

## MIRA INFORM REPORT

Report No. :	533212
Report Date :	04.10.2018

### IDENTIFICATION DETAILS

Name :	OBEROI MALL LIMITED [w.e.f. 13.07.2011]
Formerly Known As :	OBEROI MALL PRIVATE LIMITED [w.e.f. 26.05.2003] HILLTOP CONSTRUCTIONS PRIVATE LIMITED
Registered Office :	Commerz, 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra
Tel. No.:	91-22-66773333
Country :	India
Financials (as on) :	31.03.2018
Date of Incorporation :	25.05.2001
CIN No.: [Company Identification No.]	U45202MH2001PLC132119
Capital Investment / Paid-up Capital :	INR 0.900 Million
PAN No.: [Permanent Account No.]	AAACO6944Q
GSTN : [Goods & Service Tax Registration No.]	27AAACO6944Q1ZQ
Legal Form :	A Closely Held Public Limited Liability Company
Line of Business :	The Subject is engaged in the activities of in the business of leasing of immovable property. (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)

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<b>MIRA's Rating :</b>	A+
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Credit Rating	Explanation	Rating Comments
A+	Low Risk	Business dealings permissible with low risk of default

<b>Status :</b>	Excellent
<b>Payment Behaviour :</b>	Regular
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Subject is a wholly owned subsidiary of "Oberoi Realty Limited" and was incorporated on 2001. It is having excellent track.</p> <p>For the financial year 2018, the company has increased its revenue from operation as compared to previous year and maintained healthy profit margin of 63.11%.</p> <p>Rating takes into consideration sound financial profile of the company marked by healthy networth base along with debt free balance sheet.</p> <p>Further, the company also derives strength from its strong holding company support, well established track record of business operations and market position in the real estate.</p> <p>Trade relations are fair. Payment terms are seems to be regular.</p> <p>In view of aforesaid, the company can be considered good for normal 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.

**EXTERNAL AGENCY RATING**

<b>Rating Agency Name</b>	Not Available
<b>Rating</b>	Not Available
<b>Rating Explanation</b>	Not Available
<b>Date</b>	Not Available

**RBI DEFAULTERS' LIST STATUS**

Subject's name is not enlisted as a defaulter in the publicly available RBI Defaulters' list.

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**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 04.10.2018

**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**

**MANAGEMENT NON-COOPERATIVE – Tel. No.: 91-22-66773333 / 40990824**

**LOCATIONS**

<b>Registered Office :</b>	Commerz, 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra, India
<b>Tel. No.:</b>	91-22-66773333 / 66773513 / 40990824 / 40990888
<b>Fax No.:</b>	91-22-66773334 / 40990889
<b>E-Mail :</b>	<a href="mailto:info@oberoimall.com">info@oberoimall.com</a> <a href="mailto:shital.choksi@oberoimall.com">shital.choksi@oberoimall.com</a> <a href="mailto:kunal.saraiya@oberoimall.com">kunal.saraiya@oberoimall.com</a> <a href="mailto:Prashant.bhat@oberoirealty.com">Prashant.bhat@oberoirealty.com</a> <a href="mailto:gm@oberoimall.com">gm@oberoimall.com</a> <a href="mailto:corporate@oberoirealty.com">corporate@oberoirealty.com</a>
<b>Website :</b>	<a href="http://www.oberoimall.com">www.oberoimall.com</a>

**DIRECTORS**

**As on 31.03.2018**

<b>Name :</b>	Mrs. Bindu Ranvir Oberoi
<b>Designation :</b>	Director
<b>Address :</b>	Aura House, Plot No.70, 12 <sup>th</sup> N S Road, J V P D Scheme, Juhu, Vile Parle, Mumbai - 400049, Maharashtra, India

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<b>Date of Birth/Age :</b>	20.08.1968
<b>Qualification :</b>	Bachelor's degree in commerce
<b>Date of Appointment :</b>	29.09.2007
<b>DIN No.:</b>	00837711
<b>Name :</b>	Mr. Saumil Ashwin Daru
<b>Designation :</b>	Director
<b>Address :</b>	A-2301, Oberoi Woods, Off Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India
<b>Date of Birth/Age :</b>	04.12.1970
<b>Qualification :</b>	Chartered Accountant
<b>Date of Appointment :</b>	23.06.2011
<b>DIN No.:</b>	03533268
<b>Name :</b>	Mr. Rajendra Manohar Chandorkar
<b>Designation :</b>	Director
<b>Address :</b>	4402, 44th Floor, A Wing, CTS N, 3&4,590/A/A/1, Oberoi Exquisite, Vill Dindoshi, Oberoi Grdn City , Goregaon (East), Mumbai - 400063, Maharashtra, India
<b>Date of Birth/Age :</b>	02.08.1972
<b>Qualification :</b>	Bachelor in Architecture
<b>Date of Appointment :</b>	25.06.2015
<b>DIN No.:</b>	03626923

**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

As on 31.03.2017

Names of Shareholders	No. of Shares
Vikas Oberoi	5
Oberoi Realty Limited, India	89990
Bindu Oberoi and Oberoi Realty Limited, India	1
Saumil Daru and Oberoi Realty Limited, India	1
Nimesh Mehta and Oberoi Realty Limited, India	1
Rajendra Chandorkar and Oberoi Realty Limited, India	1
Arunkumar Kotian and Oberoi Realty Limited, India	1
<b>Total</b>	<b>90000</b>

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

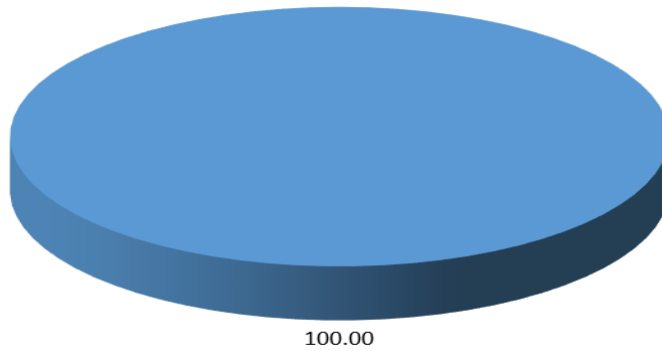
As on 01.04.2016

Category	Percentage
Promoter - Body corporate	100.00
<b>Total</b>	<b>100.00</b>

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### Share holding pattern

■ Promoters – [Bodies corporate]



### BUSINESS DETAILS

<b>Line of Business :</b>	The Subject is engaged in the activities of in the business of leasing of immovable property. (Registered activity)	
<b>Products :</b>	<b>Item Code No.</b>	<b>Product Description</b>
	99721129	Rental or leasing services involving own or leased non-residential property
	<b>NIC Code of the Product/ service</b>	<b>Product Description</b>
	6810	Real estate activities with own or leased activities
<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	

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**PRODUCTION STATUS NOT AVAILABLE**

**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>	--
	<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>Auditors :</b>		
<b>Name :</b>	SRBC and Company LLP Chartered Accountants	
<b>Address :</b>	14th Floor The Ruby 29, Senapati Bapat Marg, Dadar (West), Mumbai – 400028, Maharashtra, India	
<b>Income-tax PAN of auditor or auditor's firm :</b>	ACHFS9117R	

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<b>Membership No.:</b>	101143
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Holding Company:</b>	<ul style="list-style-type: none"> <li>Oberoi Realty Limited, India L45200MH1998PLC114818</li> </ul>
<b>Fellow Subsidiaries:</b>	<ul style="list-style-type: none"> <li>Kingston Property Services Limited, India U70102MH2007PLC176290</li> </ul>

**CAPITAL STRUCTURE**

As on 31.03.2018

**Authorised Capital :**

No. of Shares	Type	Value	Amount
450000	Equity Shares	INR 10/- each	INR 4.500 Million

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

No. of Shares	Type	Value	Amount
90000	Equity Shares	INR 10/- each	INR 0.900 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>			
(1) Shareholders' Funds			
(a) Share Capital	0.900	0.900	0.900
(b) Reserves & Surplus	1215.590	1274.334	654.249
(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>1216.490</b>	<b>1275.234</b>	<b>655.149</b>
(3) Non-Current Liabilities			
(a) long-term borrowings	0.000	0.000	0.000
(b) Deferred tax liabilities (Net)	12.058	20.955	24.449
(c) Other long term liabilities	493.548	342.440	193.327
(d) long-term provisions	0.000	0.000	0.000
<b>Total Non-current Liabilities (3)</b>	<b>505.606</b>	<b>363.395</b>	<b>217.776</b>
(4) Current Liabilities			
(a) Short term borrowings	0.000	0.000	0.000
(b) Trade payables	2.753	2.481	4.368
(c) Other current liabilities	614.172	462.960	522.495
(d) Short-term provisions	0.000	0.000	0.000
<b>Total Current Liabilities (4)</b>	<b>616.925</b>	<b>465.441</b>	<b>526.863</b>
<b>TOTAL</b>	<b>2339.021</b>	<b>2104.070</b>	<b>1399.788</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	5.892	6.013	6.134
(ii) Intangible Assets	0.000	0.000	0.006
(iii) Capital work-in-progress	6.813	1.610	21.388
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	1141.840	1178.424	1190.625
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	0.000	0.000	0.000

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(e) Other Non-current assets	58.870	47.554	71.230
<b>Total Non-Current Assets</b>	<b>1213.415</b>	<b>1233.601</b>	<b>1289.383</b>
(2) Current assets			
(a) Current investments	0.000	512.800	0.000
(b) Inventories	0.000	0.000	0.000
(c) Trade receivables	10.920	24.819	27.146
(d) Cash and cash equivalents	21.580	137.197	15.013
(e) Short-term loans and advances	1046.140	105.298	15.318
(f) Other current assets	46.966	90.355	52.928
<b>Total Current Assets</b>	<b>1125.606</b>	<b>870.469</b>	<b>110.405</b>
<b>TOTAL</b>	<b>2339.021</b>	<b>2104.070</b>	<b>1399.788</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	1104.623	999.984	985.152
	Other Income	22.129	19.150	5.323
	<b>TOTAL</b>	<b>1126.752</b>	<b>1019.134</b>	<b>990.475</b>
<b>Less</b>	<b>EXPENSES</b>			
	Other expenses	61.316	66.237	49.303
	<b>TOTAL</b>	<b>61.316</b>	<b>66.237</b>	<b>49.303</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>1065.436</b>	<b>952.897</b>	<b>941.172</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	42.043	33.529	35.470
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>1023.393</b>	<b>919.368</b>	<b>905.702</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	64.112	61.567	59.727
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>959.281</b>	<b>857.801</b>	<b>845.975</b>
<b>Less</b>	<b>TAX</b>	262.101	237.716	232.978
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>697.180</b>	<b>620.085</b>	<b>612.997</b>

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Earnings / (Loss) Per Share (INR)	7746.45	6889.83	6811.07
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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	NA	NA	NA
Net cash flows from (used in) operations	1328.284	995.119	924.610
Net cash flows from (used in) operating activities	1114.328	790.627	694.011

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365 Days)	3.61	9.06	10.06
Account Receivables Turnover (Income / Sundry Debtors)	101.16	40.29	36.29
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	0.00
Inventory Turnover (Operating Income / Inventories)	0.00	0.00	0.00
Asset Turnover (Operating Income / Net Fixed Assets)	83.86	125.00	34.19

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.26	0.22	0.38
Debt Equity Ratio (Total Liability / Networth)	0.00	0.00	0.00
Current Liabilities to Networth (Current Liabilities / Net Worth)	0.51	0.36	0.80
Fixed Assets to Networth	0.01	0.01	0.04

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(Net Fixed Assets / Networth)			
Interest Coverage Ratio (PBIT / Financial Charges)	25.34	28.42	26.53

**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin ((PAT / Sales) * 100)	%	63.11	62.01	62.22
Return on Total Assets ((PAT / Total Assets) * 100)	%	29.81	29.47	43.79
Return on Investment (ROI) ((PAT / Networth) * 100)	%	57.31	48.63	93.57

**SOLVENCY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)		1.82	1.87	0.21
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		1.82	1.87	0.21
G-Score Ratio Financial (Networth / Total Assets)		0.52	0.61	0.47
G-Score Ratio Debt (Debts / Equity Capital)		0.00	0.00	0.00
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		1.82	1.87	0.21

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

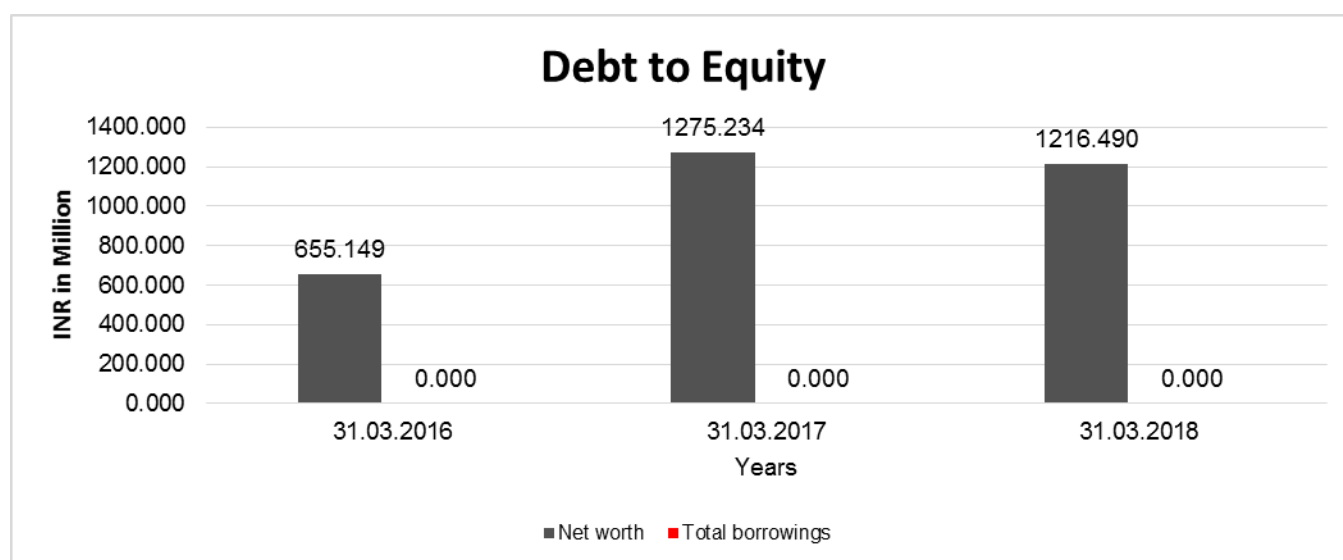
**FINANCIAL ANALYSIS**  
*[all figures are INR Million]*

**DEBT EQUITY RATIO**

Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million

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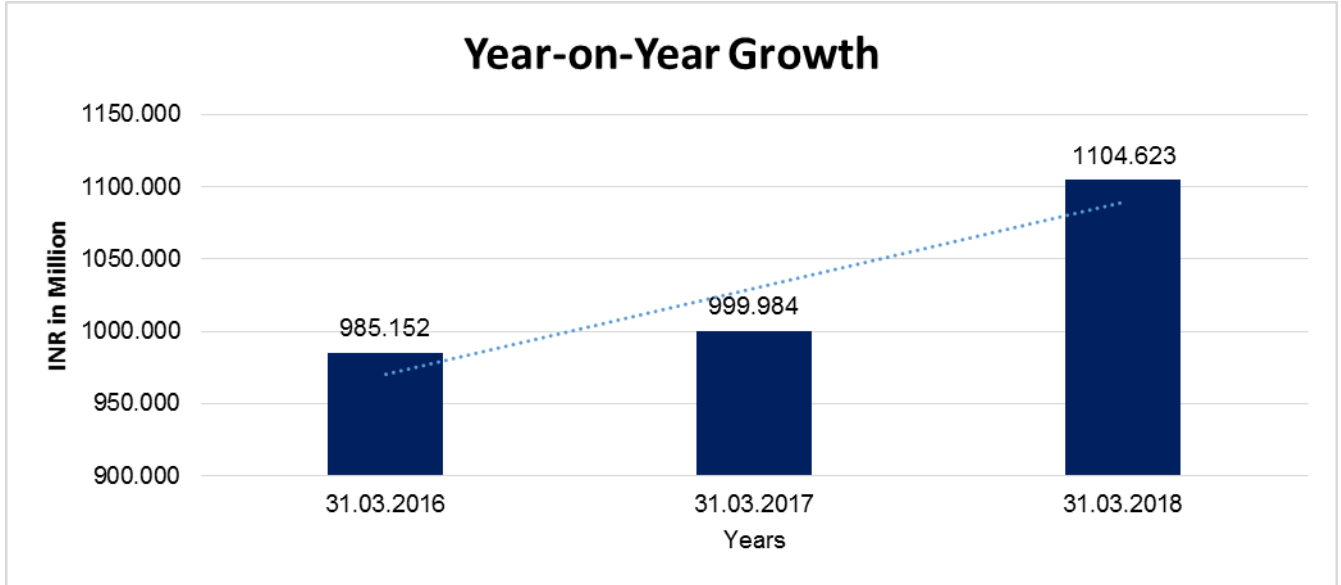
Share Capital	0.900	0.900	0.900
Reserves & Surplus	654.249	1274.334	1215.590
<b>Net worth</b>	<b>655.149</b>	<b>1275.234</b>	<b>1216.490</b>
Long Term borrowings	0.000	0.000	0.000
Short Term borrowings	0.000	0.000	0.000
<b>Total borrowings</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>Debt/Equity ratio</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>



**YEAR-ON-YEAR GROWTH**

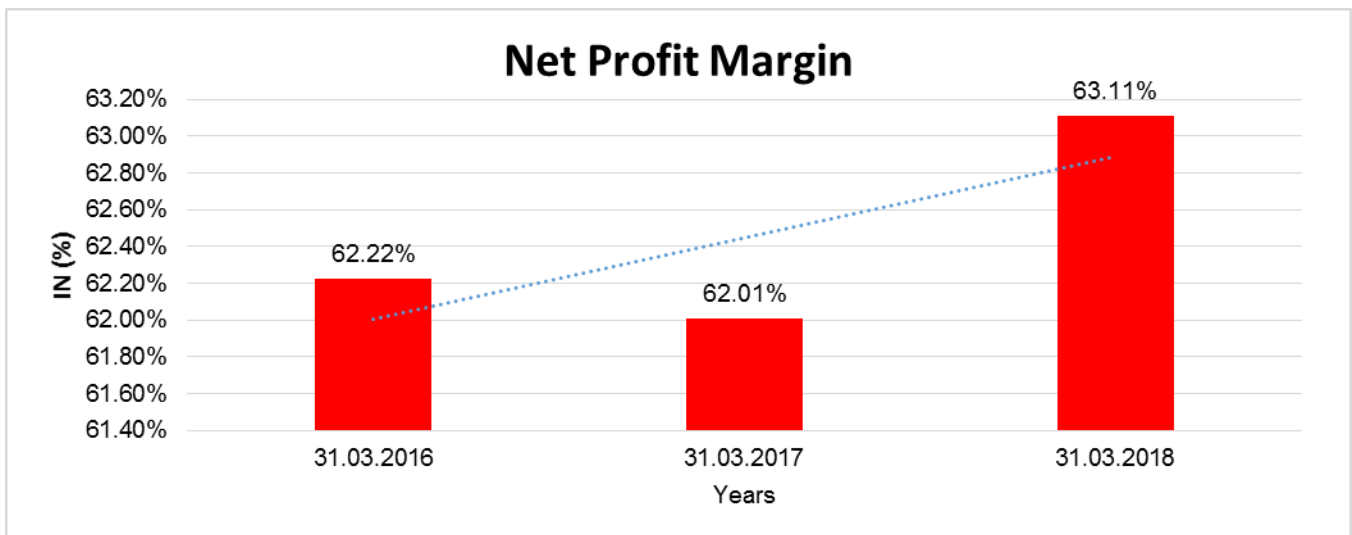
Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	<b>INR In Million</b>	<b>INR In Million</b>	<b>INR In Million</b>
Sales	985.152	999.984	1104.623
		<b>1.506</b>	<b>10.464</b>

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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	985.152	999.984	1104.623
Profit	612.997	620.085	697.180
	<b>62.22%</b>	<b>62.01%</b>	<b>63.11%</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	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	No
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

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**OBEROI MALL LIMITED - 533212 MIRA**

**PAGE NO. : 15**

**NOTE:** Registered office of the company has been shifted from International Business Park, Oberoi Garden City, Off, Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra, India to the present address w.e.f. 21.09.2009.

**NATURE OF BUSINESS**

The Company is engaged in the activities of in the business of leasing of immovable property.

There was no change in the nature of the business of the Company, during the year.

**FINANCIAL PERFORMANCE**

During the year, the company has recorded Total Revenue of INR 1126.752 Million as compared to INR 1019.134 Million in the previous year. The Profit before tax is INR 959.281 Million for the year ended March 31, 2018 as compared to INR 857.801 Million for the previous year. The total comprehensive income stood at INR 697.180 Million for the year under review as compared to INR 620.085 Million in the previous year.

Report on performance and financial position of subsidiaries, associates and joint venture companies

During the year, your Company did not have any subsidiaries, associates and joint venture company

**INDEX OF CHARGES:**

SN O	SRN	charge id	Charge holder name	Date of creation	Date of modification	Date of satisfaction	Amount	Address
1	A24640088	90350780	ICICI BANK LIMITED	31/03/2005	-	27/09/2007	400000000.0	BANDRA KURLA COMPLEX, MUMBAI, MAHARASHTRA, INDIA

**CONTINGENT LIABILITIES:**

(INR in million)

PARTICULARS	31.03.2018	31.03.2018
Service tax matters in dispute	52.068	85.040

**FIXED ASSETS**

- Building
- Plant and Machinery

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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 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 73.02
UK Pound	1	INR 94.98
Euro	1	INR 84.57

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	SPR
<b>Analysis Done by :</b>	PRA
<b>Report Prepared by :</b>	SUJ

**SCORE FACTORS**

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