

MIRA INFORM REPORT

Report No. :	535108
Report Date :	22.10.2018

IDENTIFICATION DETAILS

Name :	NEO PHARMA PRIVATE LIMITED
Registered Office :	"Kasturi Building", 5 th Floor, Jamshedji Tata Road, Churchgate Reclamation, Mumbai – 400020, Maharashtra
Tel. No.:	91-22-22845999
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	09.03.1950
CIN No.: [Company Identification No.]	U24239MH1950PTC008016
Capital Investment / Paid-up Capital :	INR 6.024 Million
PAN No.: [Permanent Account No.]	AAACN1812A
GSTN : [Goods & Service Tax Registration No.]	27AAACN1812A1Z7
Legal Form :	Private Limited Liability Company.
Line of Business :	Subject is engaged in the business of Real Estate Development [Registered Activity]
No. of Employees :	Information denied by the management

RATING & COMMENTS

(Mira Inform has adopted New Rating mechanism w.e.f. 23rd 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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Maximum Credit Limit :	USD 3900000 INR 277000000
Status :	Satisfactory
Payment Behaviour :	Slow but correct
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 1950 and it is engaged in the real estate business.</p> <p>For the financial year 2017, the company has achieved a revenue of INR 505.020 Million along with good profit margin of 36.02% during the year.</p> <p>Rating takes into consideration, the satisfactory financial risk profile marked by adequate net worth base and comfortable debt protection metrics.</p> <p>However, rating strengths 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 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

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 22.10.2018

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 (91-22-22845999)

LOCATIONS

Registered Office :	"Kasturi Building", 5 th Floor, Jamshedji Tata Road, Churchgate Reclamation, Mumbai – 400020, Maharashtra, India
Tel. No.:	91-22-22845999
Fax No.:	Not Available
E-Mail :	corpgov.os@gmail.com
Website :	http://neopharma.com/

DIRECTORS

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AS ON 31.03.2018

Name :	Mr. Jayant Chaganlal Oswal
Designation :	Director
Address :	Opposite Narangi Baug, 104, Kalpataru Gardens, 9A, Boat Club Road, Pune – 411001, Maharashtra, India
Date of Birth/Age :	25.01.1963
Qualification :	B.E (Civil)
Date of Appointment :	28.03.2015
PAN No.:	AABPO3203C
DIN No.:	02102884

Other Directorship:

CIN/FCRN	Company Name	Begin Date	End Date
U70102MH2012PTC230124	MUNOT REAL ESTATE PRIVATE LIMITED	23/09/2015	-
U70102MH2012PTC230131	MUNOT DEVELOPERS PRIVATE LIMITED	23/09/2015	-
U45400MH2012PTC230135	MUNOT INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	23/09/2015	-
U70102MH2007PTC173337	ABACUS REAL ESTATE PRIVATE LIMITED	30/09/2015	-
U45200MH2007PTC173305	AMBROSIA REAL ESTATE PRIVATE LIMITED	27/09/2018	-
U45200MH2007PTC173551	ARIMAS REAL ESTATE PRIVATE LIMITED	29/09/2015	-
U45200MH2008PLC185214	KALPATARU HOMES LIMITED	23/09/2015	-
U45200MH2008PTC178012	ARDOUR PROPERTIES PRIVATE LIMITED	29/09/2015	-
U45300MH2008PTC178011	ARDOUR DEVELOPERS PRIVATE LIMITED	25/09/2015	-
U45400MH2008PTC177238	KRISH LANDSCAPES PRIVATE LIMITED	25/09/2015	-
U70100MH2007PTC172270	AURA REAL ESTATE PRIVATE LIMITED	28/09/2015	-
U45200MH2007PTC170905	KALPATARU CONSTRUCTIONS (POONA) PRIVATE LIMITED	28/09/2015	-
U45200MH2007PTC167870	AZURE TREE LANDS PRIVATE LIMITED	30/09/2015	-
U99999MH1964PTC012833	KALPATARU GARDENS PRIVATE LIMITED	30/09/2015	-
U92112MH2000PTC129880	KALPATARU THEATRES PRIVATE LIMITED	01/10/2018	-
U72200MH2000PTC127698	INDIA OFFICESOLUTIONS PRIVATE LIMITED	24/09/2015	-
U45200MH1972PTC016155	KALPATARU ESTATES PRIVATE LIMITED	28/09/2015	-
U45200MH1996PTC103763	KALPATARU LAND PRIVATE LIMITED	26/09/2015	-
U30007MH1996PTC102320	YUGDHARAM HOLDINGS PRIVATE LIMITED	28/09/2015	-
U45200MH1981PTC025796	PADMANAGAR CONSTRUCTIONS PRIVATE LIMITED	30/09/2015	-

Name :	Mr. Venkatesh Gajanan Bhandare
Designation :	Director
Address :	7 Vishwanath Bhuvan, Ceasar Road, Amboli, Andheri (West), Mumbai – 400058, Maharashtra, India
Date of Appointment :	19.04.2019
DIN No.:	02727146

Other Directorship:

CIN/FCRN	Company Name	Begin Date	End Date
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U45200MH2005PTC156706	AZURE TREE CONSTRUCTIONS PRIVATE LIMITED	24/09/2015	-
U45201MH2008PTC182570	ARMAN VILLAS PRIVATE LIMITED	23/09/2015	-
U45203MH2008PTC181809	KIAH REAL ESTATE PRIVATE LIMITED	25/09/2015	-
U70100MH1972PTC015697	PARAG-PREM BUILDERS PRIVATE LIMITED	30/09/2015	-
U45203MH2008PTC181808	KIAH PROPERTIES PRIVATE LIMITED	23/09/2015	-
U45203MH2008PTC181810	KANANI REAL ESTATE PRIVATE LIMITED	23/09/2015	-
U45201MH1972PTC015698	KALPATARU BUILDERS PRIVATE LIMITED	29/09/2015	-
U45202MH2008PTC181806	KIAH CONSTRUCTIONS PRIVATE LIMITED	23/09/2015	-
U22190MH1972PTC015889	RAINBOW PRINTS PRIVATE LIMITED	30/09/2015	-
U45200MH2008PTC178794	KALPATARU VILLAS PRIVATE LIMITED	25/09/2015	-
U72900MH2000PTC127685	KALPATARU E-VISION PRIVATE LIMITED	24/09/2015	-
U30007MH1996PTC102183	DATABANK OFFICE STAPLES (INDIA) PRIVATE LIMITED	24/09/2015	-
U45200MH1988PTC050142	KARMAYOG BUILDERS PRIVATE LIMITED	23/09/2015	-
U85110MH1995PTC090884	SRISHTI CLUB HOUSE PRIVATE LIMITED	28/09/2015	-
U45201MH1993PTC075405	YUGDHARM REAL ESTATE PRIVATE LIMITED	29/09/2015	-
U51900MH1992PTC065305	CAPRIHANS INTERNATIONAL IMPEX PVT LTD	24/09/2015	-

MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

AS ON 31.03.2017

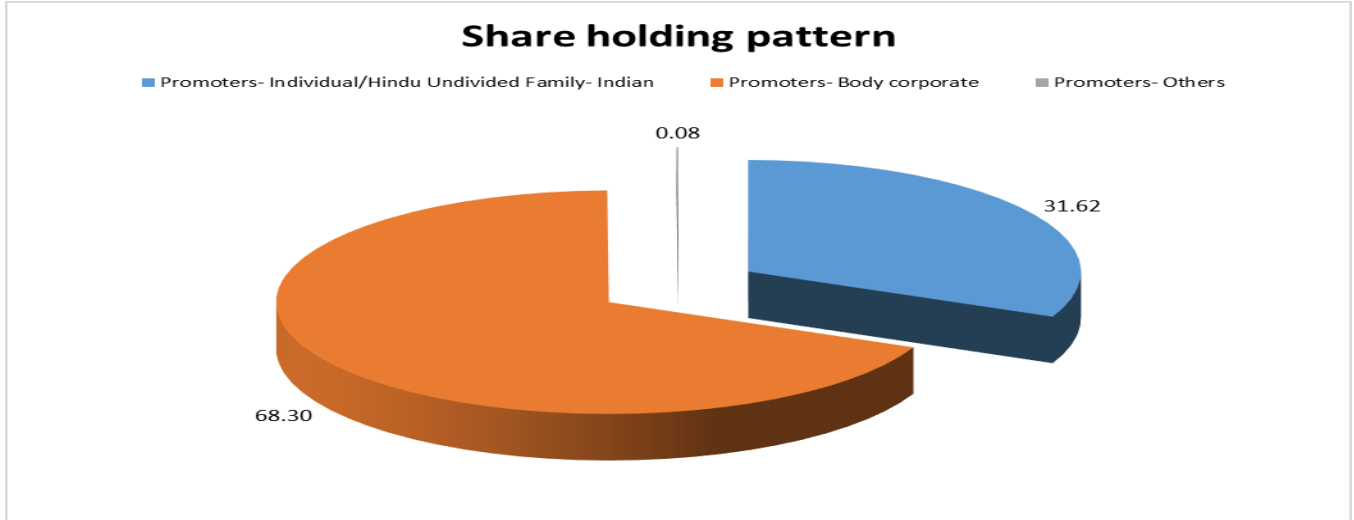
Names of Shareholders	No. of Shares
K C Holdings Private Limited	21000
Kalpataru Properties Private Limited	342
Kalpataru Constructions Private Limited	10450
Yugdharm Investment Trading Co Private Limited	9350
Mofatraj Pukhraj Munot	17250
Parag Mofatraj Munot	1800
Parag Munot as a Trustee of Sharadchandrikafamily trust	50
Total	60242

Equity Share Break up (Percentage of Total Equity)

AS ON 29.09.2017

Category	Percentage
Promoters- Individual/Hindu Undivided Family- Indian	31.62
Promoters- Body corporate	68.29
Promoters- Others	0.08
Total	100.00

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BUSINESS DETAILS

Line of Business :	Subject is engaged in the business of Real Estate Development [Registered Activity]		
Products / Services :	Name and Description of main products / services	NIC Code	Code of the Product/service
	Real Estate (Sale of Flats)	41001	
Brand Names :	Not Available		
Agencies Held :	Not Available		
Exports :	Not Available		
Imports :	Not Available		
Terms :	Not Divulged		

PRODUCTION STATUS – (NOT AVAILABLE)

GENERAL INFORMATION

Suppliers :	Reference :	Not Divulged
	Name of the Person :	--
	Contact No.:	--
	Since How Long Known :	--
	Maximum Limit Dealt :	--

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	Experience :	--	
	Remark:	--	
Customers :			
	Reference :	Not Divulged	
	Name of the Person :	--	
	Contact No.:	--	
	Since How Long Known :	--	
	Maximum Limit Dealt :	--	
	Experience :	--	
	Remark:	--	
No. of Employees :	Information denied by the management		
Bankers :			
	Banker Name :	ICICI Bank Limited	
	Branch :	Landmark Race Course Circle, Alkapuri, Baroda 390015, Gujarat, India	
	Person Name (With Designation) :	--	
	Contact Number :	--	
	Name of Account Holder :	--	
	Account Number :	--	
	Account Since (Date/Year of Account Opening) :	--	
	Average Balance Maintained :	--	
	Credit Facilities Enjoyed (CC/OD/Term Loan) :	--	
	Account Operation :	--	
	Remark :	--	
	<ul style="list-style-type: none"> Allahabad Bank, Industrial Finance Branch, Second Floor Fort, Mumbai - 400023, Maharashtra, India 		
Facilities :	(INR In Million)		
	SECURED LOAN	As on 31.03.2017	As on 31.03.2016
	SHORT TERM BORROWING		
	Loans repayable on demand from others	885.926	0.000
	Rupee term loans from banks	1461.707	889.437
	Total	2347.633	889.437
Auditors :			
	Name :	Khimji Kunverji and Company Chartered Accountants	
	Address :	Sunshine Tower, Level 19, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra, India	

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PAN N Income-tax PAN of auditor or auditor's firm :	AAAFK1142M
Memberships :	Not Available
Collaborators :	Not Available
Associates :	Longulf Trading (India) Private Limited U74999MH1996PTC099287
Other related parties :	<ul style="list-style-type: none"> • Kalpataru Limited U45200MH1988PLC050144 • Kalpataru Enterprises • Kalpataru Gardens Private Limited • Aura Real Esate Private Limited • Klassik Townships Private Limited • Agile Real Estate Private Limited U70102MH2008PTC177239 • Abhiruchi Enviro Farms Private Limited • Kalpataru Properties Private Limited U74210MH1975PTC018371 • Kamdhenu Construction • P K Velu and Company Private Limited U51900MH1950PTC007986 • Property Solutions (India) Private Limited U45102MH2000PTC129763 • Kalpataru Retail Ventures Private Limited U45202MH2000PTC129761 • Kalpataru Properties (Thane) Private Limited U58628MH1990PTC058628 • Astrum Developers Private Limited U45400MH2007PTC176168 • Kalpataru Gardens Private Limited U99999MH1964PTC012833 • Aura Real Estate Private Limited U70100MH2007PTC172270 • Klassik Townships Private Limited U45202MH2006PTC163952 • Agile Real Estate Private Limited • Abhiruchi Enviro Farms Private Limited U01403MH2007PTC172726

CAPITAL STRUCTURE

AS ON 31.03.2017

Authorised Capital :

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No. of Shares	Type	Value	Amount
69000	Equity Shares 1	INR 100/- each	INR 6.900 Million
100000	Equity Shares 2	INR 10/- each	INR 1.000 Million
300000	Preference Shares	INR 10/- each	INR 3.000 Million
	Total		INR 10.900 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
60242	Equity Shares	INR 100/- each	INR 6.024 Million

FINANCIAL DATA
[all figures are 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	6.024	6.024	6.024
(b) Reserves and Surplus	1379.702	1197.787	1202.956
(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)	1385.726	1203.811	1208.980
(3) Non-Current Liabilities			
(a) long-term borrowings	0.000	89.000	346.999
(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	0.000	0.000	0.000
Total Non-current Liabilities (3)	0.000	89.000	346.999
(4) Current Liabilities			
(a) Short-term borrowings	2347.633	889.437	432.126
(b) Trade payables	109.017	101.720	54.176
(c) Other current liabilities	720.064	911.404	349.796
(d) Short-term provisions	19.487	0.000	0.000
Total Current Liabilities (4)	3196.201	1902.561	836.098
TOTAL	4581.927	3195.372	2392.077
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	35.120	49.496	65.000
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Tangible assets 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	384.955	519.204	519.204
(c) Deferred tax assets (net)	6.676	7.416	0.810
(d) Long-term loans and advances	0.000	25.944	10.067
(e) Other Non-current assets	0.000	0.000	0.000
Total Non-Current Assets	426.751	602.060	595.081

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(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	1942.792	1885.886	1344.756
(c) Trade receivables	12.208	1.282	0.526
(d) Cash and bank balances	39.117	11.676	13.413
(e) Short-term loans and advances	2106.555	694.285	438.280
(f) Other current assets	54.504	0.183	0.021
Total Current Assets	4155.176	2593.312	1796.996
TOTAL	4581.927	3195.372	2392.077

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Total Revenue from operations	505.029	0.000	0.000
	Other Income	185.735	128.483	89.835
	TOTAL	690.764	128.483	89.835
Less	EXPENSES			
	Cost of Materials Consumed	402.940	3.424	0.969
	Employee benefit expense	8.688	7.404	4.586
	Other expenses	28.191	19.700	62.897
	TOTAL	439.819	30.528	68.452
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	250.945	97.955	21.383
Less	FINANCIAL EXPENSES	7.168	94.033	29.727
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	243.777	3.922	(8.344)
Less	DEPRECIATION/ AMORTISATION	14.755	15.697	10.315
	PROFIT/ (LOSS) BEFORE TAX	229.022	(11.775)	(18.659)
Less	TAX	47.107	(6.606)	(0.448)
	PROFIT/ (LOSS) AFTER TAX	181.915	(5.169)	(18.211)
	Earnings / (Loss) Per Share (INR)	3019.737	(85.804)	(302.297)

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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	89.000	258.000	0.000
Net cash flows from (used in) operations	229.285	(401.140)	(97.596)
Net cash flows from (used in) operating activities	228.350	(417.018)	(125.513)

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days [Sundry Debtors / Income * 365]	8.82	0.00	0.00
Account Receivables Turnover [Income / Sunday Debtors]	41.37	0.00	0.00
Average Payment Days [Sundry Creditors / Purchases * 365]	98.75	10843.40	20406.85
Inventory Turnover [Operating Income / Inventories]	0.13	0.05	0.02
Asset Turnover [Operating Income / Net Fixed Assets]	7.15	1.98	0.33

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio [(Borrowing + Current Liabilities) / Total Assets]	0.72	0.70	0.49
Debt Equity Ratio (Borrowings / NetWorth)	1.76	1.03	0.64
Current Liabilities to Networth (Current Liabilities / NetWorth)	2.31	1.58	0.69
Fixed Assets to NetWorth (Net Fixed Assets / NetWorth)	0.03	0.04	0.05
Interest Coverage Ratio [PBIT / Financial Charges]	35.01	1.04	0.72

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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin [(PAT / Sales) * 100]	(%)	36.02	0.00	0.00
Return on Total Assets [(PAT / Total Assets) * 100]	(%)	3.97	(0.16)	(0.76)
Return on Investment (ROI) [(PAT / NetWorth) * 100]	(%)	13.13	(0.43)	(1.51)

SOLVENCY RATIO

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio [Current Assets / Current Liabilities]		1.30	1.36	2.15
Quick Ratio [(Current Assets - Inventories) / Current Liabilities]		0.69	0.37	0.54
G-Score Ratio Financial [NetWorth / Total Assets]		0.30	0.38	0.51
G-Score Ratio Debt [Debts / Equity Capital]		404.49	205.25	129.34
G-Score Ratio Liquidity [Total Current Assets / Total Current Liabilities]		1.30	1.36	2.15

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

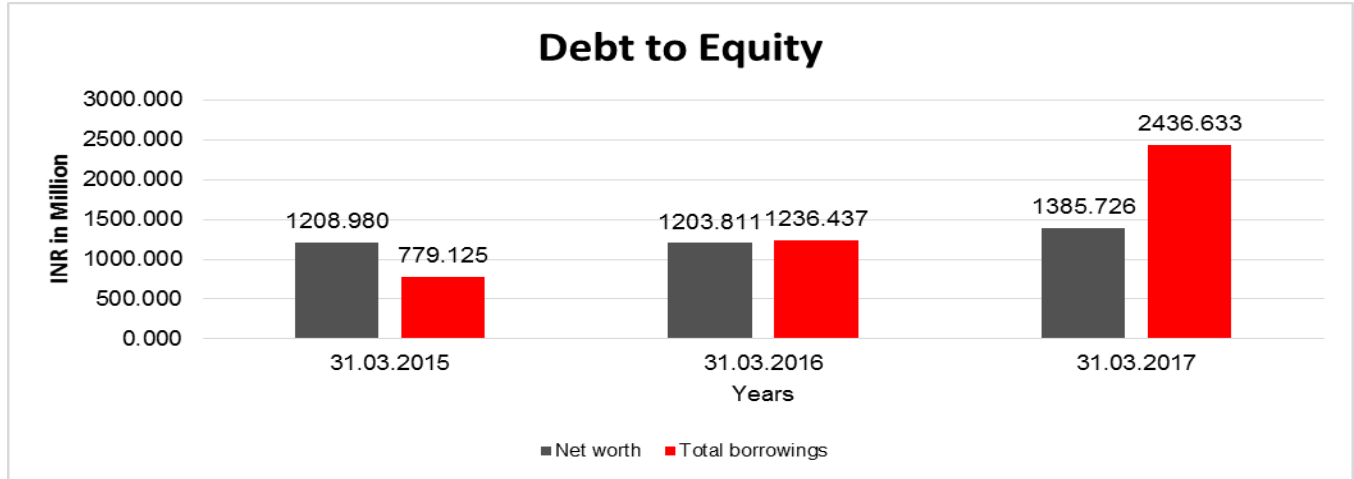
FINANCIAL ANALYSIS
[all figures are in INR Million]

DEBT EQUITY RATIO

Particular	31.03.2015 (INR In Million)	31.03.2016 (INR In Million)	31.03.2017 (INR In Million)
Share Capital	6.024	6.024	6.024
Reserves & Surplus	1202.956	1197.787	1379.702
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	1208.980	1203.811	1385.726
Long-term borrowings	346.999	89.000	0.000
Short term borrowings	432.126	889.437	2347.633
Current maturities of long-term debts	0.000	258.000	89.000

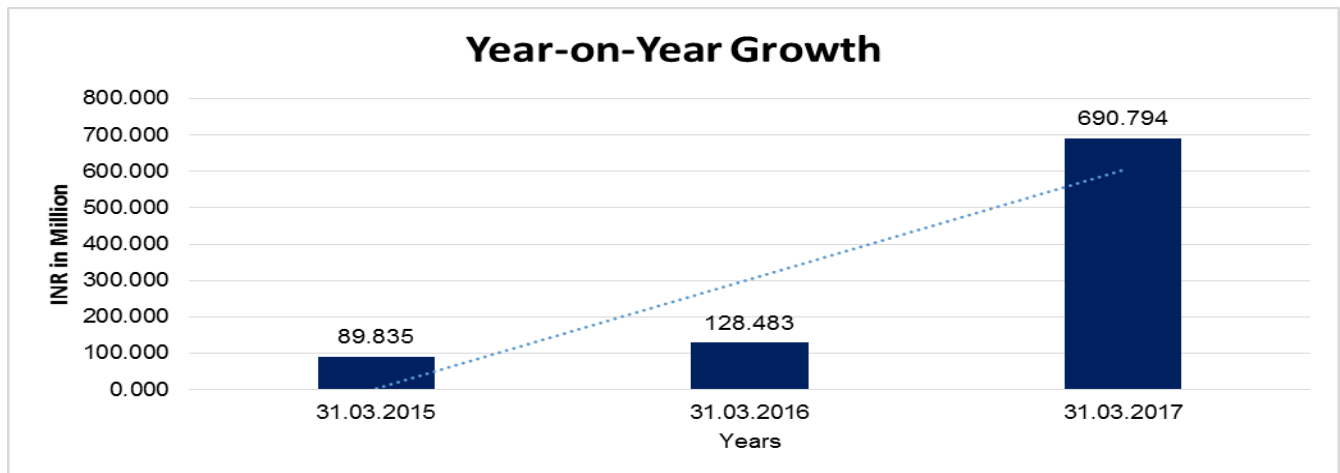
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	Total borrowings	779.125	1236.437	2436.633
Debt/Equity ratio		0.644	1.027	1.758



YEAR-ON-YEAR GROWTH

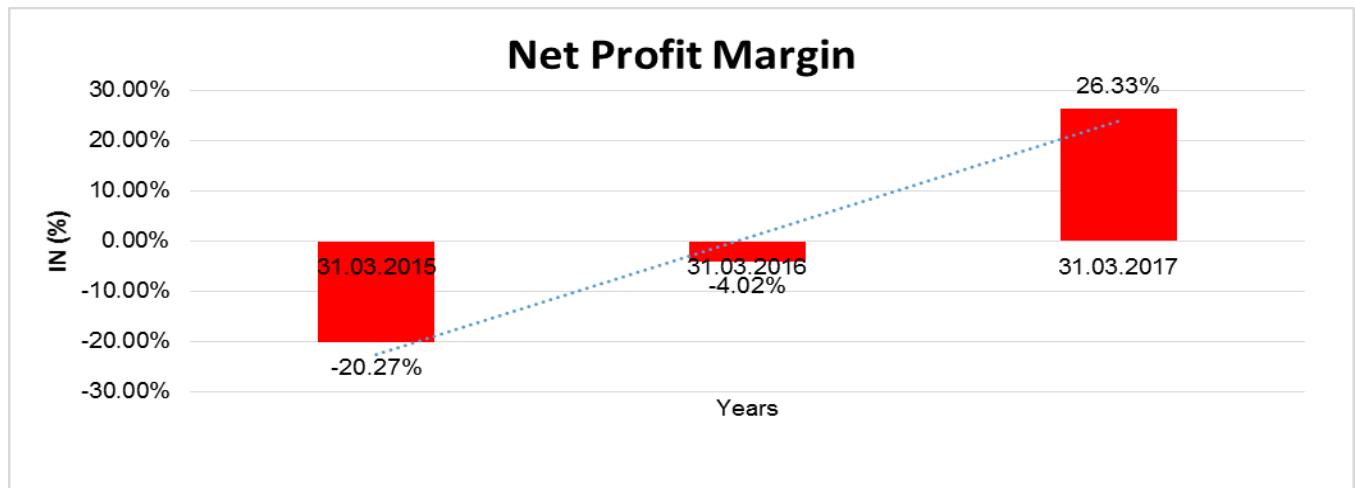
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Total Revenue	89.835	128.483	690.794
		43.021	437.654



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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 Revenue	89.835	128.483	690.794
Profit	(18.211)	(5.169)	181.915
	(20.27%)	(4.02%)	26.33%



ABRIDGED BALANCE SHEET – (CONSOLIDATED)

SOURCES OF FUNDS	31.03.2017	31.03.2016
III. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	6.024	6.024
(b) Reserves and Surplus	1627.550	1508.243
(c) Money received against share warrants	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000
Total Shareholders' Funds (1) + (2)	1633.574	1514.267
(3) Non-Current Liabilities		
(a) long-term borrowings	0.000	1089.174
(b) Deferred tax liabilities (Net)	0.000	0.000
(c) Other long-term liabilities	0.000	0.000
(d) long-term provisions	0.000	17.580
Total Non-current Liabilities (3)	0.000	1106.754

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(4) Current Liabilities			
(a) Short-term borrowings		2347.633	1027.613
(b) Trade payables		109.016	166.338
(c) Other current liabilities		720.064	1087.664
(d) Short-term provisions		19.487	17.245
Total Current Liabilities (4)		3196.200	2298.860
TOTAL		4829.774	4919.900
IV. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets		35.120	70.289
(ii) Intangible Assets		0.000	2.598
(iii) Tangible assets capital work-in-progress		0.000	0.000
(iv) Intangible assets under development		0.000	0.000
(b) Non-current Investments		632.802	739.169
(c) Deferred tax assets (net)		6.676	45.785
(d) Long-term loans and advances		0.000	1101.363
(e) Other Non-current assets		0.000	0.534
Total Non-Current Assets		674.598	1959.738
(2) Current assets			
(a) Current investments		0.000	0.000
(b) Inventories		1942.792	1879.506
(c) Trade receivables		12.208	348.895
(d) Cash and bank balances		39.117	22.359
(e) Short-term loans and advances		2106.555	709.368
(f) Other current assets		54.504	0.034
Total Current Assets		4155.176	2960.162
TOTAL		4829.774	4919.900

PROFIT & LOSS ACCOUNT- (CONSOLIDATED)

	PARTICULARS	31.03.2017	31.03.2016
	SALES		
	Total Revenue from operations	2286.213	1514.643
	Other Income	324.069	161.737
	TOTAL	2610.282	1676.380
Less	EXPENSES		
	Cost of Materials Consumed	646.274	220.242
	Purchases of Stock-in-Trade	11.310	9.484
	Employee benefit expense	1382.974	1157.645

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	Other expenses		208.418	105.181
	TOTAL		2248.976	1492.552
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION		361.306	183.828
Less	FINANCIAL EXPENSES		168.053	150.411
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION		193.253	33.417
Less	DEPRECIATION/ AMORTISATION		30.356	31.511
	PROFIT/ (LOSS) BEFORE TAX		162.897	1.906
Less	TAX		59.563	1.110
	PROFIT/ (LOSS) AFTER TAX		103.334	0.796
	Earnings / (Loss) Per Share (INR)		2061.29	939.53

LOCAL AGENCY FURTHER INFORMATION

Sr. No.	Check list by info agents	Available in Report (Yes/No)
1	Year of establishment	Yes
2	Constitution of the entity -Incorporation details	Yes
3	Locality of the entity	Yes
4	Premises details	No
5	Buyer visit details	--
6	Contact numbers	Yes
7	Name of the person contacted	No
8	Designation of contact person	No
9	Promoter's background	Yes
10	Date of Birth of Proprietor / Partners / Directors	Yes
11	Pan Card No. of Proprietor / Partners	No
12	Voter Id Card No. of Proprietor / Partners	No
13	Type of business	Yes
14	Line of Business	Yes
15	Export/import details (if applicable)	No
16	No. of employees	No
17	Details of sister concerns	Yes
18	Major suppliers	No
19	Major customers	No

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

UNSECURED LOANS:

(INR In Million)

Particulars	As on 31.03.2017	As on 31.03.2016
LONG TERM BORROWING		
Term loans from others	0.000	89.000
Total	0.000	89.000

OPERATIONS

During the year, the progress of construction and development work of residential project known as 'Kalpataru Jade' with premium internal and external amenities at Pune were satisfactory.

INDEX OF CHARGE:

Charges Registered								
SN o	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G79543 351	100160 762	A. K. CAPIT AL FINAN CE PRIVA	27/02/2 018	-	-	50000000 0.0	30-39, Free Press House, 3rd Floor, Free Press Journal Marg, 215, Nariman Point, Mumbai Ma400021 IN

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			TE LIMITE D					
2	G80038 052	100161 956	ADITY A BIRLA FINAN CE LIMITE D	14/02/2 018	-	-	22500000 00.0	Indian Rayon Compound,VeravalGu36 2266IN
3	G36556 074	100079 044	ICICI BANK LIMITE D	22/02/2 017	-	-	12000000 00.0	ICICI Bank Tower, Near Chakli Circle,Old Padra RoadVadodaraGu39000 7IN
4	G80207 996	104763 00	Axis Bank Limited	29/01/2 014	-	15/03/20 18	15000000 00.0	Axis House, 2nd Flr, Bombay Dyeing Mills Compound,Pandurang Budhkar Marg, Worli,MumbaiMH400025 IN
5	G79328 795	100098 651	A. K. CAPIT AL FINAN CE PRIVA TE LIMITE D	26/04/2 017	-	06/03/20 18	39500000 0.0	30-39, Free Press House, 3rd Floor,Free Press Journal Marg, 215, Nariman Point,MumbaiMa400021 IN

FIXED ASSETS:

- Land
- Buildings
- Plant and equipment
- Furniture and fixtures
- 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 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 73.64
UK Pound	1	INR 95.89
Euro	1	INR 84.37

INFORMATION DETAILS

Information Gathered by :	JIR
Analysis Done by :	VIVR
Report Prepared by :	JYO

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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