

MIRA INFORM REPORT

Report No. :	540758
Report Date :	28.11.2018

IDENTIFICATION DETAILS

Name :	JAIN HOUSING AND CONSTRUCTIONS LIMITED
Registered Office :	No.98/99, Habibullah Road, T. Nagar, Chennai-600017, Tamilnadu
Tel. No.:	91-44-49494477
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	24.10.1994
CIN No.: [Company Identification No.]	U45201TN1994PLC029036
Capital Investment / Paid-up Capital :	INR 1013.577 Million
PAN No.: [Permanent Account No.]	AAACJ1132H
GSTN : [Goods & Service Tax Registration No.]	36AAACJ1132H1Z1 [Telangana] 29AAACJ1132H1ZW [Karnataka] 33AAACJ1132H2Z6 [Tamilnadu] 32AAACJ1132H1Z9 [Kerala]
Legal Form :	A Closely Held Public Limited Liability Company
Line of Business :	Subject is engaged in Development and Construction of Properties. [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 :

A

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

Maximum Credit Limit :	USD 17102000 INR 1197144200
Status :	Satisfactory
Payment Behaviour :	Slow but correct
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 1994. The company is engaged in development and construction of properties.</p> <p>As per the financial records of 2017, the company has achieved an average net profit margin of 1.81%.</p> <p>The company has sound network base and low debt balance sheet profile.</p> <p>Rating is constrained on account of decline of 43.87% in its revenue as compared to the previous year's revenue.</p> <p>Rating further gets constrained by the high working capital intensity associated with the construction business, elongated working capital cycle translating into subdued operating cash generation and the competitive nature of the industry translating in lower operating margins.</p> <p>Business is active. Payment seems to be slow but correct.</p> <p>In view of aforesaid, the company can be considered for business dealings at usual trade terms and condition.</p>

NOTES :

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

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

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Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
Very High Risk	D

EXTERNAL AGENCY RATING

Rating Agency Name	CRISIL
Rating	Long Term Loans [Issuer not cooperative withdrawn] = BB-
Rating Explanation	Moderate risk of default
Date	17.08.2018

Rating Agency Name	CRISIL
Rating	Short Term Loans [Issuer not cooperative withdrawn] = A4+
Rating Explanation	Minimal degree of safety and very high credit risk
Date	17.08.2018

Reasons for Withdrawal: On request of the company

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 28.11.2018

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 [91-44-49494477]

Given number [91-44-28153111] is wrong number

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LOCATIONS

Registered Office :	No.98/99, Habibullah Road, T. Nagar Chennai-600017, Tamilnadu, India
Tel. No.:	91-44-49494477/ 46791111
Fax No.:	91-44-24613077
E-Mail :	enquiry@jainhousing.com support@jainhousing.com cfo@jainhousing.co.in
Website :	https://jainhousing.com
Corporate Office:	High Gate, 8 th and 9 th Floor, No. 82, DGS Dhinakaran Salai, MRC Nagar, Chennai-600028, Tamilnadu, India
Branch Offices :	Located at: <ul style="list-style-type: none"> • Bangalore • Cochin • Coimbatore • Hyderabad • Tirupur

DIRECTORS

AS ON: 31.03.2018

Name :	Mr. Ashok Kumar Mehta
Designation :	Director
Address :	1/1, Kegeyes Kaveri Apartment Crescent Street, Boat Club, Raja Annamala Ipuram, Chennai-600028, Tamilnadu, India
Date of Birth/Age :	09.01.1946
Qualification :	Graduate
Date of Appointment :	24.10.1994
DIN No.:	00649174
Name :	Mr. Sandeepkumar Mehta
Designation :	Managing Director
Address :	1/1 Kegeyes Kaveri Apartment Crescent Street, Boat Club Raja Annamalai Puram, Chennai-600028, Tamilnadu, India
Date of Birth/Age :	19.11.1967
Qualification :	Graduate
Date of Appointment :	24.10.1994
DIN No.:	01302714
Name :	Mr. Sushilkumar Mehta
Designation :	Director
Address :	2 Palliappan Lane Sowcarpet, Chennai-600079, Tamilnadu, India

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Date of Birth/Age :	23.07.1969
Qualification :	B.Com
Date of Appointment :	11.12.2007
DIN No.:	01970978
Name :	Mr. Vijay Shekhawat
Designation :	Whole time Director
Address :	Foa 4th Floor 9th Block Jains Pebble Brook Madha Koil Street Okkiyampet Thuraipakka M Sholinganallur Kancheepuram-600097, Tamilnadu, India
Date of Appointment :	07.07.2017
DIN No.:	03231370
Name :	Mr. Suresh Kumar Bhati
Designation :	Director
Address :	Door No 167a Old No 89/90, H10 Jains Eiffel Garden Arcot Road Vadapalani Chennai-600026, Tamilnadu, India
Date of Birth/Age :	18.03.1983
Qualification :	BBA
Date of Appointment :	15.05.2015
DIN No.:	05272322
Name :	Mrs. Sangeetha Mehta
Designation :	Director
Address :	No 1/1 KEGEYES Kaveri Apartment Cresent Street Boat Club Raja Annamalai Puram, Chennai-600028, Tamilnadu, India
Date of Birth/Age :	20.12.1972
Qualification :	HSC
Date of Appointment :	28.01.2015
DIN No.:	07078867
Name :	Mr. Sanjay Sachin Mehta
Designation :	Whole time Director
Address :	No 19/9 Jambulingam Street Nungambakkam, Chennai-600034, Tamilnadu, India
Date of Birth/Age :	08.05.1990
Qualification :	Graduate
Date of Appointment :	28.01.2015
DIN No.:	07079420
Name :	Mr. Mohit Ashok Kumar Bora Bora
Designation :	Director
Address :	F9 Jain Eiffel Gardens No 89/90 Arcot Road, Vadapalani, Chennai-600026, Tamilnadu, India
Date of Birth/Age :	28.05.1991
Qualification :	BE,MBA
Date of Appointment :	11.08.2015
DIN No.:	07256479

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Name :	Mr. Sreyansh Mehta Sandeep Mehta
Designation :	Director
Address :	1/1 Kegeyes Kaveri Apartment Cresent Street, Boat Club, Raja Annamala I Puram, Chennai-600028, Tamilnadu, India
Date of Birth/Age :	26.02.1995
Qualification :	B.SC.(HONS)
Date of Appointment :	11.08.2015
DIN No.:	07256484
Name :	Bhagiyashree Ramesh
Designation :	Director
Address :	No 24 5th Main Road, New Colony Chromepet, Kancheepuram Chennai-600044, Tamilnadu, India
Date of Birth/Age :	03.01.1976
Qualification :	B.ARCH
Date of Appointment :	11.08.2015
DIN No.:	07259656
Name :	Kozhikaravalapil Sujatha
Designation :	Whole time Director
Address :	2A Jains Sasvat SC 4th Block Andal Nagar,1st Main Road, Adambakkam Chennai-600088, Tamilnadu, India
Date of Appointment :	07.07.2017
DIN No.:	07867733

KEY EXECUTIVES

Name :	Santhosh Kumari
Designation :	Company Secretary
Address :	No.71/27, Ayyaswamy Street West Tambaram, Chennai-600045, Tamilnadu, India
Date of Birth/Age :	01.10.1989
Date of Appointment :	04.08.2014
PAN No.:	FSJPS6678N
Name :	Mr. Rajinikanth
Designation :	Chief Finance Officer
Address :	No.16/1 Sathiyavanimuthu Street 25th Street, G.K.M. Colony, Chennai-600082, Tamilnadu, India
Date of Birth/Age :	15.06.1977
Qualification :	Graduate
Date of Appointment :	01.09.2014
PAN No.:	AFBPR1144Q

MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

AS ON: 31.03.2017

Names of Shareholders [Equity]		No. of Shares
Sandeep Kumar Mehta		33125306
Ashok Kumar Mehta		1441300
Sushil Kumar Mehta		14408497
Vimala Devi Mehta		1754900
Uma Devi Mehta		1976800
Sachin Kumar Mehta		1254190
Ashok Mehta and Bros.		1105300
Om Prakash Mehta and Sons		2739100
Lalitha Mehta		1607900
Sangeetha Mehta		5899997
Sushil Kumar Mehta and Sons		974400
Sandeep Kumar Mehta and Sons		70000
Total		66357690

Name of Shareholders [Preference]	No. of Shares
Sandeep Kumar Mehta	17500000
Sangeetha Mehta	17500000
Total	35000000

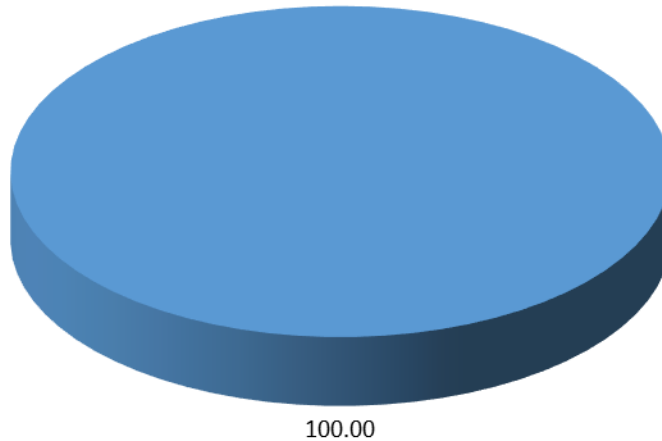
AS ON: 29.09.2017

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

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Share holding pattern

■ Promoters – Individual/ Hindu Undivided Family – Indian



BUSINESS DETAILS

Line of Business :	Subject is engaged in Development and Construction of Properties. [Registered Activity]	
Products :	ITC Code No.	Product Descriptions
	99531299	Other non-residential buildings n.e.c.
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Divulged	
Imports :	Not Divulged	
Terms :		
Selling :	Not Divulged	

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Purchasing :	Not Divulged
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PRODUCTION STATUS: NOT AVAILABLE

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:	Karur Vysya Bank Limited
	Branch:	Corporate Business Unit, KVB Towers, Second Floor 568, Anna Salai, Teynampet, Chennai-600018, Tamilnadu, India
	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:	--

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Facilities :	SECURED LOANS	31.03.2017 (INR In Million)	31.03.2016 (INR In Million)
		SHORT TERM BORROWINGS	
	Other loans and advances, others	11.438	216.514
	Total	11.438	216.514

Auditors :	
Name :	PRN and Associates Chartered Accountants
Address :	9 Err Flats 2 nd Floor, Bharathi Nagar I Street, North Usman Road, T Nagar, Chennai-600017, Tamilnadu, India
PAN No.:	AAOFP3750G
Memberships :	Not Available
Collaborators :	Not Available
Associate Company:	Jains and Alliance Palms Venture Private Limited [U45200KA2007PTC042154]
Enterprises which are owned, or have significant influence of or are partners with Key management personnel and their relatives ;	<ul style="list-style-type: none"> • Jain housing (Firm) • Jain Builders and Developers

CAPITAL STRUCTURE

AS ON: 31.03.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
70000000	Equity Shares	INR 10/- each	INR 700.000 Million
35000000	Preference Shares	INR 10/- each	INR 350.000 Million
	Total		INR 1050.000 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
66357690	Equity Shares	INR 10/- each	INR 663.577 Million
35000000	Preference Shares	INR 10/- each	INR 350.000 Million
	Total		INR 1013.577 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	1013.577	1013.577	1013.577
(b) Reserves & Surplus	4972.144	4951.991	4993.970
(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)	5985.721	5965.568	6007.547
(3) Non-Current Liabilities			
(a) Long-term borrowings	6239.399	3518.269	5502.616
(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	6.412	5.861	5.301
Total Non-current Liabilities (3)	6245.811	3524.130	5507.917
(4) Current Liabilities			
(a) Short term borrowings	22.441	230.161	162.179
(b) Trade payables	207.185	128.068	103.957
(c) Other current liabilities	2117.351	4135.460	2039.554
(d) Short-term provisions	8.680	9.092	17.335
Total Current Liabilities (4)	2355.657	4502.781	2323.025
TOTAL	14587.189	13992.479	13838.489
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	305.728	315.033	329.146
(ii) Intangible Assets	0.099	0.062	0.129
(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	1216.000	1969.610	1600.849
(c) Deferred tax assets (net)	9.232	8.513	5.424
(d) Long-term Loan and Advances	1680.186	1640.368	1569.455
(e) Other Non-current assets	3196.910	3327.140	3972.264
Total Non-Current Assets	6408.155	7260.726	7477.267

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(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	7496.794	6138.202	5575.397
(c) Trade receivables	599.269	556.818	725.399
(d) Cash and cash equivalents	55.245	15.667	39.294
(e) Short-term loans and advances	27.726	21.066	21.132
(f) Other current assets	0.000	0.000	0.000
Total Current Assets	8179.034	6731.753	6361.222
TOTAL	14587.189	13992.479	13838.489

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Revenue from Operations	1113.834	1984.234	1720.140
	Other Income	158.501	214.586	33.337
	TOTAL	1272.335	2198.820	1753.477
Less	EXPENSES			
	Employees benefits expense	30.429	27.302	27.587
	Other expenses	512.954	1621.038	44.104
	CSR Expenditure	1.600	0.000	0.000
	TOTAL	544.983	1648.340	1241.495
	PROFIT BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	727.352	550.480	511.982
Less	FINANCIAL EXPENSES	688.922	518.424	444.333
	PROFIT/ (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	38.430	32.056	67.649
Less/ Add	DEPRECIATION/ AMORTISATION	9.972	14.040	22.323
	PROFIT/ (LOSS) BEFORE TAX	28.458	18.016	45.326
Less	TAX	8.305	(3.385)	19.379
	PROFIT/ (LOSS) AFTER TAX	20.153	21.401	25.947
	Earnings/ (Loss) Per Share (INR)	0.30	0.63	0.56

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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	1214.741	3411.380	1144.204
Cash generated from operations	NA	NA	NA
Net cash flows from (used in) operations	(512.459)	(251.231)	(784.736)
Net cash flows from (used in) operating activities	(522.701)	(262.459)	(809.942)

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	196.38	102.43	153.92
Account Receivables Turnover (Income / Sundry Debtors)	1.86	3.56	2.37
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	32.44
Inventory Turnover (Operating Income / Inventories)	0.10	0.09	0.09
Asset Turnover (Operating Income / Net Fixed Assets)	2.38	1.75	1.55

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.67	0.82	0.65
Debt Equity Ratio (Total Liability / Networth)	1.25	1.20	1.13
Current Liabilities to Networth (Current Liabilities / Net Worth)	0.39	0.75	0.39
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.05	0.05	0.05

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Interest Coverage Ratio (PBIT / Financial Charges)	1.06	1.06	1.15
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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin (PAT / Sales) * 100	%	1.81	1.08	1.51
Return on Total Assets (PAT / Total Assets) * 100	%	0.14	0.15	0.19
Return on Investment (ROI) (PAT / Networth) * 100	%	0.34	0.36	0.43

SOLVENCY RATIOS

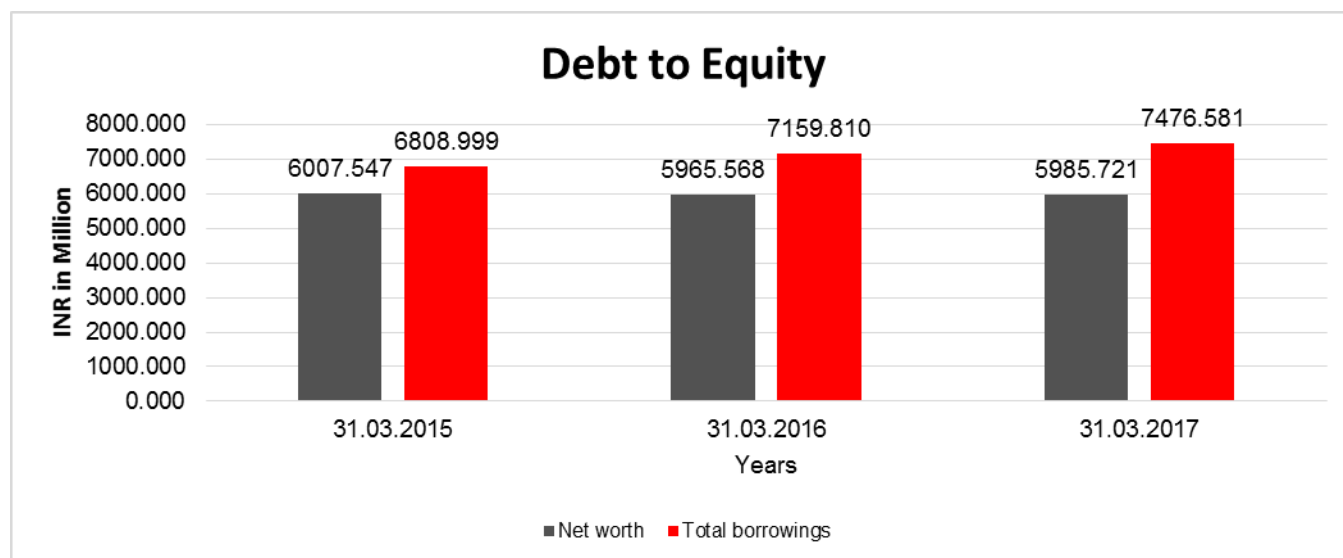
PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		3.47	1.50	2.74
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		0.29	0.13	0.34
G-Score Ratio Financial (Networth / Total Assets)		0.41	0.43	0.43
G-Score Ratio Debt (Debts / Equity Capital)		7.38	7.06	6.72
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		3.47	1.50	2.74

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

FINANCIAL ANALYSIS
[all figures are in INR Million]

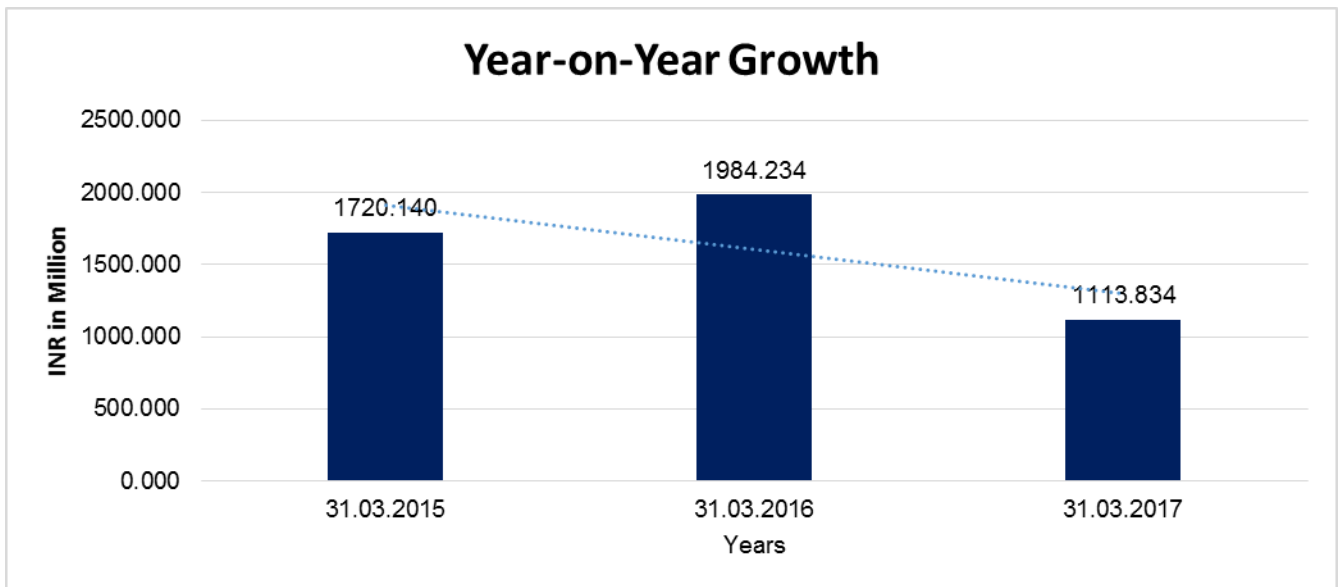
DEBT EQUITY RATIO

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	1013.577	1013.577	1013.577
Reserves & Surplus	4993.970	4951.991	4972.144
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	6007.547	5965.568	5985.721
long-term borrowings	5502.616	3518.269	6239.399
Short term borrowings	162.179	230.161	22.441
Current Maturities of Long term debt	1144.204	3411.380	1214.741
Total borrowings	6808.999	7159.810	7476.581
Debt/Equity ratio	1.133	1.200	1.249



YEAR-ON-YEAR GROWTH

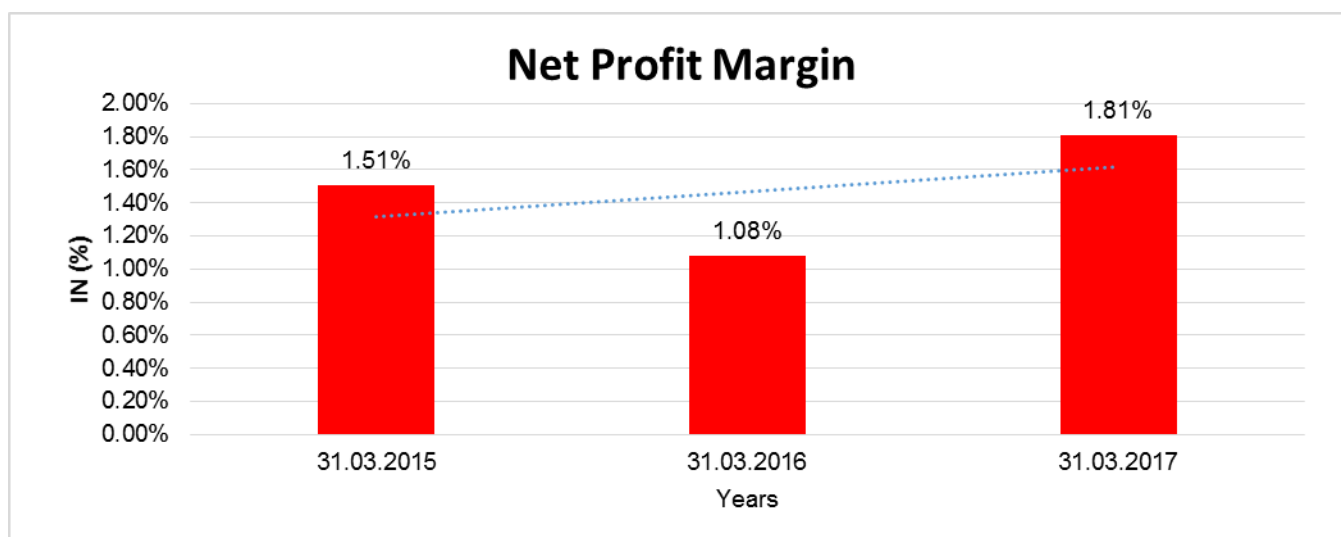
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	1720.140	1984.234	1113.834
		15.353	-43.866



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NET PROFIT MARGIN

Net Profit Margin	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	1720.140	1984.234	1113.834
Profit/ (Loss)	25.947	21.401	20.153
	1.51%	1.08%	1.81%



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	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	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

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	H05090527	100198791	TATA CAPITAL HOUSING FINANCE LIMITED	31/07/2018	-	-	500000000.0	CENTENNIAL SQUARE I FLOOR, 6A, DR. AMBEDKAR SALAI,KO DAMBAKKAM,CHENNAITN600024IN
2	G93287282	100190343	LIC HOUSING FINANCE LTD	29/06/2018	-	-	420000000.0	BOMBAY LIFE BLDG., 2ND FLOOR,45/47, VEER NARIMAN ROAD,MUMBAI- 400001.MA400001IN
3	G76658202	100153923	KARUR VYSYA BANK LIMITED	28/12/2017	-	-	500000000.0	CORPORATE BUSINESS UNIT, KVB TOWERS, SECOND FLOOR568, ANNA SALAI, TEYNAMPET,CHENNAITN600018IN

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4	G5 767 333 7	100109 350	LIC HOUSI NG FINAN CE LTD	28/06/20 17	04/09/20 17	-	1500000000.0	BOMBAY LIFE BLDG., 2ND FLOOR,45/ 47, VEER NARIMAN ROAD,MU MBAI- 400 001.MA400 001IN
5	G4 236 051 1	100093 658	IDBI TRUST EESHI P SERVI CES LIMITE D	30/03/20 17	-	-	650000000.0	ASIAN BLDG., GROUND FLOOR, 17, R.KAMANI MARG,BA LLARD ESTATE,M UMBAIMA 400001IN
6	G4 333 317 8	100095 993	ICICI BANK LIMITE D	03/03/20 17	-	-	1000000000.0	CONSTRU CTION, REALTY & FUNDING GROUPN O 1, CENOTAP H ROAD,CH ENNAITN6 00018IN
7	G4 109 736 1	100086 846	TATA CAPIT AL HOUSI NG FINAN CE LIMITE D	02/03/20 17	20/03/20 17	-	400000000.0	ONE FORBESD R. V B GANDHI MART, FORTMUM BAIMH400 001IN
8	G3 840 486	100073 730	LIC HOUSI NG	16/12/20 16	20/12/20 16	-	1020000000.0	BOMBAY LIFE BLDG.,

	9		FINAN CE LTD					2ND FLOOR,45/ 47, VEER NARIMAN ROAD,MU MBAI- 400 001.MA400 001IN
9	G3 840 506 4	100074 727	LIC HOUSI NG FINAN CE LTD	16/12/20 16	20/12/20 16	-	1150000000.0	BOMBAY LIFE BLDG., 2ND FLOOR,45/ 47, VEER NARIMAN ROAD,MU MBAI- 400 001.MA400 001IN
10	G0 948 084 9	100026 854	ICICI BANK LIMITE D	07/05/20 16	16/08/20 16	-	900000000.0	CONSTRU TION & REALTY FUNDING GROUP, PLOT NO 24,SOUTH PHASE, AMBATTU R INDUSTRI AL ESTATEC HENNAITN 600058IN

UNSECURED LOANS

PARTICULARS	31.03.2017 (INR In Million)	31.03.2016 (INR In Million)
LONG-TERM BORROWINGS		
Term loans from banks	6239.399	1868.269
Non-convertible debentures others	0.000	1650.000
SHORT TERM BORROWINGS		
Other loans and advances	11.003	13.647

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Total	6250.402	3531.916
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STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK

The real estate vertical, Jain Housing has a presence in six cities spanning four states; the Company is planning to add few more cities in the nearing future. Our Company continues to operate in its existing market exploring all avenues and opportunities for further expansion of its presence.

Completed Projects

- The Company has successfully completed following projects during the financial year
- Jains Adwitiya, Ambattur, Chennai, Tamilnadu
- Jains Avalon Spring, Potheri Village, Chennai, Tamilnadu (Phase I)
- Jains Devasena, Coimbatore, Tamilnadu
- Sholinganallur, Chennai, Tamilnadu
- Your Company has undertaken following projects during the financial year
- Jains Palm N Meadows, Tirupur, Tamilnadu (Second Phase)
- Jains Avalon Spring, Potheri Village, Chennai, Tamilnadu (Phase II)
- Jains Tuffnel Park, Kakkanad Village, Cochin, Kearala (Second Phase)
- Jains Carlton creek, Hyderabad, Andhrapradesh (Second Phase)
- Jains Sulzburg, Hyderabad, Andhrapradesh
- Jains Antareeksh (Formerly known as LA verde Mare A) Perungudi Village, Tamilnadu
- Jains Ashraya, Bannerghata Road – Bangalore
- Jains Antara, Vilankuruchi, Coimbatore, Tamilnadu
- Jains Akshit, FCI Road, Coimbatore, Tamilnadu
- Jains Green Garden, Kodungaiyur, Chennai, Tamilnadu
- Jains Aashvi, Karanai Village Project, OMR, Chennai, Tamilnadu
- Jains Ankur, Kavarai Street, Chennai, Tamilnadu
- Your Company is in the process of obtaining approval for the following properties / projects during the financial year
- Perungudi-II, Chennai, Tamilnadu
- Cenatoph Road, Chennai, Tamilnadu
- Villivakkam Project, Chennai, Tamilnadu
- Vilankurichi II, Coimbatore, Tamilnadu
- Madipakkam, Chennai, Tamilnadu
- Marine Drive, Cochin, Kerala
- Chillavanoore, Cochin, Kerala
- Madambakkam, Chennai, Tamilnadu
- Aavarampalayam, Coimbatore, Tamilnadu

FIXED ASSETS:

- Land
- Buildings

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- Office building
- Plant and equipment
- Furniture and fixtures
- Vehicles
- Office equipment
- Computer equipments

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 70.91
UK Pound	1	INR 90.84
Euro	1	INR 80.42

INFORMATION DETAILS

Information Gathered by :	GYT
Analysis Done by :	NYT
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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