

MIRA INFORM REPORT

Report No. :	541803
Report Date :	29.11.2018

IDENTIFICATION DETAILS

Name :	BAYA WEAVER LIMITED
Registered Office :	LGF - 119 (B-7), World Trade Center Babar Road, Connaught Place, New Delhi-110001
Mobile No.:	91-9650791000 [Office]
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	26.09.2013
CIN No.: [Company Identification No.]	U70109DL2013PLC258501
Capital Investment / Paid-up Capital :	INR 0.500 Million
PAN No.: [Permanent Account No.]	AAF6661C
GSTN : [Goods & Service Tax Registration No.]	09AAF6661C1ZR
Legal Form :	A Closely Held Public Limited Liability Company
Line of Business :	Subject is engaged in the business of 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 :	C
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Credit Rating	Explanation	Rating Comments
C	Medium High Risk	Business dealings permissible preferably on secured basis

Status :	Moderate
Payment Behaviour :	Unknown
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 2013 and it is engaged in the business of civil construction, developers.</p> <p>As per available financials of 2017, the company has not earned any revenue from its operation and has incurred heavy pre-operating losses during the year</p> <p>The company possesses moderate financial risk profile marked by eroded net worth base weak solvency position.</p> <p>Rating further gets constrained on account of its continuous losses from its operation and its presence in highly competitive and fragmented real estate sector.</p> <p>Payment seems to be unknown.</p> <p>In view of aforesaid, the company can be considered for business dealing at fully safe and secured terms and condition.</p> <p>Note: Due to weak financial risks profile of the company, rating has been downgraded and hence, we do not recommend any credit limit to the subject.</p>

NOTES :

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

ECGC Country Risk Classification List

Country Name	Previous Rating (30.06.2018)	Current Rating (30.09.2018)
India	A1	A1

Risk Category	ECGC Classification
Insignificant	A1
Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2

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Moderately High Risk	C1
High Risk	C2
Very High Risk	D

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

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 29.11.2018

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 [91-9650791000]

[91-11-41528560] Incorrect number
[91-9069370010] Continuously ringing

LOCATIONS

Registered Office :	LGF - 119 (B-7), World Trade Center Babar Road, Connaught Place, New Delhi-110001, India
Tel. No.:	Not Available
Mobile No.:	91-9650791000 [Office]
Fax No.:	Not Available
E-Mail :	compliance@bayaweaver.in
Website :	http://www.bayaweaver.in

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Corporate Office 1:	Oh My God, Noida Plot No.C3A, Sector -129, Noida – 201301, Uttar Pradesh, India
Corporate Office 2:	11 th Floor, Wave Silver Tower, Sector - 18, Noida-201301, Uttar Pradesh, India
Lucknow Office:	DLF Garden City, Village Purseri, Rai Bareilly Road, Lucknow – 226027, Uttar Pradesh, India

DIRECTORS

AS ON: 31.03.2018

Name :	Mr. Ram Prakash
Designation :	Director
Address :	B-207,Gama-1 Greater Noida, Kasana Gautam Budh Nagar, Noida-201310, Uttar Pradesh, India
Date of Birth/Age :	30.12.1950
Date of Appointment :	26.09.2013
DIN No.:	00698541
Name :	Mr. Amit Bainsla
Designation :	Director
Address :	New Colony Ext, Rasulpur Road Near Bhuragri Mandir Palwal, Faridabad-121102, Haryana, India
Date of Appointment :	15.02.2017
DIN No.:	07127640
Name :	Mr. Arun Kumar
Designation :	Additional Director
Address :	C-192 Sector-11, Vijay Nagar, Ghaziabad-201001, Uttar Pradesh, India
Date of Appointment :	18.04.2018
DIN No.:	07821132

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MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

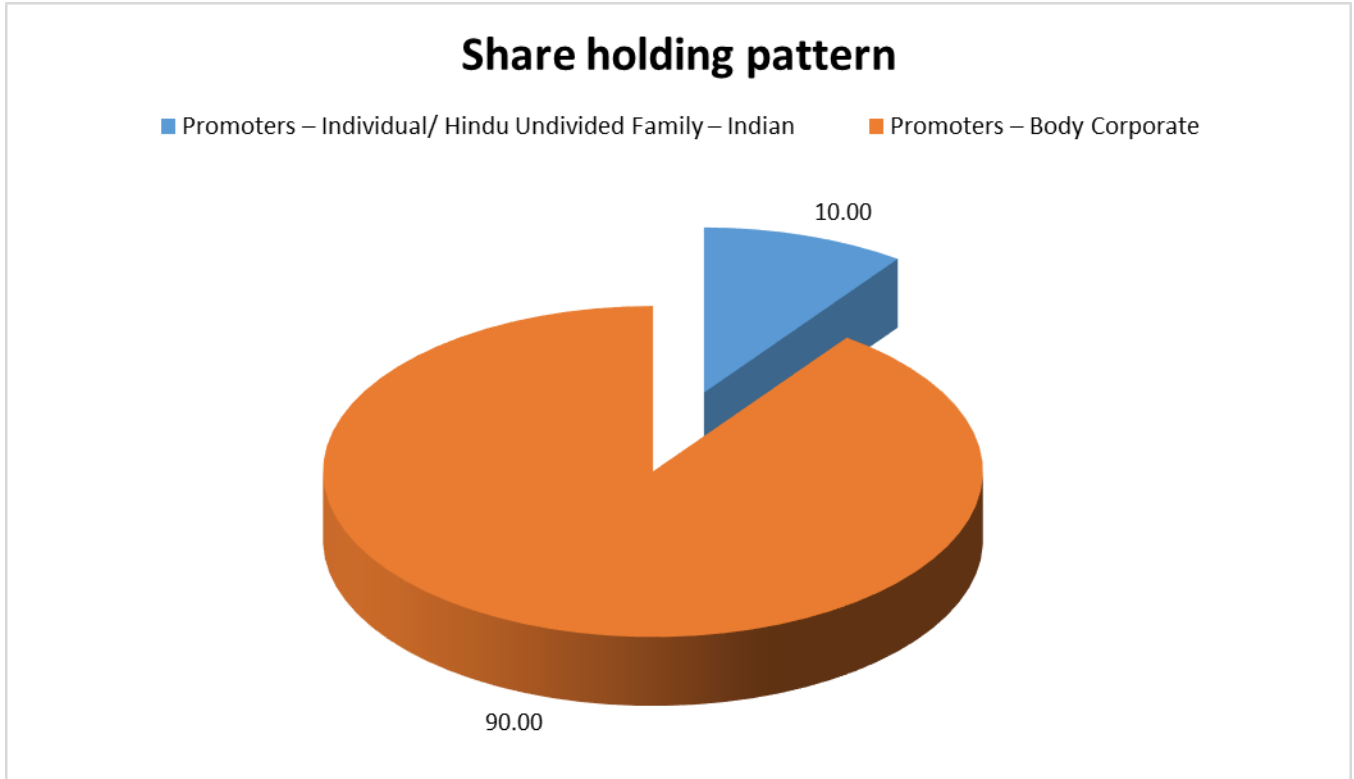
AS ON: 31.03.2017

Names of Shareholders		No. of Shares
Aumo Holdings Private Limited		45000
Amit Mavi		3998
Shakuntala Mavi		200
Ram Prakash Mavi		200
Gaurav Mavi		200
Deepti Mavi		200
Kalpana Mavi		200
Arun Parihar		01
Rohtash Sharma		01
Total		50000

AS ON: 29.09.2017

Equity Share Breakup	Percentage of Holding
Category	
Promoters – Individual/ Hindu Undivided Family – Indian	10.00
Promoters – Body Corporate	90.00
Total	100.00

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BUSINESS DETAILS

Line of Business :	Subject is engaged in the business of 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

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GENERAL INFORMATION

Suppliers :	Reference:	Not Divulged
	Name of the Person (Designation):	--
	Contact Number:	--
	Since how long known:	--
	Maximum limit dealt:	--
	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 :	Bank Name:	Not Divulged
	Branch:	Not Divulged
	Person Name (with Designation):	--
	Contact Number:	--
	Name of Account Holder:	--
	Account Number:	--
	Account Since (Date/ Year of A/c Opening):	--
	Average Balance Maintained (Optional):	--
	Credit Facilities Enjoyed (CC/OD/Term Loan):	--
	Account Operation:	--
Remarks:	--	
Financial Institution :	<ul style="list-style-type: none"> Vistra ITCL (India) Limited IL & FS Financial Centre, Plot No C22 G Block Bandra, Kurla Complex Bandra (East), Mumbai-400051, Maharashtra, India 	
Auditors :		
Name :	R.G. Luthra and Company Chartered Accountants	

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Address :	Plot No. 3,4/8 Marla, Model Town, Gurugram- 122001, Haryana, India
Mobile No.:	91-9811010661
E-Mail :	cahimanu11@gmail.com
PAN No.:	AABFR3248N
Memberships :	Not Available
Collaborators :	Not Available
Holding Company :	Aumo Holdings Private Limited [Formerly known as Mavi holdings Private limited]
Enterprises over which key management personnel exercise significant influence [including relatives]:	<ul style="list-style-type: none"> • BOP Private Limited [Formerly known as Better Option Propmart Private Limited] • Alisa Infratech Private limited • BOP Projects Private Limited • Hulk and Hercules Limited [Formerly known as TT Realty Limited] • Banga Beats Sports Private Limited • Space Turtle Private Limited [Formerly known as Juventus Realtors Private Limited] • OZ Miracle Walls Private Limited [Formerly known as Moonrise Infotech Private Limited] • Helios Developers Private Limited • BOP Reality Private Limited [Formerly known as Arkaya Reality Private limited]

CAPITAL STRUCTURE

AS ON: 31.03.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
1000000	Equity Shares	INR 10/- each	INR 10.000 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
50000	Equity Shares	INR 10/- each	INR 0.500 Million

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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	0.500	0.500	0.500
(b) Reserves & Surplus	(666.845)	(585.680)	(443.360)
(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)	(666.345)	(585.180)	(442.860)
(3) Non-Current Liabilities			
(a) Long-term borrowings	0.000	0.000	0.000
(b) Deferred tax liabilities (Net)	0.000	0.000	0.014
(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)	0.000	0.000	0.014
(4) Current Liabilities			
(a) Short term borrowings	32.707	19.717	11.000
(b) Trade payables	123.549	76.199	61.544
(c) Other current liabilities	1711.599	1644.580	1450.093
(d) Short-term provisions	0.000	0.000	0.000
Total Current Liabilities (4)	1867.855	1740.496	1522.637
TOTAL	1201.510	1155.316	1079.791
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	0.982	1.002	1.638
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Capital work-in-progress	0.000	0.000	0.000
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	0.000	0.000	0.000
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	0.075	0.075	0.075
Total Non-Current Assets	1.057	1.077	1.713

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(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	135.462	92.735	88.243
(c) Trade receivables	0.000	0.000	0.000
(d) Cash and cash equivalents	1.518	5.329	17.756
(e) Short-term loans and advances	1017.451	1029.074	962.572
(f) Other current assets	46.022	27.101	9.507
Total Current Assets	1200.453	1154.239	1078.078
TOTAL	1201.510	1155.316	1079.791

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Revenue from Operations	0.000	0.000	0.000
	Other Income	0.642	0.373	0.256
	TOTAL	0.642	0.373	0.256
Less	EXPENSES			
	Construction cost	42.727	4.492	56.070
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(42.727)	(4.492)	(56.070)
	Employees benefits expense	15.886	24.874	15.614
	Other expenses	41.535	115.668	390.974
	TOTAL	57.421	140.542	406.588
	PROFIT BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	(56.779)	(140.169)	(406.332)
Less	FINANCIAL EXPENSES	24.014	1.634	1.333
	PROFIT/ (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	(80.793)	(141.803)	(407.665)
Less/ Add	DEPRECIATION/ AMORTISATION	0.372	0.636	0.872
	PROFIT/ (LOSS) BEFORE TAX	(81.165)	(142.439)	(408.537)
Less	TAX	0.000	(0.014)	0.044
	PROFIT/ (LOSS) AFTER TAX	(81.165)	(142.425)	(408.581)

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Earnings/ (Loss) Per Share (INR)	(1623.31)	(2848.50)	(8171.62)
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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
Cash used in operations	(6.588)	57.310	660.014
Net Cash flow from (used in) Operating Activities	(6.588)	57.310	660.014

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)	1055.43	6191.59	400.63
Inventory Turnover (Operating Income / Inventories)	(0.42)	(1.51)	(4.60)
Asset Turnover (Operating Income / Net Fixed Assets)	(57.82)	(139.89)	(248.07)

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	1.55	1.51	1.41
Debt Equity Ratio (Total Liability / Networth)	(0.05)	(0.03)	(0.02)
Current Liabilities to Networth (Current Liabilities / Net Worth)	(2.80)	(2.97)	(3.44)

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Fixed Assets to Networth (Net Fixed Assets / Networth)	0.00	0.00	0.00
Interest Coverage Ratio (PBIT / Financial Charges)	(2.36)	(85.78)	(304.83)

PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin (PAT / Sales) * 100	%	0.00	0.00	0.00
Return on Total Assets (PAT / Total Assets) * 100	%	(6.76)	(12.33)	(37.84)
Return on Investment (ROI) (PAT / Networth) * 100	%	12.18	24.34	92.26

SOLVENCY RATIOS

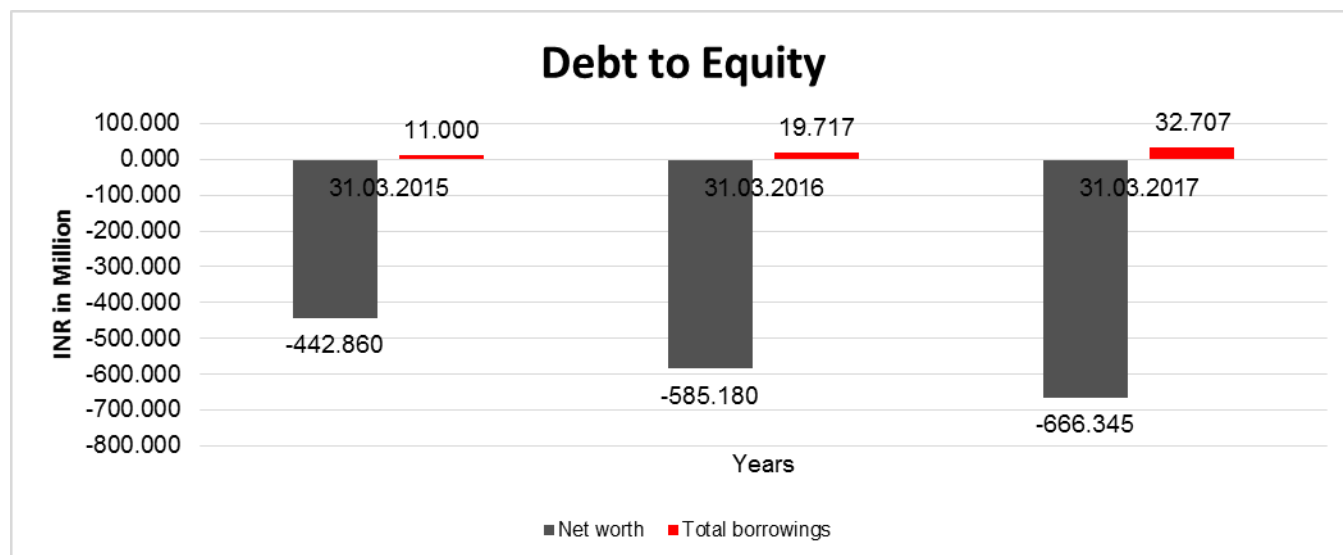
PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		0.64	0.66	0.71
Quick Ratio (Current Assets – Inventories) / Current Liabilities)		0.57	0.61	0.65
G-Score Ratio Financial (Networth / Total Assets)		(0.55)	(0.51)	(0.41)
G-Score Ratio Debt (Debts / Equity Capital)		65.41	39.43	22.00
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		0.64	0.66	0.71

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

FINANCIAL ANALYSIS
[all figures are in INR Million]

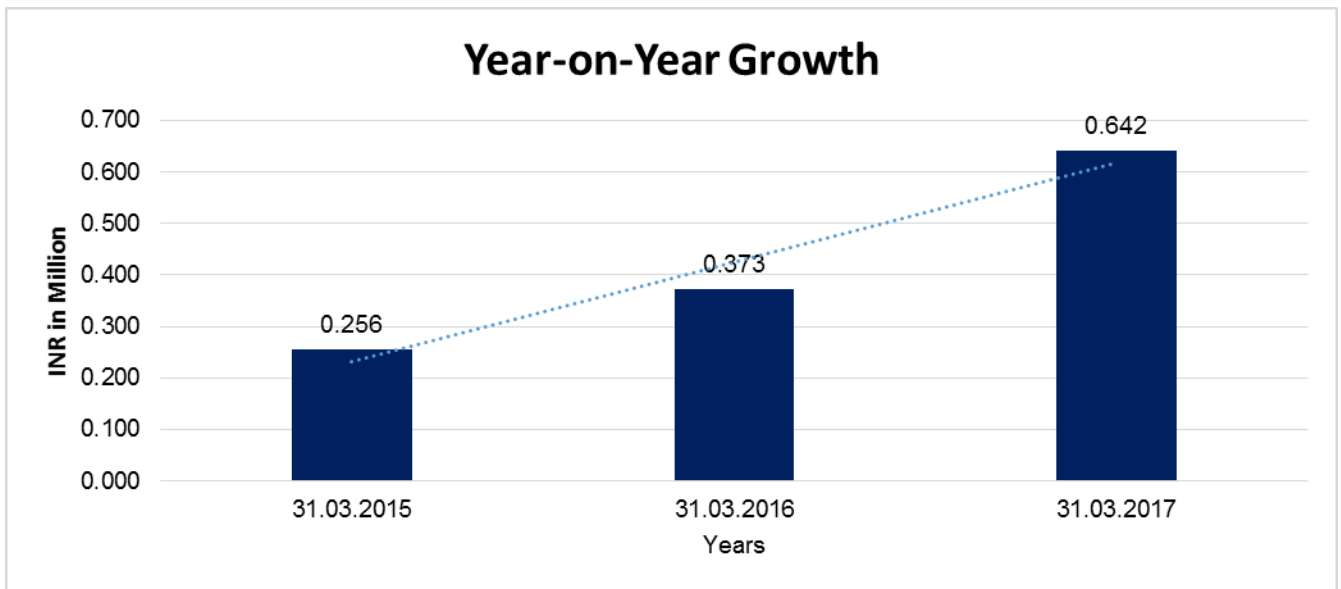
DEBT EQUITY RATIO

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	0.500	0.500	0.500
Reserves & Surplus	(443.360)	(585.680)	(666.845)
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	(442.860)	(585.180)	(666.345)
long-term borrowings	0.000	0.000	0.000
Short term borrowings	11.000	19.717	32.707
Total borrowings	11.000	19.717	32.707
Debt/Equity ratio	(0.025)	(0.034)	(0.049)



YEAR-ON-YEAR GROWTH

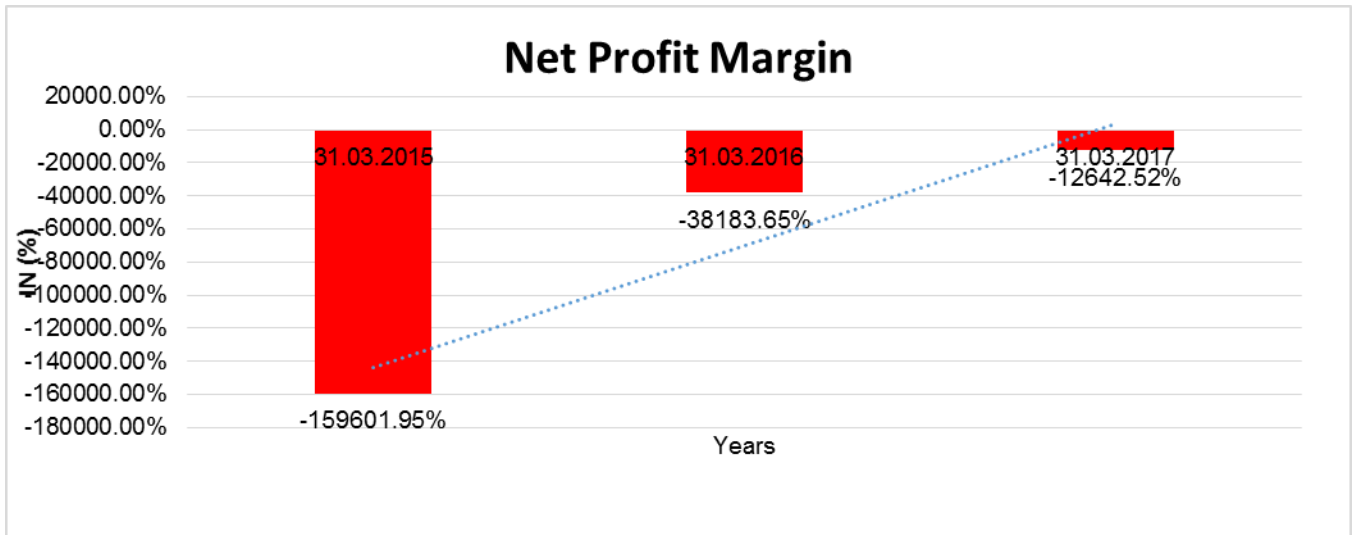
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Total Income	0.256	0.373	0.642
		45.703	72.118



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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
Total Income	0.256	0.373	0.642
Profit/ (Loss)	(408.581)	(142.425)	(81.165)
	(159601.95%)	(38183.65%)	(12642.52%)



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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	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	Yes
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	No
35	Negative Reporting by Auditors in the Annual Report	No

INDEX OF CHARGES

CHARGES REGISTERED								
SN O	SR N	CHARGE ID	CHARGE HOLDER NAME	DATE OF CREATION	DATE OF MODIFICATION	DATE OF SATISFACTION	AMOUNT	ADDRESS
1	G7 023 792 0	100140 195	VISTR A ITCL (INDIA) LIMITE D	28/03/20 17	-	-	2000000000.0	IL & FS FINANCIAL CENTREP LOT NO C22 G BLOCK BANDRAK URLA COMPLEX BANDRA EASTMUM BAIMa400 051IN

UNSECURED LOANS

PARTICULARS	31.03.2017 (INR In Million)	31.03.2016 (INR In Million)
SHORT TERM BORROWINGS		
From Directors	15.956	8.717
From Related parties	14.751	0.000
From Others	2.000	11.000
Total	32.707	19.717

CONTINGENT LIABILITIES:

Particulars	31.03.2017 (INR In Million)	31.03.2016 (INR In Million)
Claims against the company not acknowledged as debt: civil cases matters in respects of application in the courts and made refund of amount in respect of advances/ booking in the home projects of the company/ Broker payment Cheque bouncing	31.853	19.449

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Claims against the company not acknowledged as debt: civil cases matters in respects of application in the courts and settlement of balance amount of salary payable	0.025	0.025
Total	31.878	19.474

CORPORATE INFORMATION:

Subject is a company incorporated in India under the Companies Act, 1956. The company is engaged in the business of real estate development. The company has been incorporated on the 26th Day of September, 2013 and its registered office is situated at 119, LGF, Work Trade Centre, Babar Road, Connaught Place, New Delhi-110001, India.

BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR/ STATE OF COMPANY'S AFFAIRS

The net profit/ loss for the year amounted to INR (81.165) Million in the current year as compared to loss of INR (142.425) Million in the previous year.

FIXED ASSETS:

- Building
- Office equipment
- Furniture and fixture
- Computers

CMT REPORT (Corruption, Money Laundering & Terrorism]

The Public Notice information has been collected from various sources including but not limited to: **The Courts, India Prisons Service, Interpol, etc.**

1] INFORMATION ON DESIGNATED PARTY

No records exist designating subject or any of its beneficial owners, controlling shareholders or senior officers as terrorist or terrorist organization or whom notice had been received that all financial transactions involving their assets have been blocked or convicted, found guilty or against whom a judgement or order had been entered in a proceedings for violating money-laundering, anti-corruption or bribery or international economic or anti-terrorism sanction laws or whose assets were seized, blocked, frozen or ordered forfeited for violation of money laundering or international anti-terrorism laws.

2] Court Declaration :

No records exist to suggest that subject is or was the subject of any formal or informal allegations, prosecutions or other official proceeding for making any prohibited payments or other improper payments to government officials for engaging in prohibited transactions or with designated parties.

3] Asset Declaration :

No records exist to suggest that the property or assets of the subject are derived from criminal conduct or a prohibited transaction.

4] Record on Financial Crime :

Charges or conviction registered against subject: **None**

5] Records on Violation of Anti-Corruption Laws :

Charges or investigation registered against subject: **None**

6] Records on Int'l Anti-Money Laundering Laws/Standards :

Charges or investigation registered against subject: **None**

7] Criminal Records

No available information exist that suggest that subject or any of its principals have been formally charged or convicted by a competent governmental authority for any financial crime or under any formal investigation by a competent government authority for any violation of anti-corruption laws or international anti-money laundering laws or standard.

8] Affiliation with Government :

No record exists to suggest that any director or indirect owners, controlling shareholders, director, officer or employee of the company is a government official or a family member or close business associate of a Government official.

9] Compensation Package :

Our market survey revealed that the amount of compensation sought by the subject is fair and reasonable and comparable to compensation paid to others for similar services.

10] Press Report :

No press reports / filings exists on the subject.

CORPORATE GOVERNANCE

MIRA INFORM as part of its Due Diligence do provide comments on Corporate Governance to identify management and governance. These factors often have been predictive and in some cases have created vulnerabilities to credit deterioration.

Our Governance Assessment focuses principally on the interactions between a company's management, its Board of Directors, Shareholders and other financial stakeholders.

CONTRAVENTION

Subject is not known to have contravened any existing local laws, regulations or policies that prohibit, restrict or otherwise affect the terms and conditions that could be included in the agreement with the subject.

FOREIGN EXCHANGE RATES

Currency	Unit	INR
US Dollar	1	INR 70.69
UK Pound	1	INR 90.14
Euro	1	INR 79.88

INFORMATION DETAILS

Information Gathered by :	JIRL
Analysis Done by :	NSG
Report Prepared by :	RUP

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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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