

**MIRA INFORM REPORT**

Report No. :	537408
Report Date :	05.11.2018

**IDENTIFICATION DETAILS**

Name :	ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED
Registered Office :	51 / 54B, Nariman Bhavan, 5th Floor, Backbay Reclamation Road, Nariman Point, Mumbai – 400021, Maharashtra
Tel. No.:	91-22-22041560/ 22025720
Country :	India
Financials (as on) :	31.03.2018
Date of Incorporation :	09.02.2001
CIN No.: [Company Identification No.]	U45201MH2001PTC130795
Capital Investment / Paid-up Capital :	INR 10.382 Million
PAN No.: [Permanent Account No.]	AAACE8829L
GSTN : [Goods & Service Tax Registration No.]	27AAACE8829L1Z6
Legal Form :	Private Limited Liability Company
Line of Business :	Construction Activity and also engaged in Power Generation. (Registered Activity)
No. of Employees :	Information declined by the management

**RATING & COMMENTS**

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

**MIRA's Rating :**

A

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Credit Rating	Explanation	Rating Comments
A	Acceptable Risk	Business dealings permissible with moderate risk of default

<b>Maximum Credit Limit :</b>	USD 1760000
<b>Status :</b>	Satisfactory
<b>Payment Behaviour :</b>	Slow but correct
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Subject was incorporated in the year 2001 and it is engaged in the business of real estate development activities.</p> <p>For the financial year 2017, the company has achieved decent growth in its revenue as compared to its previous year along with fair profit margin during the year.</p> <p>Rating takes into consideration, the satisfactory financial risk profile marked by adequate net worth base and strong debt protection metrics.</p> <p>Rating continues to derive strength from its established track record of its business operations and extensive experience of the promoters in real estate development.</p> <p>Rating strengths are partially offset by offtake risks for the ongoing real estate project, and susceptibility to cyclical in the real estate sector.</p> <p>Payment seems to be slow but correct.</p> <p>In view of aforesaid, the company can be considered for business dealing at usual trade terms and conditions.</p>

**NOTES :**

Any query related to this report can be made on e-mail : [infodept@mirainform.com](mailto: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

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Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
Very High Risk	D

**EXTERNAL AGENCY RATING**

<b>Rating Agency Name</b>	CRISIL
<b>Rating</b>	Long Term Rating=BBB-
<b>Rating Explanation</b>	Moderate degree of safety and moderate credit risk.
<b>Date</b>	20.12.2017

**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 05.11.2018

**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**

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MANAGEMENT NON-COOPERATIVE (Tel. No.: 91-22-22041560/ 22025720)

**LOCATIONS**

<b>Registered Office :</b>	51 / 54B, Nariman Bhavan, 5th Floor, Backbay Reclamation Road, Nariman Point, Mumbai – 400021, Maharashtra, India
<b>Tel. No.:</b>	91-22-22025720-21/ 22041560
<b>Fax No.:</b>	91-22-22850587
<b>E-Mail :</b>	<a href="mailto:essgeeredpl@gmail.com">essgeeredpl@gmail.com</a> <a href="mailto:info@essgee.net">info@essgee.net</a>
<b>Website :</b>	<a href="http://www.essgeegroup.com">www.essgeegroup.com</a>

**DIRECTORS**

As on 31.03.2018

<b>Name :</b>	Mr. Suresh Amritlal Gandhi		
<b>Designation :</b>	Director		
<b>Address :</b>	18/D, Shanaz, 90 Nepeansea Road, Malabar Hill, Mumbai – 400006, Maharashtra, India		
<b>Date of Appointment :</b>	26.02.2013		
<b>DIN No.:</b>	00128495		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U70100MH1998PTC117332	KENWOOD HOLDINGS PRIVATE LIMITED	15/12/2000	-
U74300MH2000PTC126504	CYCOM INTERNATIONAL PRIVATE LIMITED	15/05/2000	-
U70100MH2003PTC140307	ESS GEE DEVELOPERS PRIVATE LIMITED	06/05/2003	-
U80301MH2007PTC167108	UMAID HERITAGE EDUCATION PRIVATE LIMITED	18/01/2007	-
U45200MH1996PTC101368	SHEETAL SAGAR BUILDERS & DEVELOPERS PRIVATE LIMITED	11/10/2000	-
U70200MH2007PTC170401	ESS GEE HOSPITALITY PRIVATE LIMITED	28/04/2007	-
U99999MH1991PTC060691	ESS GEE PROPERTY DEVELOPERS (INDIA) PRIVATE LIMITED	17/08/2000	-
U45202MH2009PTC190021	ESS GEE HABITAT PRIVATE LIMITED.	02/02/2009	-
U70100MH1979PTC021291	EVERSMILE PROPERTIES PRIVATE LIMITED	23/03/1983	-
U15205MH1951PTC008571	DHUNJIBHOY ICE FACTORY PRIVATE LIMITED	23/09/2004	-
U14100MH2003PTC143440	ESS GEE STONES PRIVATE LIMITED	09/12/2003	-
U70102MH2015PTC265363	ESS GEE SHELTER PRIVATE LIMITED	09/06/2015	-
U70109MH2017PTC293099	WORKWISE SOLUTIONS PRIVATE LIMITED	28/03/2017	-
<b>Name :</b>	Mr. Anjana Suresh Gandhi		
<b>Designation :</b>	Director		
<b>Address :</b>	18 / D, Shanaz, 90 Nepeansea Road, Malabar Hill, Mumbai – 400006,		

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**ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED - 537408**

**PAGE NO. : 5**

	Maharashtra, India		
<b>Date of Appointment :</b>	09.02.2001		
<b>DIN No.:</b>	00128691		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U99999MH1991PTC060691	ESS GEE PROPERTY DEVELOPERS (INDIA) PRIVATE LIMITED	17/08/2000	-
U45200MH1996PTC101368	SHEETAL SAGAR BUILDERS & DEVELOPERS PRIVATE LIMITED	11/10/2000	-
U70100MH1998PTC117332	KENWOOD HOLDINGS PRIVATE LIMITED	18/11/2004	-
U74300MH2000PTC126504	CYCOM INTERNATIONAL PRIVATE LIMITED	18/08/2009	-
U70100MH2003PTC140307	ESS GEE DEVELOPERS PRIVATE LIMITED	06/05/2003	-
U80301MH2007PTC167108	UMAID HERITAGE EDUCATION PRIVATE LIMITED	18/01/2007	-
U70200MH2007PTC170401	ESS GEE HOSPITALITY PRIVATE LIMITED	28/04/2007	-
U45202MH2009PTC190021	ESS GEE HABITAT PRIVATE LIMITED.	02/02/2009	-
U14100MH2003PTC143440	ESS GEE STONES PRIVATE LIMITED	09/12/2003	-
U72300MH2015PTC264812	PROPSHELF TECHNOLOGIES PRIVATE LIMITED	25/05/2015	-
<b>Name :</b> Mr. Gaurav Suresh Gandhi			
<b>Designation :</b> Director			
<b>Address :</b> 18/D, Shanaz, 90 Nepean Sea Road, Malabar Hill, Mumbai – 400006, Maharashtra,			
<b>Date of Appointment :</b> 09.08.2006			
<b>DIN No.:</b> 00571024			
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U70100MH2003PTC140307	ESS GEE DEVELOPERS PRIVATE LIMITED	09/08/2006	-
U80301MH2007PTC167108	UMAID HERITAGE EDUCATION PRIVATE LIMITED	06/08/2012	-
U74300MH2000PTC126504	CYCOM INTERNATIONAL PRIVATE LIMITED	15/09/2012	-
U70100MH1998PTC117332	KENWOOD HOLDINGS PRIVATE LIMITED	26/12/2006	-
U70200MH2007PTC170401	ESS GEE HOSPITALITY PRIVATE LIMITED	18/08/2009	-
U45200MH1996PTC101368	SHEETAL SAGAR BUILDERS & DEVELOPERS PRIVATE LIMITED	09/08/2006	-
U99999MH1991PTC060691	ESS GEE PROPERTY DEVELOPERS (INDIA) PRIVATE LIMITED	09/08/2006	-
U45202MH2009PTC190021	ESS GEE HABITAT PRIVATE LIMITED.	06/08/2012	-
U15205MH1951PTC008571	DHUNJIBHOY ICE FACTORY PRIVATE LIMITED	09/08/2006	-
U45200GJ2011PTC064013	ESS GEE SUKRUT PRIVATE LIMITED	11/02/2011	-
U14100MH2003PTC143440	ESS GEE STONES PRIVATE LIMITED	09/08/2006	-
U72300MH2015PTC264812	PROPSHELF TECHNOLOGIES PRIVATE LIMITED	25/05/2015	-
U70102MH2015PTC265363	ESS GEE SHELTER PRIVATE LIMITED	09/06/2015	-
U85300RJ2016NPL055172	UMAID HERITAGE APARTMENT ASSOCIATION	22/09/2018	-
U70109MH2017PTC293099	WORKWISE SOLUTIONS PRIVATE LIMITED	28/03/2017	-

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U65999MH2018PTC306086	CREDIT WISE CAPITAL PRIVATE LIMITED	08/03/2018	-
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**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

**As on 31.03.2018**

Names of Shareholders (Equity Shares)	No. of Shares
Suresh Gandhi	7500
Anjana Gandhi	7500
Gaurav Gandhi	7500
Satya Gandhi	7500
Suresh Gandhi (HUF)	671
Suhaani Gandhi	7500
<b>Total</b>	<b>38171</b>

Names of Shareholder (Preference Shares)	No. of Shares
Purna Mehta	100000
<b>Total</b>	<b>100000</b>

**Equity Share Break up (Percentage of Total Equity)**

**As on 30.09.2017**

Category	Percentage
Promoters (Individual/Hindu Undivided Family-Indian)	39.30
Public/Other than promoters (Individual/Hindu Undivided Family-Indian)	60.70
<b>Total</b>	<b>100.00</b>

### Share holding pattern

- Promoters (Individual/Hindu Undivided Family-Indian)
- Public/Other than promoters (Individual/Hindu Undivided Family-Indian)



### BUSINESS DETAILS

<b>Line of Business :</b>	Construction activity and also engaged in Power Generation. (Registered Activity)	
<b>Products/ Services :</b>	<b>Item Code No.</b>	<b>Product/ Services Description</b>
	99531110	Construction
	99691110	Electricity, Gas, Water Distribution (on own Account)
<b>Brand Names :</b>	Not Available	
<b>Agencies Held :</b>	Not Available	
<b>Exports :</b>	Not Divulged	
<b>Imports :</b>	Not Divulged	
<b>Terms :</b>	Not Divulged	

### PRODUCTION STATUS NOT AVAILABLE

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**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged	
	<b>Name of the Person :</b>	--	
	<b>Contact No.:</b>	--	
	<b>Since How Long Known :</b>	--	
	<b>Maximum Limit Dealt :</b>	--	
	<b>Experience :</b>	--	
	<b>Remark:</b>	--	
<b>Customers :</b>	<b>Reference :</b>	Not Divulged	
	<b>Name of the Person :</b>	--	
	<b>Contact No.:</b>	--	
	<b>Since How Long Known :</b>	--	
	<b>Maximum Limit Dealt :</b>	--	
	<b>Experience :</b>	--	
	<b>Remark:</b>	--	
<b>No. of Employees :</b>	Information declined by the management		
<b>Bankers :</b>	<b>Bank Name</b>	Not Divulged	
	<b>Branch</b>	Not Divulged	
	<b>Person Name (With Designation)</b>	--	
	<b>Contact Number</b>	--	
	<b>Name of Account Holder</b>	--	
	<b>Account Number</b>	--	
	<b>Account Since (Date/Year of Account Opening)</b>	--	
	<b>Average Balance Maintained (If Possible)</b>	--	
	<b>Credit Facilities Enjoyed (If any)</b>	--	
	<b>Account Operation</b>	--	
	<b>Remarks (If any)</b>	--	
<b>Facilities :</b>	<b>Secured Loan</b>	<b>31.03.2018 (INR in Million)</b>	<b>31.03.2017 (INR in Million)</b>
	<b>Long-term Borrowings</b>		
	Term loans from banks and financial institution	469.420	338.348
	<b>Total</b>	<b>469.420</b>	<b>338.348</b>

**ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED - 537408**

**PAGE NO. : 9**

<b>Auditors :</b>	
<b>Name :</b>	M.M. Nissim and Company Chartered Accountants
<b>Address :</b>	Barodawala Mansion, B - Wing, 3rd Floor, 81, Dr. Annie Besant Road, Worli, Mumbai – 400018, Maharashtra, India
<b>Income-tax PAN of auditor or auditor's firm :</b>	AAAFM5103E
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Subsidiaries :</b>	<ul style="list-style-type: none"> <li>• Kenwood Holdings Private Limited</li> <li>• Ess Gee Property Developers (India) Private Limited</li> <li>• Umaid Heritage Enterprise</li> <li>• Ess Gee Premises LLP</li> </ul>

**CAPITAL STRUCTURE**

**As on 31.03.2018**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
70000	Equity Shares	INR 10/- each	INR 0.700 Million
100000	Preference Shares	INR 100/- each	INR 10.000 Million
	<b>Total</b>		<b>INR 10.700 Million</b>

**Issued, Subscribed & Paid-up Capital :**

No. of Shares	Type	Value	Amount
38171	Equity Shares	INR 10/- each	INR 0.382 Million
100000	Preference Shares	INR 100/- each	INR 10.000 Million
	<b>Total</b>		<b>INR 10.382 Million</b>

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**FINANCIAL DATA**  
*[all figures are in INR Million]*

**ABRIDGED BALANCE SHEET**

<b>SOURCES OF FUNDS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	10.382	10.382	10.382
(b) Reserves & Surplus	607.185	548.920	453.499
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
<b>Total Shareholders' Funds (1) + (2)</b>	<b>617.567</b>	<b>559.302</b>	<b>463.881</b>
(3) Non-Current Liabilities			
(a) Long-term borrowings	648.736	551.448	436.425
(b) Deferred tax liabilities (Net)	3.972	0.000	0.000
(c) Other long term liabilities	8.147	17.134	16.216
(d) Long-term provisions	0.000	0.000	0.000
<b>Total Non-current Liabilities (3)</b>	<b>660.855</b>	<b>568.582</b>	<b>452.641</b>
(4) Current Liabilities			
(a) Short term borrowings	276.869	264.255	227.556
(b) Trade payables	40.896	33.699	18.455
(c) Other current liabilities	223.444	158.806	162.055
(d) Short-term provisions	0.000	0.000	0.000
<b>Total Current Liabilities (4)</b>	<b>541.209</b>	<b>456.760</b>	<b>408.066</b>
<b>TOTAL</b>	<b>1819.631</b>	<b>1584.644</b>	<b>1324.588</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	475.892	487.109	298.301
(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	211.186	211.186	211.186
(c) Deferred tax assets (net)	0.000	0.088	3.897
(d) Long-term Loan and Advances	182.550	217.175	169.398
(e) Other Non-current assets	0.000	0.000	0.000
<b>Total Non-Current Assets</b>	<b>869.628</b>	<b>915.558</b>	<b>682.782</b>

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**ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED - 537408**

**PAGE NO. : 11**

(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	652.968	477.114	404.648
(c) Trade receivables	147.646	123.893	188.245
(d) Cash and cash equivalents	4.591	21.937	12.588
(e) Short-term loans and advances	144.629	45.939	36.325
(f) Other current assets	0.169	0.203	0.000
<b>Total Current Assets</b>	<b>950.003</b>	<b>669.086</b>	<b>641.806</b>
<b>TOTAL</b>	<b>1819.631</b>	<b>1584.644</b>	<b>1324.588</b>

**PROFIT & LOSS ACCOUNT**

	<b>PARTICULARS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
	<b>SALES</b>			
	Income	382.619	259.749	441.561
	Other Income	11.145	15.140	12.094
	<b>TOTAL</b>	<b>393.764</b>	<b>274.889</b>	<b>453.655</b>
<b>Less</b>	<b>EXPENSES</b>			
	Cost of Materials Consumed	273.642	39.911	499.634
	Purchases of Stock-in-Trade	0.000	7.609	57.996
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(177.028)	(37.563)	(239.430)
	Employees benefits expense	16.283	21.816	4.806
	Other expenses	123.343	85.742	42.989
	Exceptional Items	0.000	(23.262)	0.000
	<b>TOTAL</b>	<b>236.240</b>	<b>94.253</b>	<b>365.995</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>157.524</b>	<b>180.636</b>	<b>87.660</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	65.604	54.206	45.059
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>91.920</b>	<b>126.430</b>	<b>42.601</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	24.903	19.865	17.591
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>67.017</b>	<b>106.565</b>	<b>25.010</b>
<b>Less</b>	<b>TAX</b>	8.753	11.143	1.150
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>58.264</b>	<b>95.422</b>	<b>23.860</b>

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**ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED - 537408**

**PAGE NO. : 12**

Earnings / (Loss) Per Share (INR)	1526.40	2499.85	625.08
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**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

Particulars	31.03.2018	31.03.2017	31.03.2016
Current Maturities of Long term debt	11.608	5.233	0.326
Cash generated from operations	NA	NA	NA
Net cash flow from operating activity	NA	NA	NA

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365 Days)	140.85	174.09	155.61
Account Receivables Turnover (Income / Sundry Debtors)	2.59	2.10	2.35
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	54.55	258.84	12.08
Inventory Turnover (Operating Income / Inventories)	0.24	0.38	0.22
Asset Turnover (Operating Income / Net Fixed Assets)	0.33	0.37	0.29

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio (Borrowing + Current Liabilities) / Total Assets)	0.66	0.64	0.64
Debt Equity Ratio (Total Liability / Networth)	1.52	1.47	1.43
Current Liabilities to Network (Current Liabilities / Net Worth)	0.88	0.82	0.88
Fixed Assets to Network (Net Fixed Assets / Network)	0.77	0.87	0.64

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**ESS GEE REAL ESTATE DEVELOPERS PRIVATE LIMITED - 537408**

**PAGE NO. : 13**

Interest Coverage Ratio ( <i>PBIT / Financial Charges</i> )	2.40	3.33	1.95
--	------	------	------

**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin ( <i>(PAT / Sales) * 100</i> )	%	15.23	36.74	5.40
Return on Total Assets ( <i>(PAT / Total Assets) * 100</i> )	%	3.20	6.02	1.80
Return on Investment (ROI) ( <i>(PAT / Networth) * 100</i> )	%	9.43	17.06	5.14

**SOLVENCY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Current Ratio ( <i>Current Assets / Current Liabilities</i> )		1.76	1.46	1.57
Quick Ratio ( <i>(Current Assets – Inventories) / Current Liabilities</i> )		0.55	0.42	0.58
G-Score Ratio Financial ( <i>Networth / Total Assets</i> )		0.34	0.35	0.35
G-Score Ratio Debt ( <i>Debts / Equity Capital</i> )		90.27	79.07	63.99
G-Score Ratio Liquidity ( <i>Total Current Assets / Total Current Liabilities</i> )		1.76	1.46	1.57

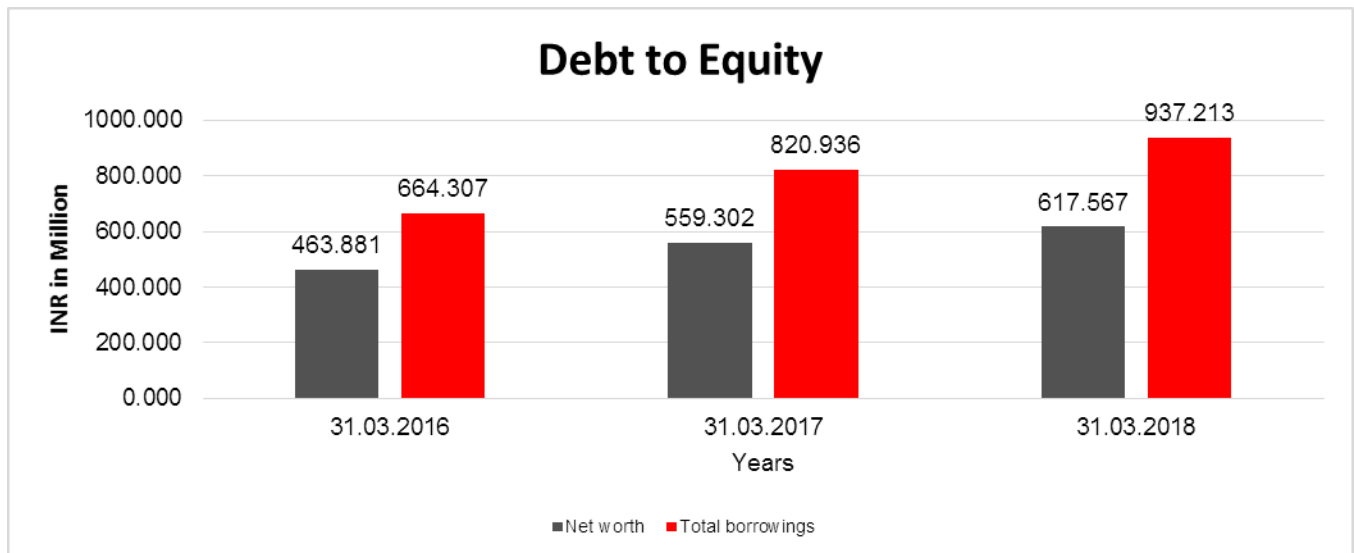
*Total Liability = Short-term Debt + Long-term Debt + Current Maturities of Long-term debts*

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**FINANCIAL ANALYSIS**  
*[all figures are in INR Million]*

**DEBT EQUITY RATIO**

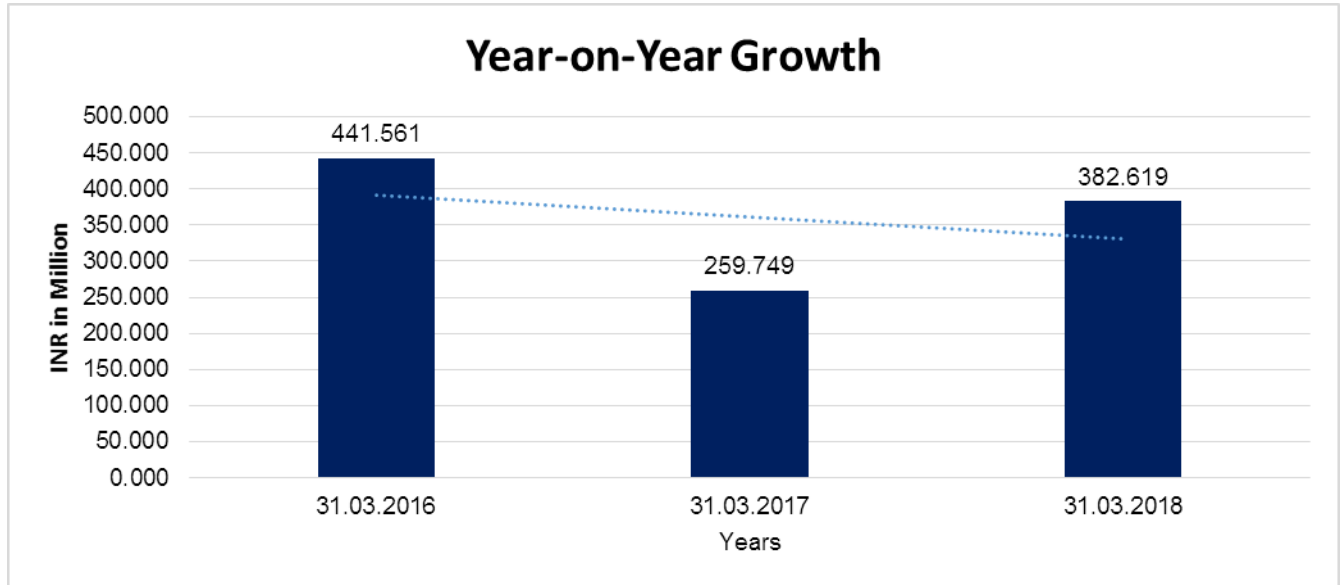
Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	10.382	10.382	10.382
Reserves & Surplus	453.499	548.920	607.185
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
<b>Net worth</b>	<b>463.881</b>	<b>559.302</b>	<b>617.567</b>
long-term borrowings	436.425	551.448	648.736
Short term borrowings	227.556	264.255	276.869
Current Maturities of Long term debt	0.326	5.233	11.608
<b>Total borrowings</b>	<b>664.307</b>	<b>820.936</b>	<b>937.213</b>
<b>Debt/Equity ratio</b>	<b>1.432</b>	<b>1.468</b>	<b>1.518</b>



**YEAR-ON-YEAR GROWTH**

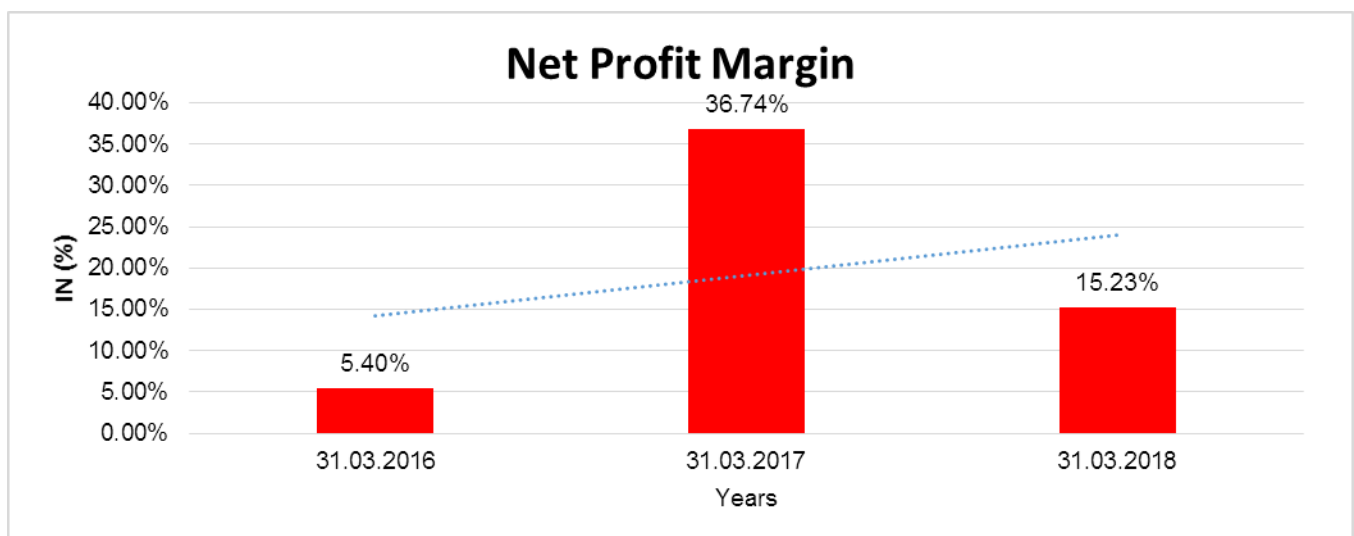
Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	441.561	259.749	382.619
		<b>(41.175)</b>	<b>47.303</b>

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**NET PROFIT MARGIN**

Net Profit Margin	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	441.561	259.749	382.619
Profit/(Loss)	23.860	95.422	58.264
	<b>5.40%</b>	<b>36.74%</b>	<b>15.23%</b>



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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	No
8	Designation of contact person	No
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	No
17	Details of sister concerns	Yes
18	Major suppliers	No
19	Major customers	No
20	Banking Details	No
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	Yes
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

**NOTE:** The registered office of the company has been shifted from "85, Mittal Chambers, Nariman Point, Mumbai-400021, Maharashtra, India" to the present address w.e.f. 18.06.2008

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**UNSECURED LOAN**

PARTICULARS	31.03.2018 (INR in Million)	31.03.2017 (INR in Million)
<b>Long-term Borrowings</b>		
Interest free advances from directors and their relatives	179.316	213.100
<b>Short-term borrowings</b>		
Corporate loan	276.393	249.700
Advances from related party	0.476	0.474
Deposits	0.000	14.081
<b>Total</b>	<b>456.185</b>	<b>477.355</b>

**INDEX OF CHARGES**

Charges Registered							
SN o	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Satisfaction	Amount	Address
1	G395638 20	1000864 92	ADITYA BIRLA HOUSING FINANCE LIMITED	24/03/20 17	-	173800000.0	Indian Rayon Compound, VeravalGu3 62266IN
2	C569961 50	1057604 7	HOUSING DEVELOPME NT FINANCE CORPORATI ON LIMITED	05/06/20 15	-	380000000.0	RAMON HOUSE 169BACKBAY RECLAMATIONH T PAREKH MARGMUMBAIMH4000 20IN
3	C524644 92	1056710 8	Standard Chartered Bank	08/05/20 15	-	32200000.0	1ST FLOOR, 270 D N ROADFORTMUMBAIM H400001IN
4	C639969 04	1031321 7	State Bank of India	29/09/20 11	02/09/201 5	27500000.0	Madam Cama RoadMumbaiMH400021 IN
5	B683647 77	1000399 4	STATE BANK OF INDIA	31/03/20 06	17/01/201 3	140000000.0	GIRGAUM BRANCH, SIR H. N. HOSPITAL BUILDINGS. V. ROAD GIRGAUMMUMBAIMH 400004IN
6	B429049 95	1003765 9	INDIAN OVERSEAS BANK	03/02/20 07	28/06/201 2	92300000.0	BHAKTAWAR, GROUND FLOOR,NARIMAN POINT,MUMBAIMH400

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**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 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 72.92
UK Pound	1	INR 94.66
Euro	1	INR 83.04

**INFORMATION DETAILS**

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

**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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