

MIRA INFORM REPORT

Report No. :	517088
Report Date :	29.06.2018

IDENTIFICATION DETAILS

Name :	KINGSTON PROPERTY SERVICES LIMITED (w.e.f. 13.07.2011)
Formerly Known As :	KINGSTON PROPERTY SERVICES PRIVATE LIMITED (w.e.f. 09.05.2008) FOUNDATION REALTY PRIVATE LIMITED
Registered Office :	Commerz, 3 rd Floor, International Business Park, Oberoi Garden City, Off W.E. Highway, Goregaon (East), Mumbai – 400063, Maharashtra
Tel. No.:	91-22-66773333
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	29.11.2007
Capital Investment / Paid-up Capital :	INR 0.900 Million
CIN No.: [Company Identification No.]	U70102MH2007PLC176290
GSTN : [Goods & Service Tax Registration No.]	Not Divulged
PAN No.: [Permanent Account No.]	AABCF1616P
Legal Form :	A Closely Held Public Limited Liability Company
Line of Business :	Subject is engaged primarily in the business of Property Management and Maintenance Services. [Registered activity and also confirmed by management]
No. of Employees :	75 (Approximately)

RATING & COMMENTS

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

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MIRA's Rating :	A
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Credit Rating	Explanation	Rating Comments
A	Acceptable Risk	Business dealings permissible with moderate risk of default

Status :	Satisfactory
Payment Behaviour :	Slow but correct
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 2007. It is a wholly owned subsidiary of Oberoi Realty Limited.</p> <p>The company is engaged in providing property management services and maintenance services.</p> <p>As per the financial of 2017, the company has achieved an average growth of 2.60% in its top line along with net profit margin if 1.61%.</p> <p>Rating takes into consideration the strength that the company derives from its holding company and satisfactory financial position backed by adequate net worth base along with debt free balance sheet profile.</p> <p>Rating also takes into consideration the company's favourable Earnings Per Share (EPS) of INR 81.27 as against its Face Value of (FV) of INR 10.</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 at usual trade terms and condition.</p>

NOTES :

Any query related to this report can be made on e-mail : infodept@mirainform.com while quoting report number, name and date.

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 29.06.2018.

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. Vikas Ranvir Oberoi
Designation :	Director
Contact No.:	91-22-66773333
Date :	27.06.2018

LOCATIONS

Registered Office :	Commerz, 3 rd Floor, International Business Park, Oberoi Garden City, Off W.E. Highway, Goregaon (East), Mumbai – 400063, Maharashtra, India
Tel. No.:	91-22-66773333
Fax No.:	91-22-66773334
E-Mail :	corporate@oberoirealty.com
Website :	http://www.kingstonpropertyservices.co.uk
Location :	Owned
Locality :	Commercial

DIRECTORS

AS ON 31.03.2017

Name :	Mr. Vikas Ranvir Oberoi
Designation :	Chairman cum Managing Director
Address :	Plot No.70, 12 th NS Road, JVPD Scheme, Juhu, Mumbai-400049, Maharashtra, India
Date of Birth/Age :	08.09.1969
Qualification:	Owners / Presidents Management Program from Harvard Business School

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Date of Appointment :	29.11.2007
DIN No.:	00011701
Name :	Ms. Bindu Ranvir Oberoi
Designation :	Director
Address :	Plot No.70, 12 th NS Road, JVPD Scheme, Juhu, Mumbai-400049, Maharashtra, India
Date of Birth/Age :	20.08.1968
Qualification:	Bachelors degree in commerce
Date of Appointment :	29.11.2007
DIN No.:	00837711
Name :	Mr. Rajendra Manohar Chandorkar
Designation :	Director
Address :	154/5163, A Wing, Nehru Nagar, Kurla (East), Mumbai - 400024, Maharashtra, India
Date of Birth/Age :	01.08.1969
Qualification:	Bachelor in Architecture
Date of Appointment :	23.01.2015
DIN No.:	03626923

MAJOR SHAREHOLDERS

AS ON 31.03.2017

Names of Shareholders	No. of Shares
Vikas Oberoi	5
Oberoi Realty Limited, India	89990
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
Nimesh Mehta and Oberoi Realty Limited, India	1
Total	90000

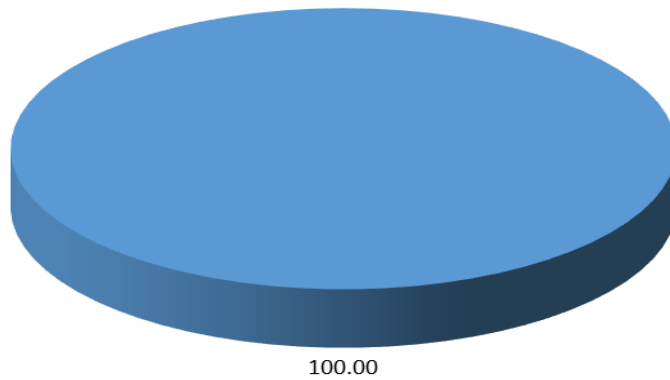
AS ON 12.09.2017

Equity Share Break up	Percentage
Category	
Promoters - Bodies corporate	100.00
Total	100.00

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Share holding pattern

■ Promoters - Bodies corporate



BUSINESS DETAILS

Line of Business :	Subject is engaged primarily in the business of Property Management and Maintenance Services. [Registered activity and also confirmed by management]	
Products / Services :	NIC Code No. 4100	Product Description Activities relating to alteration, addition, repair, maintenance carried out on own-account basis or on a fee or contract basis
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Divulged	
Imports :	Not Divulged	
Terms :		
Selling :	Cash, Advance Payment, L/C and Cheque	
Purchasing :	Cash, Advance Payment, L/C and Cheque	

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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 :	End Users	
	Reference :	Not Divulged
	Name of the Person :	--
	Contact No.:	--
	Since How Long Known :	--
	Maximum Limit Dealt :	--
	Experience :	--
Remark :	--	
No. of Employees :	75 (Approximately)	
Bankers :	Bank Name	Not Divulged
	Branch	--
	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 :	
Name :	P Raj and Company Chartered Accountants
Address :	3/1218, Navjivan Commercial, Premises Co-Operative Society Limited, Lamington Road, Mumbai - 400008, Maharashtra, India
Income-tax PAN of auditor or auditor's firm :	AANFP6200G

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Memberships :	Not Available
Collaborators :	Not Available
Holding Company:	Oberoi Realty Limited, India CIN No.: L45200MH1998PLC114818
Fellow Subsidiary Companies:	<ul style="list-style-type: none"> • Oberoi Mall Limited, India CIN No.: U45202MH2001PLC132119 • Oberoi Constructions Limited, India CIN No.: U45202MH1993PLC074836 • Incline Realty Private Limited, India CIN No.: U45400MH2014PTC255010

CAPITAL STRUCTURE

AS ON 12.09.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
450000	Equity Shares	INR 10/- each	INR 4.500 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
90000	Equity Shares	INR 10/- each	INR 0.900 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	0.900	0.900	0.900
(b) Reserves & Surplus	39.585	31.412	24.407
(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)	40.485	32.312	25.307
(3) Non-Current Liabilities			
(a) long-term borrowings	0.000	0.000	0.000
(b) Deferred tax liabilities (Net)	0.165	0.176	0.287
(c) Other long term liabilities	1.203	1.330	4.135
(d) long-term provisions	0.316	0.342	0.145
Total Non-current Liabilities (3)	1.684	1.848	4.567
(4) Current Liabilities			
(a) Short term borrowings	0.000	0.000	0.000
(b) Trade payables	6.987	1.935	4.301
(c) Other current liabilities	227.096	308.173	54.804
(d) Short-term provisions	0.021	1.511	0.781
Total Current Liabilities (4)	234.104	311.619	59.886
TOTAL	276.273	345.779	89.760
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	3.432	3.927	4.859
(ii) Intangible Assets	0.413	0.688	0.963
(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)	0.000	0.000	0.000
(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	1.651	1.479	1.748
Total Non-Current Assets	5.496	6.094	7.570

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(2) Current assets			
(a) Current investments	44.027	32.830	0.000
(b) Inventories	0.000	0.000	0.000
(c) Trade receivables	8.623	7.058	9.867
(d) Cash and cash equivalents	164.870	268.820	40.901
(e) Short-term loans and advances	0.000	0.190	24.913
(f) Other current assets	53.257	30.787	6.509
Total Current Assets	270.777	339.685	82.190
TOTAL	276.273	345.779	89.760

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	453.879	442.394	364.917
	Other Income	13.691	12.904	2.642
	TOTAL	467.570	455.298	367.559
Less	EXPENSES			
	Employees benefits expense	35.580	32.205	29.353
	Other expenses	423.872	413.160	334.344
	TOTAL	459.452	445.365	363.697
	PROFIT / (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	8.118	9.933	3.862
Less	FINANCIAL EXPENSES	0.370	0.202	(0.008)
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	7.748	9.731	3.870
Less	DEPRECIATION/ AMORTISATION	0.829	1.225	1.154
	PROFIT/ (LOSS) BEFORE TAX	6.919	8.506	2.716
Less	TAX	(0.395)	1.047	0.376
	PROFIT/ (LOSS) AFTER TAX	7.314	7.459	2.340
	Earnings / (Loss) Per Share (INR)	81.27	82.87	26.00

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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
Net cash flows from (used in) operations	(92.745)	249.910	6.346
Net cash flows from (used in) operating activities	(106.295)	247.490	5.246

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365)	6.93	5.82	9.87
Account Receivables Turnover (Income / Sundry Debtors)	52.64	62.68	36.98
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	0.00
Inventory Turnover (Operating Income / Inventories)	0.00	0.00	0.00
Asset Turnover (Operating Income / Net Fixed Assets)	2.11	2.15	0.66

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.85	0.90	0.67
Debt Equity Ratio (Total Liability / Networth)	0.00	0.00	0.00
Current Liabilities to Networth (Current Liabilities / Net Worth)	5.78	9.64	2.37
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.09	0.14	0.23
Interest Coverage Ratio (PBIT / Financial Charges)	21.94	49.17	-482.75

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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin $[(PAT / Sales) * 100]$	%	1.61	1.69	0.64
Return on Total Assets $((PAT / Total Assets) * 100)$	%	2.65	2.16	2.61
Return on Investment (ROI) $((PAT / Networth) * 100)$	%	18.07	23.08	9.25

SOLVENCY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio $(Current Assets / Current Liabilities)$		1.16	1.09	1.37
Quick Ratio $((Current Assets - Inventories) / Current Liabilities)$		1.16	1.09	1.37
G-Score Ratio Financial $(Networth / Total Assets)$		0.15	0.09	0.28
G-Score Ratio Debt $(Debts / Equity Capital)$		0.00	0.00	0.00
G-Score Ratio Liquidity $(Total Current Assets / Total Current Liabilities)$		1.16	1.09	1.37

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

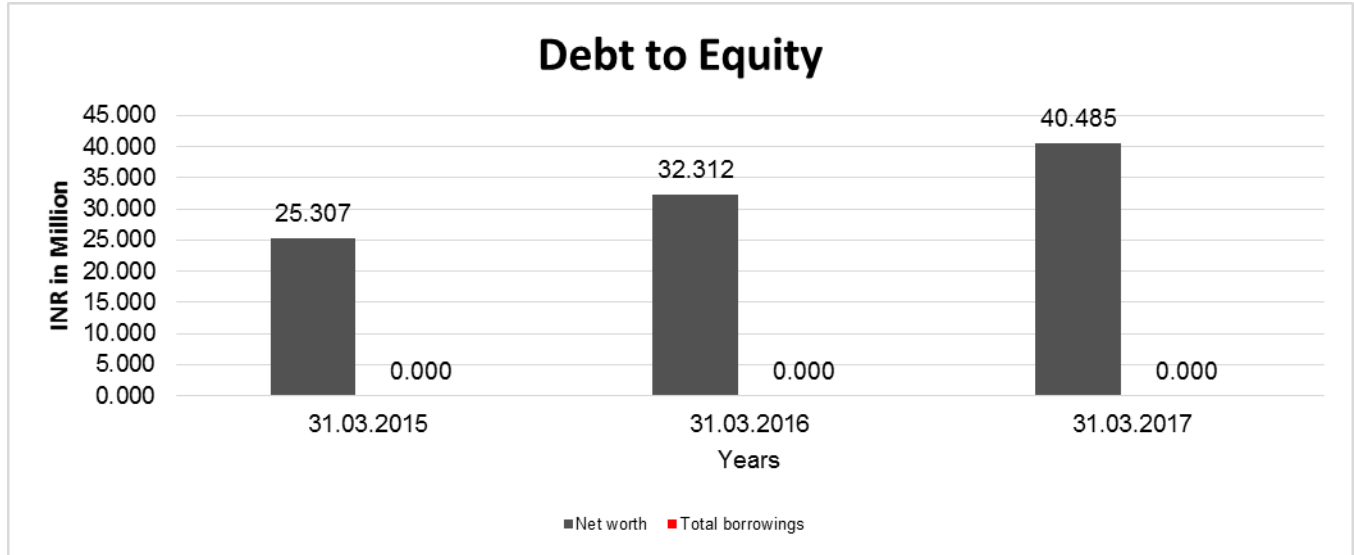
FINANCIAL ANALYSIS
[all figures are INR Million]

DEBT EQUITY RATIO

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	0.900	0.900	0.900
Reserves & Surplus	24.407	31.412	39.585
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	25.307	32.312	40.485
Long-term borrowings	0.000	0.000	0.000
Short term borrowings	0.000	0.000	0.000

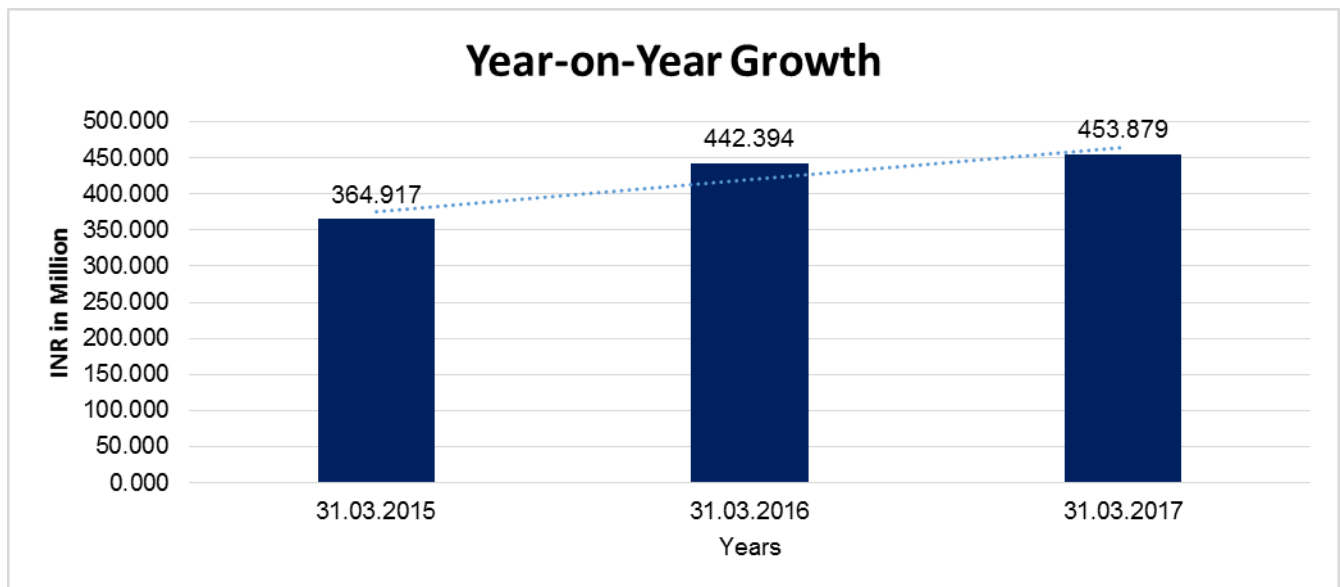
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	Total borrowings	0.000	0.000	0.000
Debt/Equity ratio		0.000	0.000	0.000



YEAR-ON-YEAR GROWTH

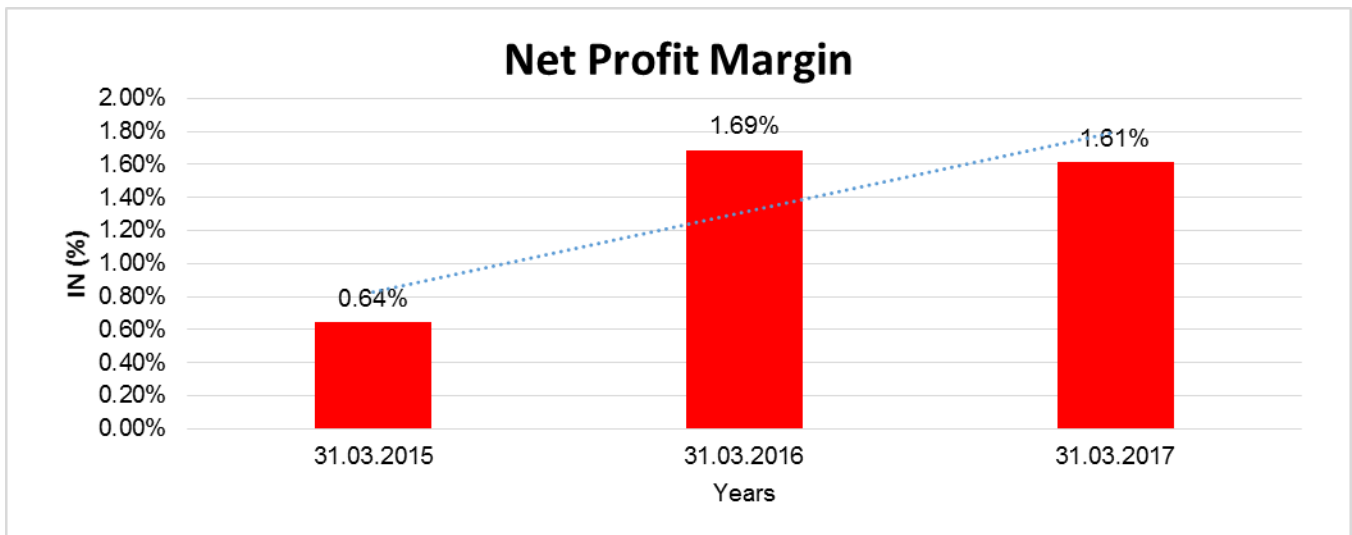
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	364.917	442.394	453.879
		21.231	2.596



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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	364.917	442.394	453.879
Profit	2.340	7.459	7.314
	0.64%	1.69%	1.61%



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

NATURE OF OPERATIONS

The 'Company', a public limited company is incorporated under the Companies Act 1956. The Company is engaged primarily in the business of property management and maintenance services.

The Company is headquartered in Mumbai, India. Its registered office is situated at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai- 400 063.

FINANCIAL PERFORMANCE

During the year, the company has recorded Total Revenue of INR 467.570 Million as compared to INR 455.298 Million in the previous year. The Profit before tax is INR 6.919 Million for the year ended March 31, 2017 as compared to INR 8.506 Million for the previous year. After providing for taxes, the total comprehensive income stood at INR 8.173 Million for the year as compared to INR 6.984 Million in the previous year.

INDEX OF CHARGE: NO CHARGES EXISTS FOR COMPANY

FIXED ASSETS:

- Plant and Machinery
- Furniture and Fixture
- Office equipments
- Computer
- Vehicles

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 68.94
UK Pound	1	INR 90.21
Euro	1	INR 79.64

INFORMATION DETAILS

Information Gathered by :	RUB
Analysis Done by :	NYT
Report Prepared by :	BHG

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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