

## MIRA INFORM REPORT

<b>Report No. :</b>	540590
<b>Report Date :</b>	21.11.2018

### IDENTIFICATION DETAILS

<b>Name :</b>	EDELWEISS HOUSING FINANCE LIMITED
<b>Registered Office :</b>	Edelweiss House, Off C.S.T. Road, Kalina, Mumbai – 400098, Maharashtra
<b>Tel. No.:</b>	91-22-40094400
<b>Country :</b>	India
<b>Financials (as on) :</b>	31.03.2018
<b>Date of Incorporation :</b>	30.05.2008
<b>CIN No.:</b> [Company Identification No.]	U65922MH2008PLC182906
<b>Capital Investment / Paid-up Capital :</b>	INR 543.500 Million
<b>PAN No.:</b> [Permanent Account No.]	AABCE9808N
<b>GSTN :</b> [Goods & Service Tax Registration No.]	27AABCE9808N1Z4 - Maharashtra 07AABCE9808N2Z5 - Delhi 29AABCE9808N1Z0 - Karnataka 23AABCE9808N1ZC - Madhya Pradesh 36AABCE9808N1Z5 - Telangana 06AABCE9808N1Z8 - Haryana 24AABCE9808N1ZA - Gujarat 37AABCE9808N1Z3 - Andhra Pradesh 04AABCE9808N1ZC - Chandigarh 19AABCE9808N1Z1 - West Bengal 33AABCE9808N1ZB - Tamilnadu 34AABCE9808N1Z9 - Puducherry 08AABCE9808N1Z4 - Rajasthan
<b>Legal Form :</b>	A Closely Held Public Limited Liability Company
<b>Line of Business :</b>	The company's main business is to Provide Loans to retail customers for

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	construction or purchase of residential property, loans against property and loans to real estate developers. (Registered activity)
<b>No. of Employees :</b>	864 (Approximately)

**RATING & COMMENTS**

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

**MIRA's Rating :**

**A**

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

<b>Status :</b>	Good
<b>Payment Behaviour :</b>	Usually Correct
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Edelweiss Housing Finance Limited is a part of "Edelweiss Group" and was incorporated in the year 2008. It is the housing finance arm of the Edelweiss Group, was incorporated under the regulations of the National Housing Bank (NHB). The company's principal offerings comprise home loans and loans against property (LAP).</p> <p>For the financial year 2018, the company has achieved revenue growth of 10.26% as compared to the previous year along with a fair profit margin of 13.70%.</p> <p>The overall financial position of the company seems to be satisfactory marked by adequate network base.</p> <p>Rating takes into consideration the group's established market position in capital market-related segments, which will continue to benefit from the improved operating environment for its businesses, resulting in higher earnings and accruals to capital over the medium term. The ratings also reflect the Edelweiss group's comfortable liquidity policy.</p> <p>Rating, however, gets constrained on account of high debt balance sheet profile along with the vulnerability of the group's asset quality to the inherent concentration risks in the wholesale lending segment.</p> <p>Payments seems to be usually correct.</p> <p>In view of aforesaid, the company can be considered for business dealings 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
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 Bank Facilities = AA
<b>Rating Explanation</b>	High degree of safety and very low credit risk.
<b>Date</b>	30.08.2018

<b>Rating Agency Name</b>	CRISIL
<b>Rating</b>	Short Term Bank Facilities = A1+
<b>Rating Explanation</b>	Very strong degree of safety and carry lowest credit risk.
<b>Date</b>	30.08.2018

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**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 21.11.2018

**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 DECLINED**

**Management non-cooperative (Tel No:91-22-40094400)**

**LOCATIONS**

<b>Registered Office :</b>	Edelweiss House, Off C.S.T. Road, Kalina, Mumbai – 400098, Maharashtra, India
<b>Tel. No.:</b>	91-22-40094400/ 42722272/ 74
<b>Fax No.:</b>	91-22-40194890
<b>E-Mail :</b>	<a href="mailto:rftcompliance@edelweissfin.com">rftcompliance@edelweissfin.com</a>
<b>Website :</b>	<a href="http://www.edelweissretailfin.com">www.edelweissretailfin.com</a>
<b>Branch Offices:</b>	<p><b>Located At:</b></p> <ul style="list-style-type: none"> <li>• Ahmedabad</li> <li>• Ahmednagar</li> <li>• Ambattur</li> <li>• Anand</li> <li>• Andheri</li> <li>• Aurangabad</li> <li>• Bangalore</li> <li>• Bangalore Outer Ring Road</li> <li>• Belgaum</li> <li>• Bhavnagar</li> </ul>

**DIRECTORS**

**AS ON: 31.03.2018**

<b>Name :</b>	Pudugramam Narayanaswamy Venkatachalam
<b>Designation :</b>	Director
<b>Address :</b>	Flat No.3C, Settlur Manor, No.2, Sivaswamy Street Opposite Dr. Radhakrishnan Salai, Mylapore, Chennai – 600004, Tamilnadu, India
<b>Date of Appointment :</b>	25.02.2015
<b>DIN No.:</b>	00499442
<b>Name :</b>	Mr. Krishnaswamy Siddharth
<b>Designation :</b>	Director
<b>Address :</b>	Heritage 3402, Hiranandani Gardens, Powai, Mumbai -400076, Maharashtra, India
<b>Date of Appointment :</b>	20.07.2015
<b>DIN No.:</b>	02463804
<b>Name :</b>	Mr. Uday Shankar Dutt
<b>Designation :</b>	Director
<b>Address :</b>	Flat No. 461, ATS Village Sector, 93A, Noida – 201301, Uttar Pradesh, India
<b>Date of Birth/Age :</b>	18.09.1951
<b>Date of Appointment :</b>	21.01.2013
<b>DIN No.:</b>	06466798
<b>Name :</b>	Mr. Vineet Mahajan
<b>Designation :</b>	Director
<b>Address :</b>	A-7A/14, Rana Pratap Bagh, Delhi – 110007, India
<b>Date of Appointment :</b>	19.01.2016
<b>DIN No.:</b>	07253615
<b>Name :</b>	Mrs. Shalinee Mimani
<b>Designation :</b>	Director
<b>Address :</b>	C-801/802, Lake Pleasant Lake Homes Phase II, Off A S Marg, Powai, Mumbai - 400076, Maharashtra, India
<b>Date of Appointment :</b>	19.01.2016
<b>DIN No.:</b>	07404075
<b>Name :</b>	Vijayalakshmi Rajaram Iyer
<b>Designation :</b>	Director
<b>Address :</b>	Flat C-2, Floor 1, Wing C, Goodwill Chsl, Kanti Nagar, Jain Mandir Road, Janakalyan Bank, Andheri (East), Mumbai - 400059, Maharashtra, India
<b>Date of Appointment :</b>	22.02.2018
<b>DIN No.:</b>	05242960

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**KEY EXECUTIVES**

<b>Name :</b>	Mr. Amit Narendra Kothari
<b>Designation :</b>	Chief Finance Officer
<b>Address :</b>	501 Dani Sanjay CHS, Datta Mandir Road, Above Bank Dhanukarwadi, Kandivali (w), Mumbai - 40 0067 Mumbai 400067, Maharashtra, India
<b>Date of Appointment :</b>	03.05.2018
<b>PAN No.:</b>	AULPK2864M
<b>Name :</b>	Mr. Ankit Kumar Jain
<b>Designation :</b>	Company Secretary
<b>Address :</b>	105, Sidhi Vinayak Apartment Sector-55, Gurgram-122003, Haryana, India
<b>Date of Appointment :</b>	16.05.2017
<b>PAN No.:</b>	AGRPJ2092C

**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

**AS ON: 25.07.2018**

<b>Names of Shareholders</b>	<b>No. of Shares</b>
Edelweiss Financial Services Limited	10549994
Edelweiss Financial Services Limited	5500000
Rashesh Shah	1
Venkat Ramaswamy	1
Tarun Khurana	1
Deepak Mittal	1
Vikas Khemani	1
Himanshu Kaji	1
Edelweiss Commodities Services Limited	33000000
Edelweiss Commodities Services Limited	5300000
<b>Total</b>	<b>54350000</b>

**AS ON: 12.11.2018**

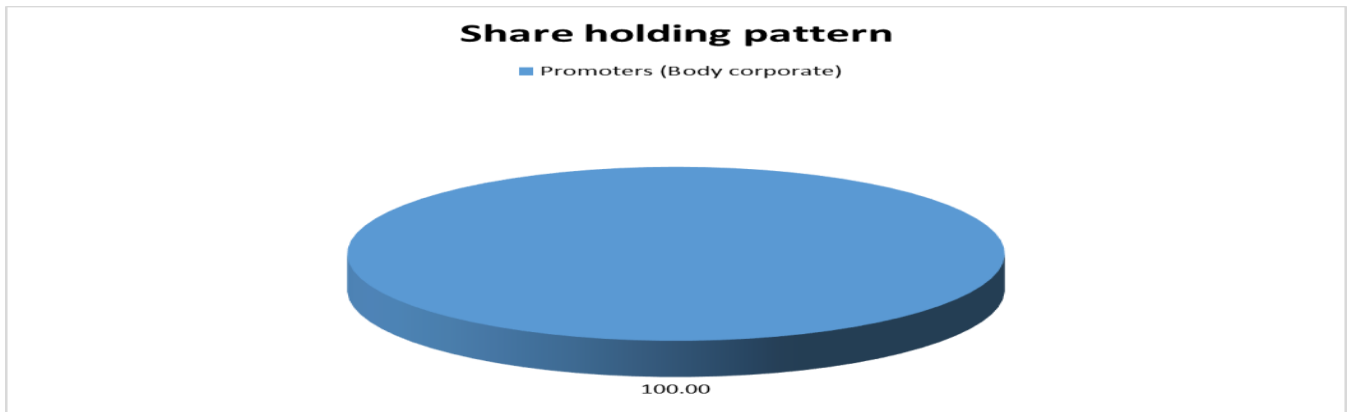
<b>Names of allottee</b>	<b>No. of Shares</b>
Edel Finance Company Limited, India	10000000
<b>Total</b>	<b>10000000</b>

**AS ON: 25.07.2018**

<b>Category</b>	<b>Percentage</b>
Promoters (Body corporate)	100.00

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<b>Total</b>	<b>100.00</b>
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**BUSINESS DETAILS**

<b>Line of Business :</b>	The company's main business is to Provide Loans to retail customers for construction or purchase of residential property, loans against property and loans to real estate developers. (Registered activity)	
<b>Products :</b>	<b>ITC Code No.</b>	<b>Product Descriptions</b>
	99715190	Fees, Commission and interest income
<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>		
<b>Selling :</b>	Not Divulged	
<b>Purchasing :</b>	Not Divulged	

**PRODUCTION STATUS: NOT AVAILABLE**

**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference:</b>	Not Divulged
	<b>Name of the Person (Designation):</b>	--

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	<b>Contact Number:</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 (Designation):</b>	--
	<b>Contact Number:</b>	--
	<b>Since how long known:</b>	--
	<b>Maximum limit dealt:</b>	--
	<b>Experience:</b>	--
	<b>Remark</b>	--
<b>No. of Employees :</b>	864 (Approximately)	
<b>Bankers :</b>	<ul style="list-style-type: none"> <li>• ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara-390007, Gujarat, India</li> <li>• HDFC Bank Limited, Senapati Bapat Marg, Lower Parel, West, Mumbai-400013, Maharashtra, India</li> <li>• Canara Bank, Tamarind Lane Branch, Crossly House, Ground Floor, British Hotel Lane, Fort, Mumbai-400001, Maharashtra, India</li> <li>• National Housing Bank, Core 5A, India Habitat Centre/ Odhi Road, New Delhi-110003, India</li> <li>• Karnataka Bank Limited, Mount Road Branch 839, Mount Road, Opposite New Secretariat Building, Chennai-600002, Tamilnadu, India</li> <li>• The Federal Bank Limited, 32/34, Church Gate House Veer, Nariman Road, Fort, Mumbai-400023, Maharashtra, India</li> </ul>	
<b>Facilities :</b>	<b>SECURED LOANS</b>	<b>31.03.2018 (INR In Million)</b>
	<b>LONG-TERM BORROWINGS</b>	<b>31.03.2017 (INR In Million)</b>
	<b>Non-Convertible Redeemable Debentures</b>	
	privately Placed non-convertible debentures	6090.640
	Public Issue of non-convertible debentures	2570.000
	Term Lona from Banks	5000.000
	Term Loan from The National Housing	20002.220
		11590.170
		260.700
		372.970

	Bank		
	<b>SHORT TERM BORROWINGS</b>		
	Bank Overdraft	1875.500	834.140
	<b>Total</b>	<b>33229.060</b>	<b>20367.280</b>

<b>Financial Institutions:</b>	<ul style="list-style-type: none"> <li>IDBI Trusteeship Services Limited Asian Bldg., Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India</li> </ul>
<b>Auditors :</b>	
<b>Name :</b>	Price Waterhouse Chartered Accountants
<b>Address :</b>	252, Veer Savarkar Marg, Shivaji Park , Dadar (West), Mumbai -400028, Maharashtra, India
<b>PAN No.:</b>	AAFFP3698A
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Holding Company :</b>	Edelweiss Commodities Services Limited [U45201AP2006PLC078157]
<b>Ultimate Holding Company:</b>	Edelweiss Financial Services Limited
<b>Fellow Subsidiaries :</b>	<ul style="list-style-type: none"> <li>ECL Finance Limited</li> <li>Edelweiss Investment Adviser Limited</li> <li>Edelweiss Broking Limited</li> <li>Edelweiss Finance and Investment Limited</li> <li>Edelweiss Retail Finance Limited</li> <li>EdelGive Foundation</li> <li>Edelweiss Business Services Limited [Formerly known as Edelweiss Web Services Limited]</li> <li>Etemity Business Centre Limited</li> <li>Edelweiss Securities Limited</li> <li>Edelweiss Insurance Broker Limited</li> <li>Auris Corporate Centre Limited</li> <li>Edelweiss Agri Value Chain Limited</li> <li>Edelweiss Global Wealth Management Limited</li> <li>Burlington Business Solutions Limited (Merged with Ecap Equities Limited w.e.f 1st April 2017)</li> <li>Ecap Equities Limited</li> <li>Edelweiss Comtrade Limited</li> <li>EFSL Trading Limited</li> </ul>

	<ul style="list-style-type: none"> <li>• Edelweiss General Insurance Company Limited</li> <li>• Edelweiss Asset Management Limited</li> </ul>
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**CAPITAL STRUCTURE**

**AFTER: 25.07.2018**

**Authorised Capital** : INR 750.000 Million

**Issued, Subscribed & Paid-up Capital** : INR 693.500 Million

**AS ON: 25.07.2018**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
60000000	Equity Shares	INR 10/- each	INR 600.000 Million

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

No. of Shares	Type	Value	Amount
54350000	Equity Shares	INR 10/- each	INR 543.500 Million

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

**ABRIDGED BALANCE SHEET**

SOURCES OF FUNDS	31.03.2018	31.03.2017	31.03.2016
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Funds</b>			
(a) Share Capital	543.500	493.500	493.500
(b) Reserves & Surplus	4552.310	3443.500	2892.280
(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>5095.810</b>	<b>3937.000</b>	<b>3385.780</b>
<b>(3) Non-Current Liabilities</b>			
(a) Long-term borrowings	31853.560	20033.140	9815.350
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long term liabilities	300.270	309.010	259.870
(d) long-term provisions	335.180	363.050	157.810
<b>Total Non-current Liabilities (3)</b>	<b>32489.010</b>	<b>20705.200</b>	<b>10233.030</b>
<b>(4) Current Liabilities</b>			
(a) Short term borrowings	2564.310	2240.640	6263.010
(b) Trade payables	228.520	154.650	108.030
(c) Other current liabilities	8937.960	6885.330	4447.020
(d) Short-term provisions	229.890	87.590	107.630
<b>Total Current Liabilities (4)</b>	<b>11960.680</b>	<b>9368.210</b>	<b>10925.690</b>
<b>TOTAL</b>	<b>49545.500</b>	<b>34010.410</b>	<b>24544.500</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
<b>(a) Fixed Assets</b>			
(i) Tangible assets	49.650	33.180	26.020
(ii) Intangible Assets	6.390	3.390	3.880
(iii) Capital work-in-progress	0.860	0.030	0.030
(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)	51.780	91.200	24.300
(d) Long-term Loan and Advances	32305.660	21021.470	12207.660
(e) Other Non-current assets	10.600	60.540	33.890
<b>Total Non-Current Assets</b>	<b>32424.940</b>	<b>21209.810</b>	<b>12295.780</b>

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<b>(2) Current assets</b>			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	0.000	0.000	0.000
(c) Trade receivables	159.380	52.120	85.780
(d) Cash and cash equivalents	4209.500	455.870	56.500
(e) Short-term loans and advances	12334.710	11972.060	11886.200
(f) Other current assets	416.970	320.550	220.240
<b>Total Current Assets</b>	<b>17120.560</b>	<b>12800.600</b>	<b>12248.720</b>
<b>TOTAL</b>	<b>49545.500</b>	<b>34010.410</b>	<b>24544.500</b>

**PROFIT & LOSS ACCOUNT**

	PARTICULARS	31.03.2018	31.03.2017	31.03.2016
	<b>SALES</b>			
	Revenue from Operations	5129.870	4652.720	2728.020
	Other Income	14.180	16.360	5.370
	<b>TOTAL</b>	<b>5144.050</b>	<b>4669.080</b>	<b>2733.390</b>
<b>Less</b>	<b>EXPENSES</b>			
	Employees benefits expense	510.940	369.690	274.340
	Other expenses	806.050	1005.300	468.060
	<b>TOTAL</b>	<b>1316.990</b>	<b>1374.990</b>	<b>742.400</b>
	<b>PROFIT BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>3827.060</b>	<b>3294.090</b>	<b>1990.990</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	2710.600	2285.100	1368.640
	<b>PROFIT/ (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>1116.460</b>	<b>1008.990</b>	<b>622.350</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	25.420	17.930	16.090
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>1091.040</b>	<b>991.060</b>	<b>606.260</b>
<b>Less</b>	<b>TAX</b>	388.180	311.700	224.120
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>702.860</b>	<b>679.360</b>	<b>382.140</b>
	<b>Earnings/ (Loss) Per Share (INR)</b>	<b>14.12</b>	<b>13.77</b>	<b>7.74</b>

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**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
<b>Current Maturities of Long term debt</b>			
Non-convertible debentures	320.000	770.000	930.000
Term loan from Banks	5078.670	3980.430	2480.250
The National Housing Banks	50.220	50.220	10.170
<b>Total</b>	<b>5448.890</b>	<b>4800.650</b>	<b>3420.420</b>
Cash used in operations	(9187.570)	(6348.080)	NA
Net Cash from operating activities	NA	NA	1009.750
Net Cash used in operating activities	(9418.590)	(6697.680)	(8962.340)

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365 Days)	11.34	4.09	11.48
Account Receivables Turnover (Income / Sundry Debtors)	32.19	89.27	31.80
Inventory Turnover (Operating Income / Inventories)	0.00	0.00	0.00
Asset Turnover (Operating Income / Net Fixed Assets)	67.26	90.00	66.52

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.99	1.01	0.98
Debt Equity Ratio (Total Liability / Networth)	7.82	6.88	5.76
Current Liabilities to Networth (Current Liabilities / Net Worth)	2.35	2.38	3.23
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.01	0.01	0.01

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Interest Coverage Ratio (PBIT / Financial Charges)	1.41	1.44	1.45
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**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin (PAT / Sales) * 100	%	13.70	14.60	14.01
Return on Total Assets (PAT / Total Assets) * 100	%	1.42	2.00	1.56
Return on Investment (ROI) (PAT / Networth) * 100	%	13.79	17.26	11.29

**SOLVENCY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)		1.43	1.37	1.12
Quick Ratio (Current Assets – Inventories) / Current Liabilities)		1.43	1.37	1.12
G-Score Ratio Financial (Networth / Total Assets)		0.10	0.12	0.14
G-Score Ratio Debt (Debts / Equity Capital)		73.35	54.86	39.51
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		1.43	1.37	1.12

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

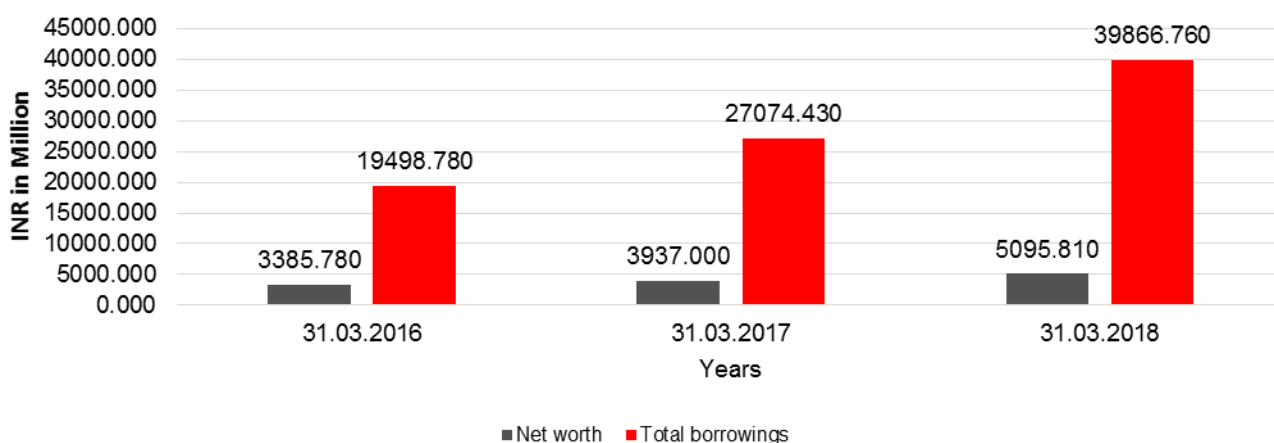
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**FINANCIAL ANALYSIS**  
*[all figures are in INR Million]*

**DEBT EQUITY RATIO**

Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	493.500	493.500	543.500
Reserves & Surplus	2892.280	3443.500	4552.310
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>3385.780</b>	<b>3937.000</b>	<b>5095.810</b>
long-term borrowings	9815.350	20033.140	31853.560
Short term borrowings	6263.010	2240.640	2564.310
Current Maturities of Long term debt	3420.420	4800.650	5448.890
<b>Total borrowings</b>	<b>19498.780</b>	<b>27074.430</b>	<b>39866.760</b>
<b>Debt/Equity ratio</b>	<b>5.759</b>	<b>6.877</b>	<b>7.823</b>

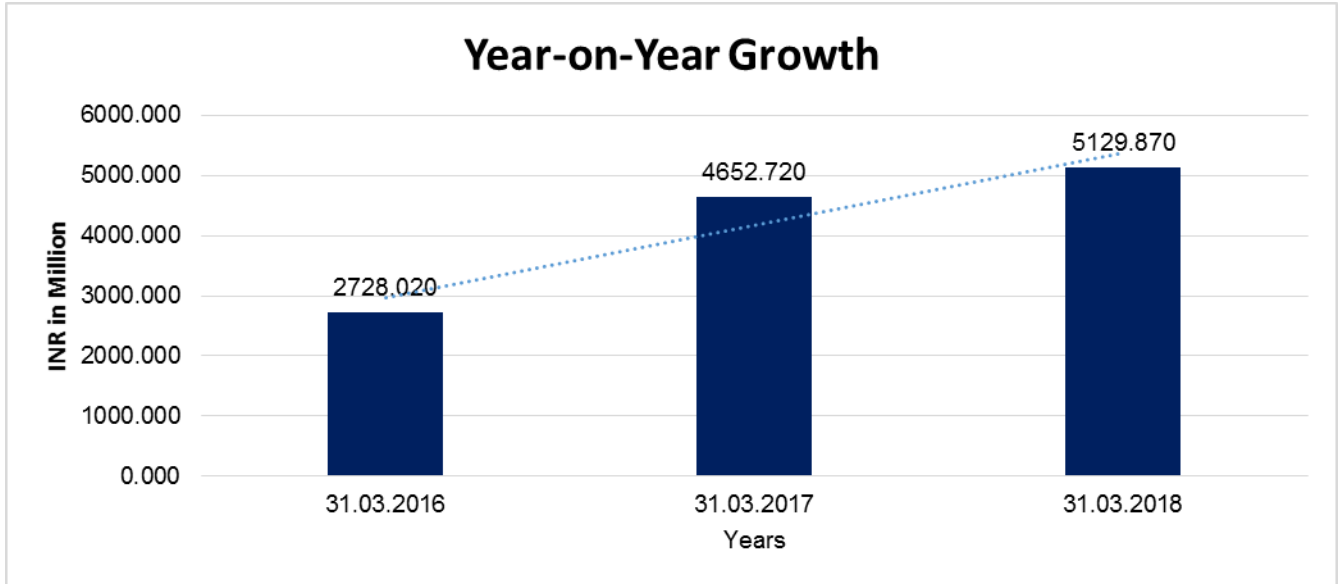
**Debt to Equity**



**YEAR-ON-YEAR GROWTH**

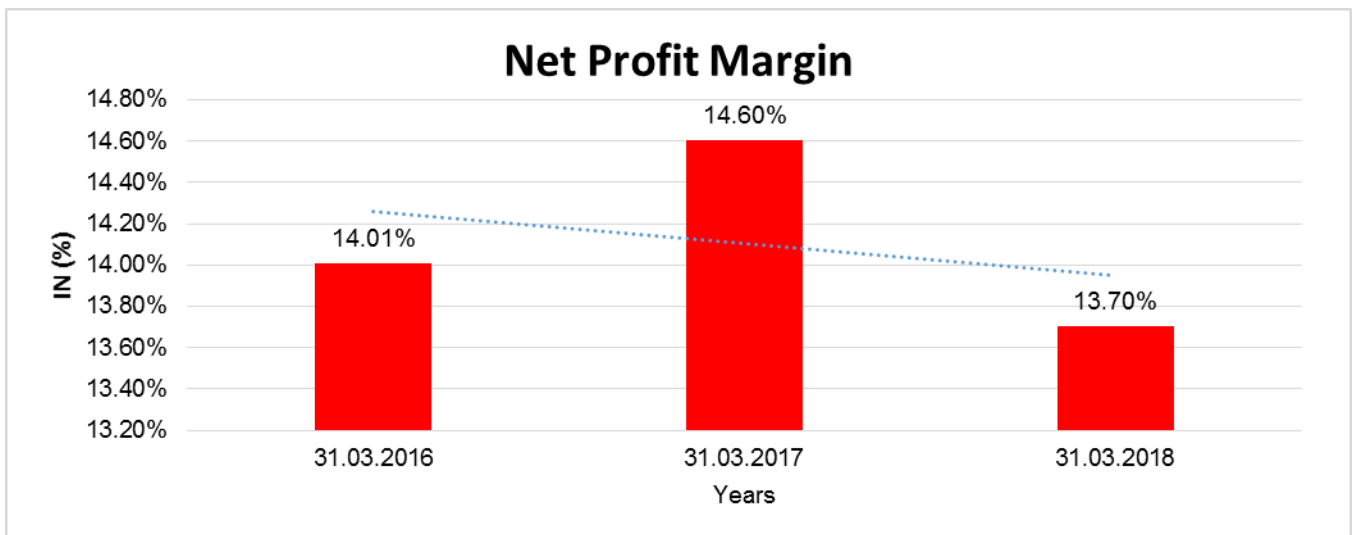
Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	2728.020	4652.720	5129.870
		<b>70.553</b>	<b>10.255</b>

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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	2728.020	4652.720	5129.870
Profit/ (Loss)	382.140	679.360	702.860
	<b>14.01%</b>	<b>14.60%</b>	<b>13.70%</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	Yes
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	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

**BACKGROUND**

The company was incorporated on May, 30, 2008 and has been carrying on, as its main business of Providing Loans to retail customers for construction or purchase of residential property, loans against property and loans to real estate developers. The company is registered with national housing bank under section 29A of the national housing Bank Act, 1987.

**INDEX OF CHARGES**

SN o	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	H23707748	100211046	ICICI BANK LIMITED	26/09/2018	-	-	500000000.0	ICICI BANK TOWER, NEAR CHAKLI CIRCLE, OLD PADRA ROADVADODAR AGU3900071N
2	H21737770	100209139	HDFC BANK LIMITED	17/09/2018	-	-	500000000.0	SENAPATI BAPAT MARGLOWER PAREL WESTMUMBAIM H4000131N
3	G92962224	100189306	Canara Bank	28/06/2018	-	-	1000000000.0	TAMARIND LANE BRANCH,CROSSLY HOUSEGROUND FLOOR, BRITISH HOTEL LANE, FORT.MUMBAIM H4000011N
4	G80904998	100163590	National Housing Bank	15/03/2018	-	-	1000000000.0	CORE 5A, INDIA HABITAT CENTRELODHI ROADNEW DELHIDL1100031N
5	G79801536	100161364	Karnataka Bank Ltd.	12/03/2018	-	-	500000000.0	MOUNT ROAD BRANCH839, MOUNT ROAD, OPP NEW SECRETARIAT BUILDINGCHEN NAITN6000021N
6	G80461	100163	IDBI	22/02/2	-	-	10000000000.0	ASIAN BLDG.,

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	312	888	TRUSTEE SHIP SERVICES LIMITED	018				GROUND FLOOR, 17, R.KAMANI MARG,BALLARD ESTATE,MUMBA IMA400001IN
7	G78492 394	100158 226	THE FEDERAL BANK LTD	09/02/2 018	-	-	1000000000.0	32/34, CHURCH GATE HOUSEVEER NARIMAN ROAD,FORTMU MBAIMH400023I N
8	G74432 584	100148 961	Vijaya Bank	29/12/2 017	-	-	1000000000.0	CORPORATE BANKING BRANCH- IINEHRU PLACEDELHIDL 110048IN
9	G72892 961	100144 925	Punjab & Sind Bank	28/12/2 017	-	-	1750000000.0	LARGE CORPORATE BRANCH 27- 28,AMBALA DOSHI MARG, FORTMUMBAIM H400001IN
10	G72000 342	100142 969	Allahabad Bank	26/12/2 017	-	-	1000000000.0	216A, MANISH COMMERCIAL CENTER,DR ANNIE BESANT ROAD, WORLIMUMBAI MH400030IN

**UNSECURED LOANS**

Particular	31.03.2018 (INR In Million)	31.03.2017 (INR In Million)
<b>LONG-TERM BORROWINGS</b>		
Non-Convertible Subordinated Debentures	500.000	500.000
<b>SHORT TERM BORROWINGS</b>		
<b>Loans and Advances from related parties</b>		
Holding Company	195.610	155.310
<b>Other Loans and Advances</b>		
Commercial Paper	500.00	1265.000
<b>Less: Unamortized discount on commercial paper</b>	6.800	13.810

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<b>Total</b>	<b>1188.810</b>	<b>1906.500</b>
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**FIXED ASSETS:**

- Land
- Leasehold Improvement
- Furniture and Fixture
- Vehicles
- Computers
- Office Equipment

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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 71.90
UK Pound	1	INR 92.19
Euro	1	INR 81.94

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	KAM
<b>Analysis Done by :</b>	PRI
<b>Report Prepared by :</b>	RKI

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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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