

## MIRA INFORM REPORT

Report No. :	535143
Report Date :	19.10.2018

### IDENTIFICATION DETAILS

Name :	KEYSTONE LIFESPACES PRIVATE LIMITED
Registered Office :	1103, The Affaires, Plot No 9, Sector 17, Palm Beach Road, Sanpada, Navi Mumbai – 400705, Maharashtra
Tel. No.:	91-22-27818100
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	08.03.2010
CIN No.: [Company Identification No.]	U45200MH2010PTC200636
Capital Investment / Paid-up Capital :	INR 31.790 Million
PAN No.: [Permanent Account No.]	AADCK9010E
GSTN : [Goods & Service Tax Registration No.]	27AADCK9010E1ZT
Legal Form :	Private Limited Liability Company
Line of Business :	Construction Activity (Registered activity and also Confirmed by management)
No. of Employees :	Not Divulged

### 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
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A	Acceptable Risk	Business dealings permissible with moderate risk of default
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<b>Maximum Credit Limit :</b>	USD 250000 INR 17349800
<b>Status :</b>	Satisfactory
<b>Payment Behaviour :</b>	Slow but correct
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Subject was incorporated in the year 2010 and it is engaged in the business of construction of buildings.</p> <p>For the financial year 2017, the company has reported a sharp decline in its revenue as compared to its previous year but it has achieved average profit margin during the year.</p> <p>Rating takes into consideration, the satisfactory financial risk profile marked by adequate network base and average debt protection metrics.</p> <p>However, rating strength is partially offset due to slowdown in the infrastructure and real estate sector which may affect the growth of the company.</p> <p>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 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

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Very High Risk	D
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**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.

**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 19.10.2018

**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 BY**

<b>Name :</b>	Mr. Muzambeer
<b>Designation :</b>	Key Executive
<b>Contact No.:</b>	91-22-27818100
<b>Date :</b>	17.10.2018

**LOCATIONS**

<b>Registered/ Corporate Office :</b>	1103, The Affaires, Plot No 9, Sector 17, Palm Beach Road, Sanpada, Navi Mumbai – 400705, Maharashtra, India
<b>Tel. No.:</b>	91-22-27818100
<b>Fax No.:</b>	Not Available
<b>E-Mail :</b>	<a href="mailto:info@keystonelifespaces.com">info@keystonelifespaces.com</a>
<b>Website :</b>	<a href="http://www.keystonelifespaces.com">www.keystonelifespaces.com</a>

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**DIRECTORS**

As on 31.03.2018

<b>Name :</b>	Mr. Veerbhan Thanwormal Bajaj		
<b>Designation :</b>	Director		
<b>Address :</b>	Room No. A/1003, Golden Willows 10th Floor, Vasant Garden Swapna Nagari, Mulund (West), Mumbai-400080, Maharashtra, India		
<b>Date of Birth/Age :</b>	01.01.1974		
<b>Date of Appointment :</b>	08.03.2010		
<b>DIN No.:</b>	01198510		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U17120MH2003PTC139741	V V FASHIONS PRIVATE LIMITED	26/03/2007	-
U45203MH2011PTC221578	VV INFRASPACES PRIVATE LIMITED	06/09/2011	-
U74120MH2013PTC245598	KEYSTONE LIFESPACES CAPITAL HOLDING PRIVATE LIMITED	13/07/2013	-
U74900MH2002PTC136186	DD FASHION FAB PRIVATE LIMITED	01/02/2004	-
<b>LLPIN/FLLPIN</b>	<b>LLP Name</b>	<b>Begin Date</b>	<b>End Date</b>
AAK-2526	KEYSTONE LIFESPACES INFRA LLP	08/08/2017	-
AAL-1496	MARK TEXTFAB LLP	15/11/2017	-
<b>Name :</b>	Mr. Sushil Srichand Dusseja		
<b>Designation :</b>	Director		
<b>Address :</b>	Gur Palace, 4th Floor ,Flat No. 1 Ulhasnagar, Near Ulhasnagar Police Station, Ulhasna Thane-421001, Maharashtra, India		
<b>Date of Birth/Age :</b>	31.12.1981		
<b>Date of Appointment :</b>	08.03.2010		
<b>DIN No.:</b>	02944885		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U74120MH2013PTC245598	KEYSTONE LIFESPACES CAPITAL HOLDING PRIVATE LIMITED	13/07/2013	-
<b>LLPIN/FLLPIN</b>	<b>LLP Name</b>	<b>Begin Date</b>	<b>End Date</b>
AAK-2526	KEYSTONE LIFESPACES INFRA LLP	08/08/2017	-
<b>Name :</b>	Mr. Sunil Thanwormal Bajaj		
<b>Designation :</b>	Director		
<b>Address :</b>	B / 1504 ,Golden Willows Tower, Vasant Garden, Near Swapna Nagari, Mulund (West), Mumbai-400080, Maharashtra, India		
<b>Date of Birth/Age :</b>	01.03.1978		

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<b>Date of Appointment :</b>	22.03.2011		
<b>DIN No.:</b>	02971409		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U36999MH2017PTC295296	VAISHNAVI LAMINATES AND WOOD WORKS PRIVATE LIMITED	23/05/2017	-
U45203MH2011PTC221578	VV INFRASPACES PRIVATE LIMITED	06/09/2011	-
<b>LLPIN/FLLPIN</b>	<b>LLP Name</b>	<b>Begin Date</b>	<b>End Date</b>
AAL-1496	MARK TEXFAB LLP	15/11/2017	-

**KEY EXECUTIVES**

<b>Name :</b>	Mr. Muzambeer
<b>Designation :</b>	Key Executive

**MAJOR SHAREHOLDERS**

**As on 31.03.2017**

<b>Names of Shareholders</b>	<b>No. of Shares</b>
Ramesh Bajaj	5000
Veerbhan Bajaj	510000
Sushil Dusseja	872000
Manish Lalwani (NRI)	394400
Sunil T. Bajaj	240000
V V Infraspaces Private Limited, India	500000
Sagar Enterprises	35000
Narendra Srichand Dusseja	242620
Dhiraj Karamchandani and Shikha Karamchandani (NRI)	180000
Jaikishan Lakhani and Laxmi Lakhani (NRI)	100000
Laxmi Lakhani	50000
Murlidhar Issardas Lakhani	50000
<b>Total</b>	<b>3179020</b>

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

**As on 30.09.2017**

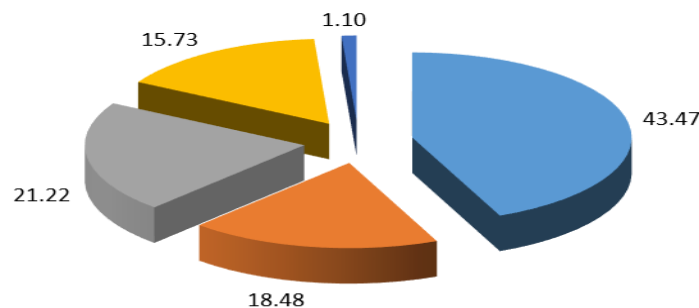
<b>Category</b>	<b>Percentage</b>
Promoters (Individual/Hindu Undivided Family – Indian)	43.47

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Public/Other than promoters (Individual/Hindu Undivided Family – Indian)	18.48
Public/Other than promoters [Individual/Hindu Undivided Family –Non-resident Indian (NRI)]	21.22
Public/Other than promoters (Body corporate)	15.73
Public/Other than promoters (Others- Sagar Enterprises Jtly with Partners)	1.10
<b>Total</b>	<b>100.00</b>

### Share holding pattern

- Promoters (Individual/Hindu Undivided Family – Indian)
- Public/Other than promoters (Individual/Hindu Undivided Family – Indian)
- Public/Other than promoters [Individual/Hindu Undivided Family –Non-resident Indian (NRI)]
- Public/Other than promoters (Body corporate)
- Public/Other than promoters (Others- Sagar Enterprises Jtly with Partners)



### BUSINESS DETAILS

<b>Line of Business :</b>	Construction Activity (Registered activity and also Confirmed by management)	
<b>Products / Services :</b>	<b>Item Code No.</b>	<b>Products/Services Description</b>
	99531110	One- and two-dwelling residential buildings
<b>Brand Names :</b>	Not Available	
<b>Agencies Held :</b>	Not Available	
<b>Exports :</b>	Not Divulged	
<b>Imports :</b>	Not Divulged	
<b>Terms :</b>	Not Divulged	

### PRODUCTION STATUS – (NOT AVAILABLE)

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**GENERAL INFORMATION**

<b>Suppliers :</b>	<ul style="list-style-type: none"> <li>• Anup Enterprises</li> <li>• Aqua Rock Enterprises</li> <li>• Arornaa Decor</li> <li>• Ashwathi Electrical Works</li> <li>• Dshrvatbi Elecmcals</li> <li>• Axis Tech Infra</li> <li>• Bhagwant Water Suppliers</li> <li>• Cemcon Concrete (I) Private Limited</li> <li>• Crystal Hardware</li> </ul>																																			
<b>Customers :</b>	<table border="1"> <tr> <td><b>Reference :</b></td> <td colspan="2">Not Divulged</td> </tr> <tr> <td><b>Name of the Person :</b></td> <td colspan="2">--</td> </tr> <tr> <td><b>Contact No.:</b></td> <td colspan="2">--</td> </tr> <tr> <td><b>Since How Long Known :</b></td> <td colspan="2">--</td> </tr> <tr> <td><b>Maximum Limit Dealt :</b></td> <td colspan="2">--</td> </tr> <tr> <td><b>Experience :</b></td> <td colspan="2">--</td> </tr> <tr> <td><b>Remark:</b></td> <td colspan="2">--</td> </tr> </table>			<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>	--													
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	0517		
	Indiabulls Housing Loan A/c No. 0526	32.084	0.000
	Indiabulls Housing Loan A/c No. 9883	99.758	0.000
	Loan from Navjeevan Co-operative Bank	0.000	7.253
	Term loan from Navjeevan Co-operative Bank	0.000	37.444
	<b>Total</b>	<b>204.697</b>	<b>65.112</b>
<b>Financial Institution :</b>	Indiabulls Housing Finance Limited, M - 62 & 63, First Floor, Connaught Place, New Delhi, India		

<b>Auditors :</b>	
<b>Name :</b>	Manish J. Sheth and Associates Chartered Accountants
<b>Address :</b>	303, 3rd Floor, Rainbow Chambers, S. V. Road, Near Kandivali Telephone Exchange, Kandivali (West), Mumbai – 400067, Maharashtra, India
<b>Tel. No.:</b>	91-22-28074989
<b>E-Mail :</b>	<a href="mailto:manishjshethca@gmail.com">manishjshethca@gmail.com</a>
<b>Membership No.:</b>	044972
<b>Income-tax PAN of auditor or auditor's firm :</b>	AAEPS3230J
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Other Related Parties :</b>	<ul style="list-style-type: none"> <li>• V.V. Infraspaces Private Limited</li> <li>• Srichand S. Dusseja (HUF)</li> <li>• Roshan T. Bajaj HUF</li> </ul>

**CAPITAL STRUCTURE**

As on 30.09.2017

**Authorised Capital :**

No. of Shares	Type	Value	Amount
10000000	Equity Shares	INR 10/- each	INR 100.000 Million

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

No. of Shares	Type	Value	Amount
3179020	Equity Shares	INR 10/- each	INR 31.790 Million

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

**ABRIDGED BALANCE SHEET**

SOURCES OF FUNDS	31.03.2017	31.03.2016	31.03.2015
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	31.790	31.790	31.790
(b) Reserves & Surplus	54.959	52.559	49.764
(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>86.749</b>	<b>84.349</b>	<b>81.554</b>
(3) Non-Current Liabilities			
(a) long-term borrowings	204.697	65.112	69.064
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long term liabilities	0.327	1.079	1.748
(d) long-term provisions	0.000	0.000	0.000
<b>Total Non-current Liabilities (3)</b>	<b>205.024</b>	<b>66.191</b>	<b>70.812</b>
(4) Current Liabilities			
(a) Short term borrowings	362.043	216.130	223.907
(b) Trade payables	13.342	7.121	10.635
(c) Other current liabilities	70.487	50.395	109.460
(d) Short-term provisions	4.608	2.081	4.388
<b>Total Current Liabilities (4)</b>	<b>450.480</b>	<b>275.727</b>	<b>348.390</b>
<b>TOTAL</b>	<b>742.253</b>	<b>426.267</b>	<b>500.756</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	9.683	11.318	13.418
(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	0.100	0.100	0.162
(c) Deferred tax assets (net)	0.931	0.867	0.674
(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	0.000	0.000	0.000
<b>Total Non-Current Assets</b>	<b>10.714</b>	<b>12.285</b>	<b>14.254</b>
(2) Current assets			

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(a) Current investments	0.000	0.000	0.000
(b) Inventories	344.146	328.896	403.167
(c) Trade receivables	7.716	13.330	29.174
(d) Cash and cash equivalents	3.209	4.586	1.855
(e) Short-term loans and advances	2.230	66.403	51.769
(f) Other current assets	374.238	0.767	0.537
<b>Total Current Assets</b>	<b>731.539</b>	<b>413.982</b>	<b>486.502</b>
<b>TOTAL</b>	<b>742.253</b>	<b>426.267</b>	<b>500.756</b>

**PROFIT & LOSS ACCOUNT**

	<b>PARTICULARS</b>	<b>31.03.2017</b>	<b>31.03.2016</b>	<b>31.03.2015</b>
	<b>SALES</b>			
	Income	111.343	196.282	264.676
	Other Income	1.638	6.822	5.310
	<b>TOTAL</b>	<b>112.981</b>	<b>203.104</b>	<b>269.986</b>
<b>Less</b>	<b>EXPENSES</b>			
	Project and Direct Expenses	62.983	52.366	68.423
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(15.251)	74.271	4.424
	Employees benefits expense	5.936	7.291	4.355
	Other expenses	23.329	15.194	14.702
	<b>TOTAL</b>	<b>76.997</b>	<b>149.122</b>	<b>220.988</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>35.984</b>	<b>53.982</b>	<b>48.998</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	30.468	47.341	39.270
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>5.516</b>	<b>6.641</b>	<b>9.728</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	1.954	2.512	3.837
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>3.562</b>	<b>4.129</b>	<b>5.891</b>
<b>Less</b>	<b>TAX</b>	1.164	1.334	2.160
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>2.398</b>	<b>2.795</b>	<b>3.731</b>
	<b>Earnings / (Loss) Per Share (INR)</b>	<b>0.75</b>	<b>0.88</b>	<b>1.17</b>

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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 generated from operations	NA	NA	NA
cash flows from operating activities	(110.770)	48.888	119.659

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	25.29	24.79	40.23
Account Receivables Turnover (Income / Sundry Debtors)	14.43	14.72	9.07
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	30.07
Inventory Turnover (Operating Income / Inventories)	0.10	0.16	0.12
Asset Turnover (Operating Income / Net Fixed Assets)	3.72	4.77	3.65

**LEVERAGE RATIOS**

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.88	0.80	0.83
Debt Equity Ratio (Total Liability / Networth)	6.53	3.33	3.59
Current Liabilities to Networth (Current Liabilities / Net Worth)	5.19	3.27	4.27
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.11	0.13	0.16

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Interest Coverage Ratio (PBIT / Financial Charges)	1.18	1.14	1.25
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**PROFITABILITY RATIOS**

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	2.15	1.42	1.41
Return on Total Assets ((PAT / Total Assets) * 100)	%	0.32	0.66	0.75
Return on Investment (ROI) ((PAT / Networth) * 100)	%	2.76	3.31	4.57

**SOLVENCY RATIOS**

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		1.62	1.50	1.40
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		0.86	0.31	0.24
G-Score Ratio Financial (Networth / Total Assets)		0.12	0.20	0.16
G-Score Ratio Debt (Debts / Equity Capital)		17.83	8.85	9.22
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		1.62	1.50	1.40

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

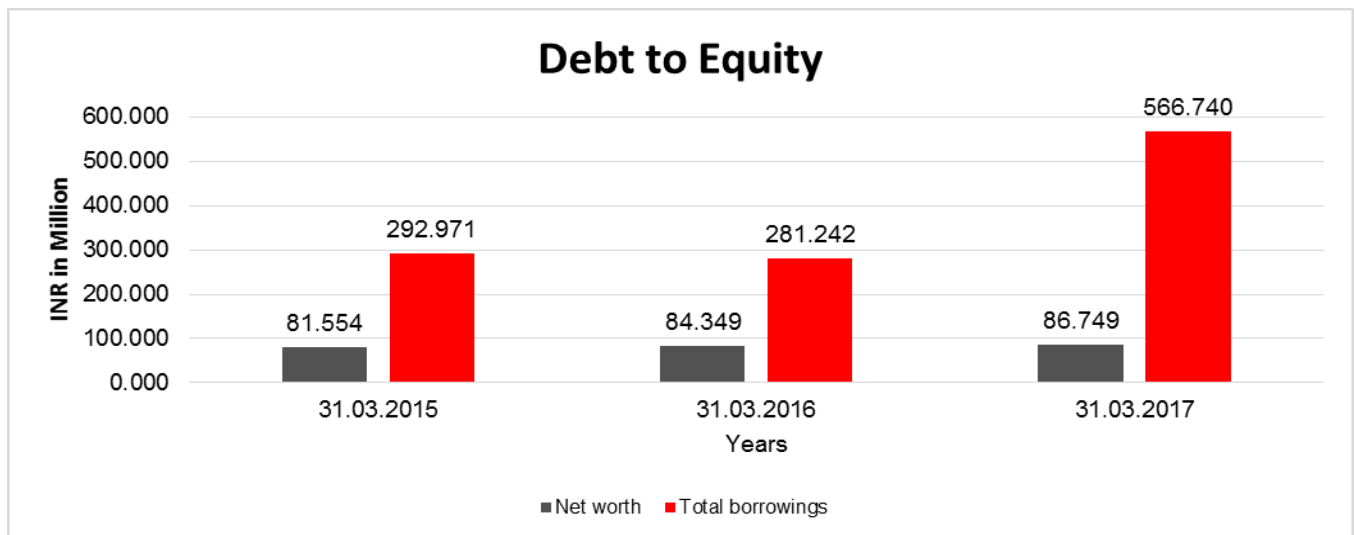
**FINANCIAL ANALYSIS**  
*[all figures are in INR Million]*

**DEBT EQUITY RATIO**

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	31.790	31.790	31.790

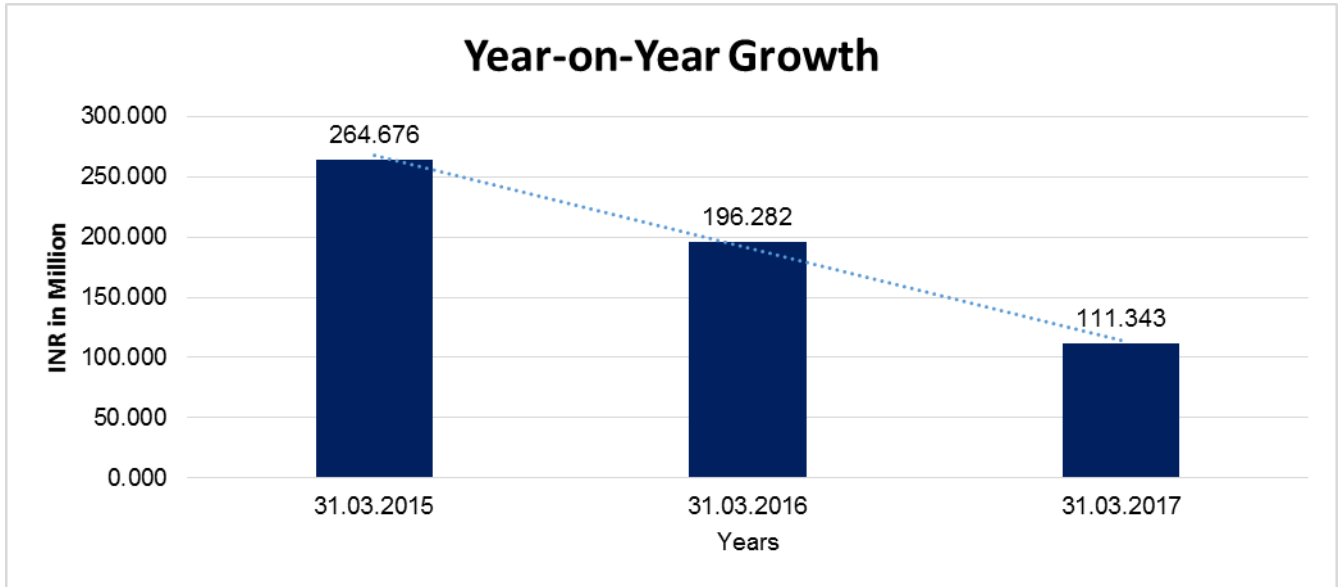
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Reserves & Surplus	49.764	52.559	54.959
<b>Net worth</b>	<b>81.554</b>	<b>84.349</b>	<b>86.749</b>
long-term borrowings	69.064	65.112	204.697
Short term borrowings	223.907	216.130	362.043
<b>Total borrowings</b>	<b>292.971</b>	<b>281.242</b>	<b>566.740</b>
<b>Debt/Equity ratio</b>	<b>3.592</b>	<b>3.334</b>	<b>6.533</b>



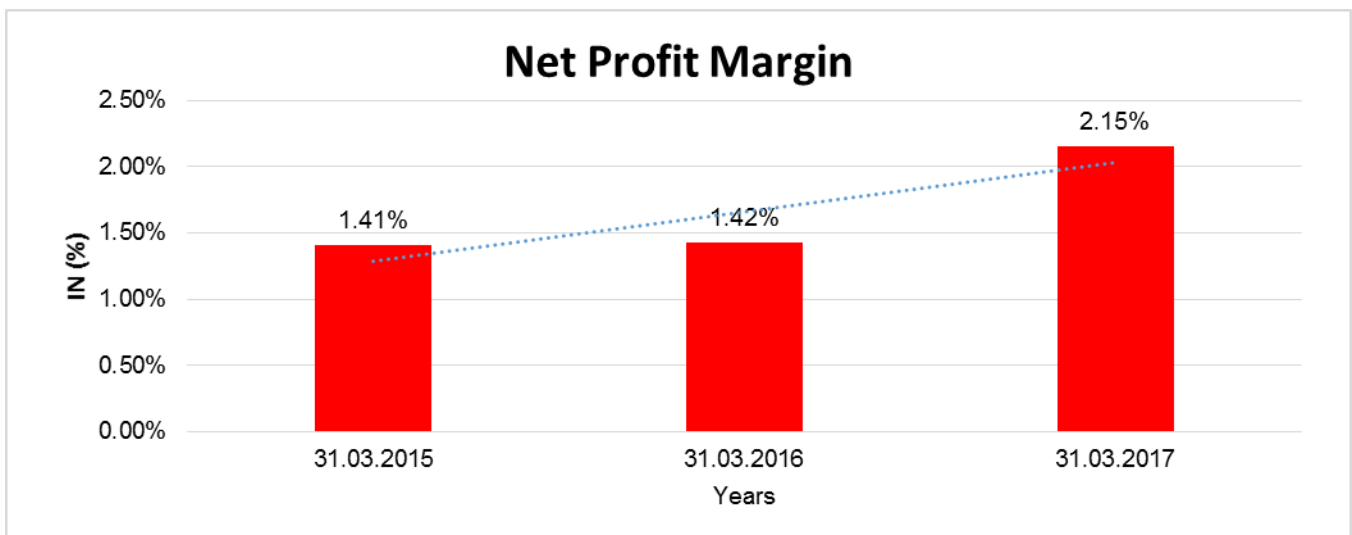
**YEAR-ON-YEAR GROWTH**

Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Sales	264.676	196.282	111.343
		<b>(25.841)</b>	<b>(43.274)</b>



**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	264.676	196.282	111.343
Profit	3.731	2.795	2.398
	<b>1.41%</b>	<b>1.42%</b>	<b>2.15%</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	Yes
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	No
32]	Litigations that the firm/promoter involved in	--
33]	Market information	--

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34]	Payments terms	No
35]	Negative Reporting by Auditors in the Annual Report	No

**CORPORATE INFORMATION**

The company was incorporated on March 8, 2010. The company is in the business as Builders and Developers. The Company has completed the following projects since inception:

- 1) Keystone Elita (Kharghar)
- 2) Keystone Vista (Kharghar)
- 3) Keystone Ballista (Kharghar)
- 4) Keystone Arista (Taloja)

The projects under implementation are,

- 1) Keystone Altura (Pune)
- 2) Keystone Solista (Nerul-Navi Mumbai)

**UNSECURED LOAN**

PARTICULAR	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
<b>Short-term borrowings</b>		
Loan and advances from related party	238.143	154.230
Inter-Corporate Deposits	123.900	61.900
<b>Total</b>	<b>362.043</b>	<b>216.130</b>

**INDEX OF CHARGES**

S N o	SRN	Charge Id	Charge Holder Name	Date of Creatio n	Date of Modifica tion	Date of Satisfac tion	Amount	Address
1	G43795 681	100097 258	INDIABU LLS HOUSIN G FINANC E LIMITED	18/04/2 017	-	-	250000000.0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHI
2	G35616 812	100077 158	INDIABU LLS HOUSIN G FINANC E LIMITED	17/01/2 017	-	-	150000000.0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHIDe110001IN

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3	G31998 859	100069 068	INDIABU LLS HOUSIN G FINANC E LIMITED	02/07/2 016	-	-	16000000.0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHIDe110001IN
4	G32000 564	100069 070	INDIABU LLS HOUSIN G FINANC E LIMITED	02/07/2 016	-	-	34000000.0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHIDe110001IN
5	G36822 922	105740 05	The Nav Jeevan co-op. bank Ltd.	17/05/2 015	-	16/02/20 17	40000000.0	Ulhasnagar, Branch - 1UlhasnagarThaneMH4 21001IN
6	G07232 077	104420 52	THE NAV JEEVAN CO- OPERAT IVE BANK LIMITED	17/06/2 013	-	27/06/20 16	25000000.0	GUR PLAZAOPPOSITE POLICE STATIONULHASNAGA RMH421001IN
7	C49980 162	104769 43	THE NAV JEEVAN CO- OPERAT IVE BANK LIMITED	31/10/2 011	-	31/03/20 15	45000000.0	GUR PLAZAOPPOSITE POLICE STATIONULHASNAGA RMH421001IN
8	C37198 850	103910 21	STATE BANK OF INDIA	23/10/2 012	25/10/20 12	18/12/20 14	120000000.0	Specialised S.I.B. Branch, Hotel Airways Bldg, Ground Floor, L.B.S. Marg, Ghatkopar (West), MumbaiMH4000 86IN

**FIXED ASSETS**

- Buildings
- Furniture and Fixture

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- Computer and Systems
- Office Equipments
- Vehicles
- Plant and Machinery
- Temporary Constructions

**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 73.44
UK Pound	1	INR 95.65
Euro	1	INR 84.17

**INFORMATION DETAILS**

Information Gathered by :	NAG
Analysis Done by :	VIVR
Report Prepared by :	JYTK

**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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