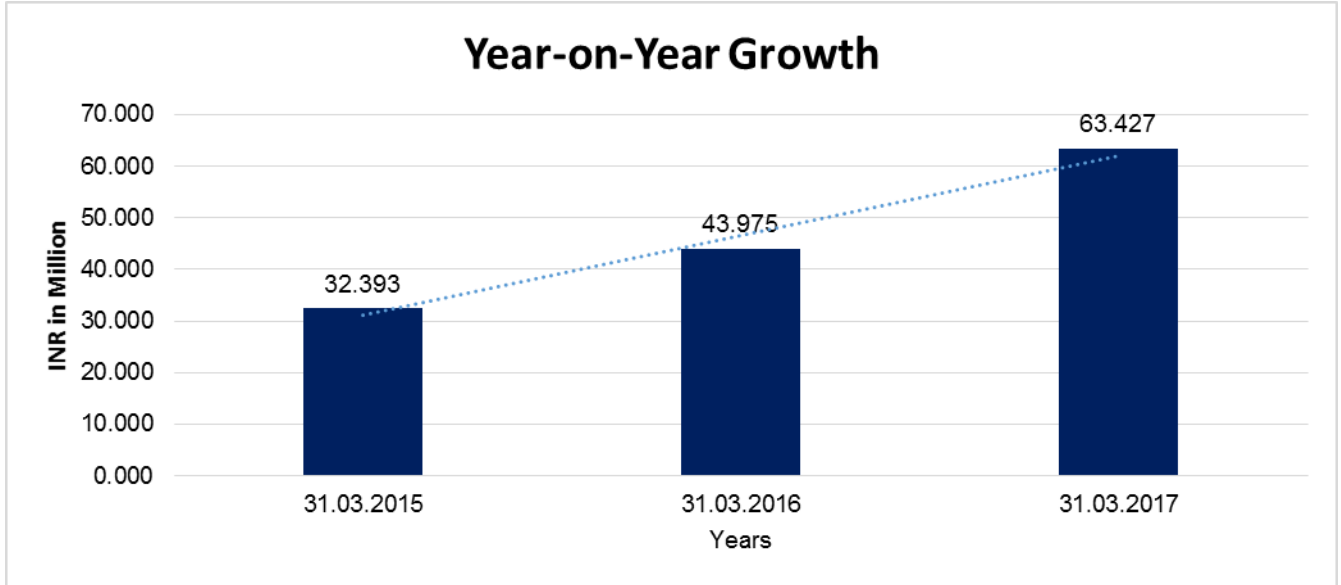
Debt to Equity



YEAR-ON-YEAR GROWTH

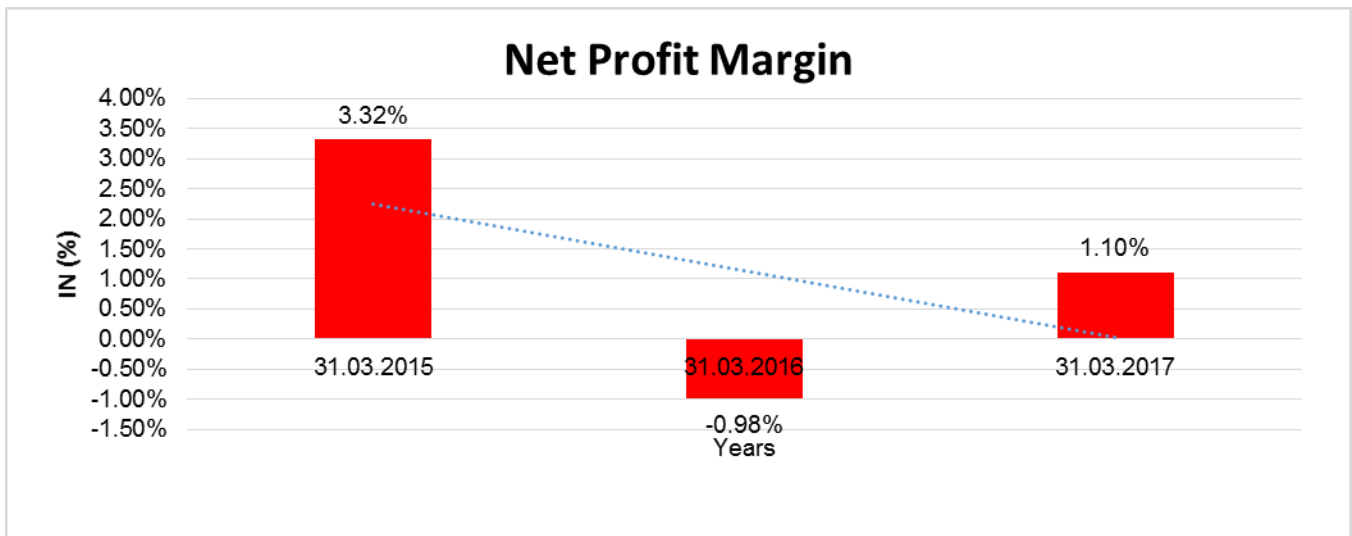
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	32.393	43.975	63.427
		35.755	44.234

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NET PROFIT MARGIN

Net Profit Margin	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	32.393	43.975	63.427
Profit / Loss	1.074	(0.433)	0.699
	3.32%	(0.98%)	1.10%



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LEGAL CASE

JCJ cum VII MM, Hayath Nagar

Case Details

Case Type: CC

Filing Number: 7355/2018 Filing Date: 09-08-2018

Registration Number: 1179/2018 Registration Date: 09-08-2018

CNR Number: TSRA38-001367-2018

Case Status

First Hearing Date: 30th November 2018

Next Hearing Date: 30th November 2018

Stage of Case: PROCESS

Court Number and Judge: 1-JCJ Cum VII MM

Petitioner and Advocate

1) GEO SAFE CARRIERS Rep by Ravi prakash Gupta

Respondent and Advocate

1) M/s SMARTEC BUILD SYSTEMS PVT LTD Rep by its Director Masin Syed

2) Masin Syed

Acts

Under Act(s)	Under Section(s)
NEGOTIABLE INSTRUMENTS ACT, 1881	138

Main Matters

Main Case No. :	//
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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	Yes
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	Yes
17	Details of sister concerns	No
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	Yes
35	Negative Reporting by Auditors in the Annual Report	No

UNSECURED LOANS:

Particulars	31.03.2017 INR In Million	31.03.2016 INR In Million
LONG TERM BORROWINGS		
Yaseen Kakashan Loan others	4.575	6.000
Deendra singh invest	0.700	0.000
Religare finest LTD	0.000	0.657
Total	5.275	6.657

INDEX OF CHARGE:

S No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	C1893 5825	10517 668	BANK OF BAROD A	25/03/201 4	-	-	10000000.0	BOINPALLYSECUNDERAB ADHYDERABADTG500011I N
2	B8769 1853	10483 841	BANK OF BAROD A	10/08/201 2	-	-	10000000.0	Masab Tank Branch, 8-631, RMK Plaza, 1st Floor,Rd No.Jun 1 & 12, Banjara Hills,HyderabadAP500034IN

FIXED ASSETS:

- Land
- Building
- Plant and Machinery
- Computer
- Vehicles
- Furniture and Fixture
- Electrical Machines
- Fax Machine
- A.C
- Refrigerator
- Invertor
- Cutting Machine
- Gas Cutting Machine
- Computer Equipment's
- Motor Vehicles
- Factory Equipments
- Office Equipments

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 70.56
UK Pound	1	INR 90.12
Euro	1	INR 80.22

INFORMATION DETAILS

Information Gathered by :	PRK
Analysis Done by :	PYK
Report Prepared by :	TJS

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	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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