

MIRA INFORM REPORT

Report No. :	518454
Report Date :	06.07.2018

IDENTIFICATION DETAILS

Name :	BEST GOLDEN DEVELOPERS PRIVATE LIMITED
Registered Office :	The Presidential Tower, No. 8, Yeshwanthpur, Next to Golden Grand, Near Yeshwanthpur Metro Station, Tumkur Road, NH.4, Yeshwanthpur, Bangalore – 560022, Karnataka
Mobile No.:	91-9845313735 [Mr. Sanjay Raj Condati Devraj]
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	15.12.2011
CIN No.: [Company Identification No.]	U70100KA2011PTC061674
Capital Investment / Paid-up Capital :	INR 90.001 Million
PAN No.: [Permanent Account No.]	AAECB8050A
GSTN : [Goods & Service Tax Registration No.]	Not Divulged
Legal Form :	Private Limited Liability Company
Line of Business :	Subject is engaged into Real Estate Development. [Registered Activity]
No. of Employees :	Not Divulged

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
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B	Medium Risk	Business dealings permissible on a regular monitoring basis
Maximum Credit Limit :	USD 257900	
Status :	Yet to Commence Commercial Operation	
Payment Behaviour :	Unknown	
Litigation :	Clear	
Comments :	<p>Even though the company was incorporated in the year 2011, the company is yet to commence with its commercial operation. It operates as a subsidiary of "Golden Gate Properties Limited".</p> <p>Management denied to part any information about the company.</p> <p>However, capital base of the company is sound.</p> <p>Payment terms are unknown.</p> <p>In view non-commencement of commercial operation, 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 (31.12.2017)	Current Rating (01.04.2018)
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

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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 06.07.2018

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 DECLINED BY

Name :	Mr. Sanjay Raj Condati Devraj
Designation :	Director
Contact No.:	91-9845313735
Date :	04.07.2018

LOCATIONS

Registered Office :	The Presidential Tower, No. 8, Yeshwanthpur, Next to Golden Grand, Near Yeshwanthpur Metro Station, Tumkur Road, NH.4, Yeshwanthpur, Bangalore – 560022, Karnataka, India
Tel. No.:	91-80-23473030
Mobile No.:	91-9845313735 [Mr. Sanjay Raj Condati Devraj]
Fax No.:	Not Available
E-Mail :	sanjay@ggproperties.com

DIRECTORS

AS ON 31.03.2018

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Name :	Mr. Sanjay Raj Condati Devraj
Designation :	Nominee Director
Address :	No. 4, Benson Road, Benson Town, Bangalore 560046, Karnataka, India
Date of Birth/Age :	28.02.1975
Qualification :	Graduate
Date of Appointment :	21.10.2013
PAN No.:	APWPS7940C
DIN No.:	00297995

Other Directorship :

CIN/FCRN	Company Name	Begin Date	End Date
U02423KA2003PTC032200	ATRIMED PHARMACEUTICALS PRIVATE LIMITED	03/07/2003	-
U45202KA2007PTC043901	HELION INFRASTRUCTURES PRIVATE LIMITED	19/09/2007	-
U45209KA2008PTC046786	GREENLEAVES (INDIA) CONSTRUCTIONS PRIVATE LIMITED	14/06/2008	-
U70100KA2013PTC071401	ROYAL MYSORE BANGALORE PROPERTY DEVELOPERS PRIVATE LIMITED	10/10/2013	-
U70101KA2005PTC037053	GOLDEN GATE DEVELOPERS PRIVATE LIMITED	22/03/2010	-
U70101KA2005PTC037773	GOLDEN GATE HOLDING PRIVATE LIMITED	25/11/2005	-
U70200KA2007PTC043904	NEW MYSORE INTEGRATED TOWNSHIP PRIVATE LIMITED	19/09/2007	-
U85100KA2010NPL053118	SAVE A MOTHER FOUNDATION	01/04/2010	-
U85110KA2005NPL036017	ATRIMED HEALTH CARE FOUNDATION	08/04/2005	-

List of LLP

LLPIN/FLLPIN	LLP Name	Begin Date	End Date
AAC-6513	BHAGYALAKSHMI HOMES LLP	01/09/2014	09/03/2017
AAF-8724	GOLDEN GATE PROJECTS AND VENTURES LLP	08/03/2016	-
AAL-9410	GOLDEN CNTC LLP	06/02/2018	-

Name :	Mr. Prasad Rao Pasam
Designation :	Additional Director
Address :	Flat No. 503, Sri Sai Heights St No.8, SS Nagar, Habsiguda, Hyderabad 500007, Andhra Pradesh, India
Date of Appointment :	23.02.2018
DIN No.:	00349716

Other Directorship :

CIN/FCRN	Company Name	Begin Date	End Date
U45200TN2008PTC067364	OPPORTUNE PROPERTY DEVELOPERS INDIA PRIVATE LIMITED	29/09/2017	-
U45209KA2008PTC047120	GOLDEN GATE VENTURES PRIVATE LIMITED	01/08/2017	-

List of LLP

LLPIN/FLLPIN	LLP Name	Begin Date	End Date
AAC-6513	BHAGYALAKSHMI HOMES LLP	09/03/2017	01/12/2017

MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

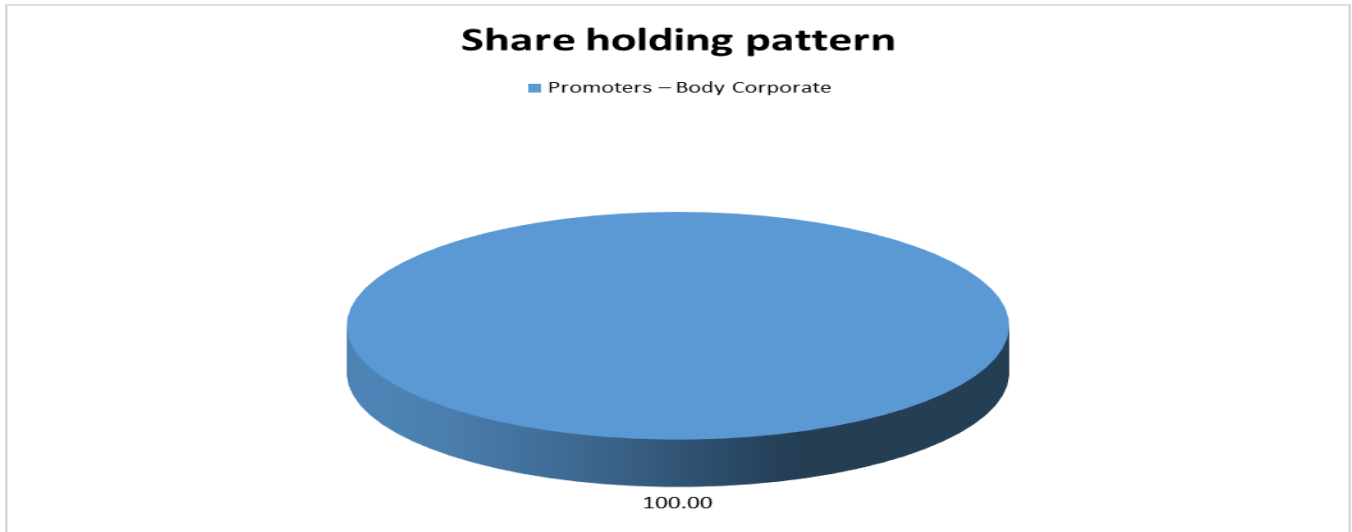
AS ON 31.03.2017

Names of Shareholders	No. of Shares
Golden Gate Properties Limited, India	900000
C.D. Sanjay Raj	1
M.V. Suresh	1
M. Srinivas	1
V. S. Bhanumurthy	1
AronDass	1
L. Ramesh	1
Total	900006

AS ON 29.09.2017

Equity Share Breakup	Percentage of Holding
Category	
Promoters – Body Corporate	100.00
Total	100.00

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BUSINESS DETAILS

Line of Business :	Subject is engaged into Real Estate Development. [Registered Activity]
Brand Names :	Not Available
Agencies Held :	Not Available
Exports :	Not Divulged
Imports :	Not Divulged
Terms :	
Selling :	Not Divulged
Purchasing :	Not Divulged

PRODUCTION STATUS (NOT AVAILABLE)

GENERAL INFORMATION

Suppliers :	Reference:	Not Divulged
	Name of the Person (Designation):	--
	Contact Number:	--
	Since how long known:	--
	Maximum limit dealt:	--

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	Experience:	--
	Remark	--
Customers :	Reference:	Not Divulged
	Name of the Person (Designation):	--
	Contact Number:	--
	Since how long known:	--
	Maximum limit dealt:	--
	Experience:	--
	Remark	--
No. of Employees :	Not Divulged	
Bankers :	Not Divulged	
Facilities :	SECURED LOANS	31.03.2017 (INR In Million)
	LONG-TERM BORROWINGS	31.03.2016 (INR In Million)
	Term loans from others	450.343
	Total	450.343
		458.054

Financial Institutions :	<ul style="list-style-type: none"> JM Financial Asset Reconstruction Company Private Limited 141, Maker Chambers III, Nariman Point, Mumbai - 400021, Maharashtra, India IDBI Trusteeship Services Limited Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001, Maharashtra, India
Auditors :	
Name :	Shekar and Rajashekar Chartered Accountants
Address :	No.20, "Kavya", 12th Cross, 1 st Main, AECS Layout, RMV 2 nd Stage, Sanjaynagar, Bengaluru – 560094, Karnataka, India
PAN No.:	ABFFS6354P
Memberships :	Not Available
Collaborators :	Not Available
Holding Company :	Golden Gate Properties Limited [U70102KA1995PLC018889]

CAPITAL STRUCTURE

AS ON 31.03.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
1000000	Equity Shares	INR 100/- each	INR 100.000 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
900006	Equity Shares	INR 100/- each	INR 90.001 Million

FINANCIAL DATA
[all figures are in 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	90.001	90.001	90.001
(b) Reserves and Surplus	0.266	0.266	0.266
(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)	90.267	90.267	90.267
(3) Non-Current Liabilities			
(a) long-term borrowings	450.343	458.054	399.862
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long-term liabilities	0.000	0.000	0.000
(d) long-term provisions	0.000	0.000	0.000
Total Non-current Liabilities (3)	450.343	458.054	399.862
(4) Current Liabilities			
(a) Short-term borrowings	0.000	0.000	0.000
(b) Trade payables	0.000	0.000	0.000
(c) Other current liabilities	1819.289	1811.478	1798.114
(d) Short-term provisions	0.000	0.000	0.000
Total Current Liabilities (4)	1819.289	1811.478	1798.114
TOTAL	2359.899	2359.799	2288.243
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	0.000	0.000	0.000
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Tangible assets 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 loans and advances	39.706	39.706	36.500
(e) Other Non-current assets	0.000	0.000	0.000
Total Non-Current Assets	39.706	39.706	36.500

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(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	2309.436	2309.278	2238.335
(c) Trade receivables	0.000	0.000	0.000
(d) Cash and bank balances	10.045	10.102	12.695
(e) Short-term loans and advances	0.000	0.000	0.000
(f) Other current assets	0.712	0.713	0.713
Total Current Assets	2320.193	2320.093	2251.743
TOTAL	2359.899	2359.799	2288.243

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Total Revenue from operations	0.000	0.000	0.000
	Other Income	0.000	0.000	0.000
	TOTAL	0.000	0.000	0.000
Less	EXPENSES			
	Other expenses	0.000	0.000	0.000
	TOTAL	0.000	0.000	0.000
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	0.000	0.000	0.000
Less	FINANCIAL EXPENSES	0.000	0.000	0.000
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	0.000	0.000	0.000
Less/ Add	DEPRECIATION/ AMORTISATION	0.000	0.000	0.000
	PROFIT/ (LOSS) BEFORE TAX	0.000	0.000	0.000
Less	TAX	0.000	0.000	0.000
	PROFIT/ (LOSS) AFTER TAX	0.000	0.000	0.000
	Earnings / (Loss) Per Share (INR)	0.00	0.00	0.00

CURRENT MATURITIES OF LONG TERM DEBT DETAILS

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PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Current Maturities of Long term debt	0.000	0.000	0.000
Net cash flows from (used in) operations	(7.768)	(57.697)	0.000
Net cash flows from (used in) operating activities	(7.768)	(57.697)	0.000

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	0.00	0.00	0.00
Account Receivables Turnover (Income / Sundry Debtors)	0.00	0.00	0.00
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)	0.00	0.00	0.00

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.96	0.96	0.96
Debt Equity Ratio (Total Liability / Networth)	4.99	5.07	4.43
Current Liabilities to Networth (Current Liabilities / Net Worth)	20.15	20.07	19.92
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.00	0.00	0.00
Interest Coverage Ratio (PBIT / Financial Charges)	0.00	0.00	0.00

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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin <i>((PAT / Sales) * 100)</i>	%	0.00	0.00	0.00
Return on Total Assets <i>((PAT / Total Assets) * 100)</i>	%	0.00	0.00	0.00
Return on Investment (ROI) <i>((PAT / Networth) * 100)</i>	%	0.00	0.00	0.00

SOLVENCY RATIOS

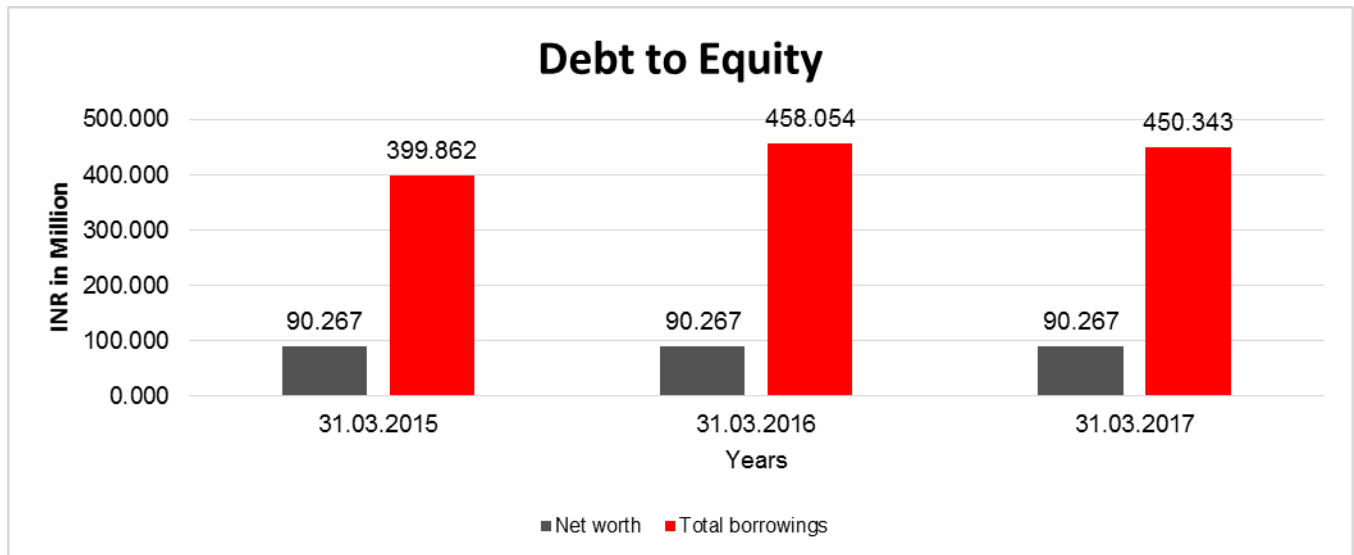
PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Current Ratio <i>(Current Assets / Current Liabilities)</i>	1.28	1.28	1.25
Quick Ratio <i>((Current Assets – Inventories) / Current Liabilities)</i>	0.01	0.01	0.01
G-Score Ratio Financial <i>(Networth / Total Assets)</i>	0.04	0.04	0.04
G-Score Ratio Debt <i>(Debts / Equity Capital)</i>	5.00	5.09	4.44
G-Score Ratio Liquidity <i>(Total Current Assets / Total Current Liabilities)</i>	1.28	1.28	1.25

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

FINANCIAL ANALYSIS
[all figures are in INR Million]

DEBT EQUITY RATIO

Particular	31.03.2015 (INR In Million)	31.03.2016 (INR In Million)	31.03.2017 (INR In Million)
Share Capital	90.001	90.001	90.001
Reserves & Surplus	0.266	0.266	0.266
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	90.267	90.267	90.267
Long-term borrowings	399.862	458.054	450.343
Short term borrowings	0.000	0.000	0.000
Current maturities of long-term debts	0.000	0.000	0.000
Total borrowings	399.862	458.054	450.343
Debt/Equity ratio	4.430	5.074	4.989



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

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INDEX OF CHARGES

CHARGES REGISTERED								
SN O	SRN	CHARGE ID	CHARGE HOLDER NAME	DATE OF CREATION	DATE OF MODIFICATION	DATE OF SATISFACTION	AMOUNT	ADDRESS
1	C65953101	10594257	JM FINANCIAL ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED	07/09/2015	08/09/2015	-	500000000.0	7TH FLOOR, CNERGY, APPASAHEB MARATHE MARG, PRABHADEVI, MUMB AIMH400025IN
2	B30797500	10332496	JM FINANCIAL ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED	15/12/2011	-	-	688573000.0	141, MAKER CHAMBERS IINARIMAN POINTMUMBAIMH400021IN
3	B61575684	10327914	JM FINANCIAL ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED	15/12/2011	22/10/2012	-	500000000.0	141, MAKER CHAMBERS IINARIMAN POINTMUMBAIMH400021IN
4	B30794846	10332489	JM FINANCIAL ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED	15/12/2011	-	-	879500000.0	141, MAKER CHAMBERS IINARIMAN POINTMUMBAIMH400021IN
5	C69353068	10374154	JM FINANCIAL ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED	13/08/2012	23/08/2012	03/11/2015	75000000.0	141, MAKER CHAMBERS IINARIMAN POINTMUMBAIMH400021IN
6	C69319226	10431839	JM FINANCIAL ASSET RECONSTRUCTION	03/05/2013	-	03/11/2015	210000000.0	141, MAKER CHAMBERS IINARIMAN POINTMUMBAIMH40

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			COMPANY PRIVATE LIMITED					0021IN
7	B8739 6222	10345 005	IDBI TRUSTEESHI P SERVICES LIMITED	01/02/2 012	13/08/2 012	16/10/2 013	262500000.0	ASIAN BLDG., GROUND FLOOR, 17, R.KAMANI MARG,BALLARD ESTATE,MUMBAIMH 400001IN

BACKGROUND

Best Golden Developers Private Limited ("the Company") was incorporated as a Private limited company under the Companies Act, 1956. The Company is engaged in real estate development which either purchases land and constructs and sells the residential apartments or enters into joint venture development. The Company is currently engaged in real estate in Bangalore, Mysore and Hyderabad.

OPERATIONS:

The Company has not commenced commercial activities.

STATE OF COMPANY'S AFFAIR:

The company affair is managed directly under the guidance and supervision of the Board of Directors with the able support of executives.

The company had not faced any problems worth mentioning or any serious impediments in carrying on its objectives, except on the power front.

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	Indian Rupees
US Dollar	1	INR 68.75
UK Pound	1	INR 91.07
Euro	1	INR 80.48

INFORMATION DETAILS

Information Gathered by :	RUB
Analysis Done by :	DIV
Report Prepared by :	BVA

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SCORE FACTORS

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