

## MIRA INFORM REPORT

<b>Report No. :</b>	535124
<b>Report Date :</b>	22.10.2018

### IDENTIFICATION DETAILS

<b>Name :</b>	VALUABLE DREAMSCAPE LLP (w.e.f. 21.04.2018)
<b>Formerly Known As :</b>	VALUABLE DREAMSCAPE PRIVATE LIMITED (w.e.f. 10.12.2007) VALUABLE BUILDING PROJECTS PRIVATE LIMITED
<b>Registered Office :</b>	501, Arpana Building, Hatkesh Co-Operative Housing Society, N. S. Road No.5, J.V.P.D Scheme, Vile Parle [West], Mumbai - 400056, Maharashtra
<b>Tel. No.:</b>	91-22-28554441
<b>Country :</b>	India
<b>Financials (as on) :</b>	06.03.2018 (Private Limited)
<b>Date of Incorporation :</b>	21.04.2018
<b>Capital Investment / Paid-up Capital :</b>	INR 7.600 Million
<b>LLPIN No.:</b>	AAM-4677
<b>PAN No.:</b> [Permanent Account No.]	AACCV5010C
<b>GSTN :</b> [Goods & Service Tax Registration No.]	27AACCV5010C1ZV
<b>Legal Form :</b>	Limited Liability Partnership
<b>Line of Business :</b>	Subject is primarily engaged in the business of Real Estate Development. (Registered Activity)
<b>No. of Employees :</b>	Information declined by the management

### RATING & COMMENTS

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(Mira Inform has adopted New Rating mechanism w.e.f. 23<sup>rd</sup> January 2017)

**MIRA's Rating :**

**B**

Credit Rating	Explanation	Rating Comments
B	Medium Risk	Business dealings permissible on a regular monitoring basis

<b>Maximum Credit Limit :</b>	USD 78600 INR 5499000
<b>Status :</b>	Moderate
<b>Payment Behaviour :</b>	Slow but correct
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Subject was incorporated in the year 2007 private limited company and later on 21st April 2018, the company was converted into limited liability partnership concern and it now known as Valuable Dreamscape LLP.</p> <p>It is engaged in the real estate business.</p> <p>For the financial year 2017, the company has increased its revenue from operations as compared to previous year and maintained average profitability margin of 1.06%.</p> <p>Further as per the financials till 6<sup>th</sup> March 2018, the company has earned revenue of INR 50.91 million.</p> <p>However, rating takes into consideration moderate financial profile of the company marked by modest networth base.</p> <p>Further, rating is constrained on account of project executive risk, high dependence on customer advances, excess of borrowing recorded which can be threat to its financial position and slowdown in the real estate industry.</p> <p>Trade relations are reported as fair. Business is active. Payment terms are reported to be slow but correct.</p> <p>In view of aforesaid, the company can be considered for business dealings with some caution.</p> <p><b>Note:</b> The available financials are of private limited company.</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.

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**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
Very High Risk	D

**EXTERNAL AGENCY RATING**

**NOT AVAILABLE**

**RBI DEFAULTERS' LIST STATUS**

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

**EPF (Employee Provident Fund) DEFAULTERS' LIST STATUS**

Subject's name is not enlisted as a defaulter in the publicly available EPF (Employee Provident Fund) Defaulters' list as of 31-03-2018.

**BIFR (Board for Industrial & Financial Reconstruction) LISTING STATUS**

Subject's name is not listed as a Sick Unit in the publicly available BIFR (Board for Industrial & Financial Reconstruction) list as of 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 DECLINED**

**MANAGEMENT NON-COOPERATIVE (Tel. No.: 91-22-28554441/ 42)**

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(Mobile No.: 91-9819353690 – Continuously Ringing)

**LOCATIONS**

<b>Registered Office :</b>	501, Arpanna Building, Hatkesh Co-Operative Housing Society, N. S. Road No.5, J.V.P.D Scheme, Vile Parle [West], Mumbai - 400056, Maharashtra, India
<b>Tel. No.:</b>	Not Available
<b>Mobile No.:</b>	91-9819353690 [Mr. Nadeem Qureshi]
<b>Fax No.:</b>	Not Available
<b>E-Mail :</b>	<a href="mailto:uniqueshanti@gmail.com">uniqueshanti@gmail.com</a>
<b>Branch Office :</b>	Harsh Plaza, 1st Floor, 100 Feet Road, Opposite Sector-2, Shanti Mira Road, Thane – 401107, Maharashtra, India
<b>Tel. No.:</b>	91-22-28554441/ 28554442

**DIRECTORS**

**AS ON 2018**

<b>Name :</b>	Mr. Madhu Harshad Doshi		
<b>Designation :</b>	Designated Partner		
<b>Address :</b>	A/103, Rajshree Apartment, Essar Road, Borivali (West), Mumbai 400092, Maharashtra, India		
<b>Date of Appointment :</b>	01.05.2015		
<b>DIN No.:</b>	00823283		
<b>Other Directorship :</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U45752MH1962PTC012534	NEW HAVEN PRIVATE LIMITED	29/09/2009	-
U45202MH1991PTC062719	HARSH UNIQUE GRAH NIRMAN PVT LTD	01/04/1994	-
U45202MH1992PTC064862	UNIQUE SHANTI DEVELOPERS PVT LTD	07/02/1997	-
U45200MH1992PTC065415	UNIQUE SHANTI NEMINATH DEVELOPERS PRIVATE LIMITED	07/02/1997	-
U45200MH1995PTC086087	MANALI DEVELOPMENT AND FINANCE PRIVATE LIMITED	29/09/2008	-
<b>Name :</b>	Mr. Dilesh Chandrakant Shah		
<b>Designation :</b>	Designated Partner		
<b>Address :</b>	501, Arpanna Building, Plot No. 8, 5th Floor, N. S. Rd 5, JVPD Scheme, Vile Parle West, Mumbai 400049, Maharashtra, India		
<b>Date of Birth/Age :</b>	15.09.1973		
<b>Date of Appointment :</b>	21.04.2018		
<b>DIN No.:</b>	00942585		
<b>Other Directorship :</b>			

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CIN/FCRN	Company Name	Begin Date	End Date
U45200MH1989PTC054588	HARSH UNIQUE ROW HOUSE DEVELOPERS PRIVATE LIMITED	29/09/2009	-
U45202MH1991PTC062719	HARSH UNIQUE GRAH NIRMAN PVT LTD	29/09/2009	-
U45202MH1992PTC064862	UNIQUE SHANTI DEVELOPERS PVT LTD	01/07/1998	-
U45200MH1992PTC065415	UNIQUE SHANTI NEMINATH DEVELOPERS PRIVATE LIMITED	29/09/2009	-
U32109MH1993PTC074444	STRAWBERRY CONSTRUCTIONS PRIVATE LIMITED	16/08/2016	-
U45200MH1995PTC086087	MANALI DEVELOPMENT AND FINANCE PRIVATE LIMITED	29/09/2008	-
U70101MH1996PTC099230	AVANT GARDE CONSTRUCTIONS PRIVATE LIMITED	01/04/2013	-
U45203MH2003PTC139779	SWASTIK WEIGH BRIDGES PRIVATE LIMITED	28/03/2003	-

**List of LLP**

LLPIN/FLLPIN	LLP Name	Begin Date	End Date
AAC-6029	UNIQUE STAR DEVELOPERS LLP	18/08/2014	-
AAC-9669	UNIQUE SHANTI DEVELOPERS LLP	25/11/2014	-
AAC-6028	SALASAR UNIQUE REALTORS LLP	18/08/2014	-
AAD-4228	UNIQUE SHANTI NEMINATH DEVELOPERS LLP	21/02/2015	-
AAE-2703	UNIQUE SHANTI VENTURES LLP	29/06/2015	-

<b>Name :</b>	Mr. Hemal Jitendra Doshi
<b>Designation :</b>	Designated Partner
<b>Address :</b>	201, Shraddha Residency, Chandavarkar Road, Behind BMC Garden, Borivali (West), Mumbai 400092, Maharashtra, India
<b>Date of Birth/Age :</b>	02.01.1983
<b>Date of Appointment :</b>	21.04.2018
<b>DIN No.:</b>	02183277

**Other Directorship :**

CIN/FCRN	Company Name	Begin Date	End Date
U45200MH1989PTC054588	HARSH UNIQUE ROW HOUSE DEVELOPERS PRIVATE LIMITED	30/09/2013	-
U45202MH1992PTC064862	UNIQUE SHANTI DEVELOPERS PVT LTD	29/09/2010	-
U45200MH1992PTC065415	UNIQUE SHANTI NEMINATH DEVELOPERS PRIVATE LIMITED	29/09/2012	-
U45200MH1995PTC086087	MANALI DEVELOPMENT AND FINANCE PRIVATE LIMITED	29/09/2008	-

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AAC-9669	UNIQUE SHANTI DEVELOPERS LLP	25/11/2014	-
AAC-6028	SALASAR UNIQUE REALTORS LLP	18/08/2014	-
AAD-4228	UNIQUE SHANTI NEMINATH DEVELOPERS LLP	21/02/2015	-
AAE-2703	UNIQUE SHANTI VENTURES LLP	29/06/2015	-

<b>Name :</b>	Mr. Kunal Sharad Doshi
<b>Designation :</b>	Designated Partner
<b>Address :</b>	103/104, Anuradha Apartment, T. P. S. Road, Plot No. 183, Borivali (West), Mumbai 400092, Maharashtra, India
<b>Date of Birth/Age :</b>	24.02.1983
<b>Date of Appointment :</b>	21.04.2018
<b>DIN No.:</b>	02183304

**Other Directorship :**

CIN/FCRN	Company Name	Begin Date	End Date
U45200MH1989PTC054588	HARSH UNIQUE ROW HOUSE DEVELOPERS PRIVATE LIMITED	30/09/2013	-
U45202MH1992PTC064862	UNIQUE SHANTI DEVELOPERS PVT LTD	29/09/2010	-
U45200MH1992PTC065415	UNIQUE SHANTI NEMINATH DEVELOPERS PRIVATE LIMITED	29/09/2012	-
U45200MH1995PTC086087	MANALI DEVELOPMENT AND FINANCE PRIVATE LIMITED	29/09/2008	-

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AAC-6028	SALASAR UNIQUE REALTORS LLP	18/08/2014	-
AAD-4228	UNIQUE SHANTI NEMINATH DEVELOPERS LLP	21/02/2015	-
AAE-2703	UNIQUE SHANTI VENTURES LLP	29/06/2015	-

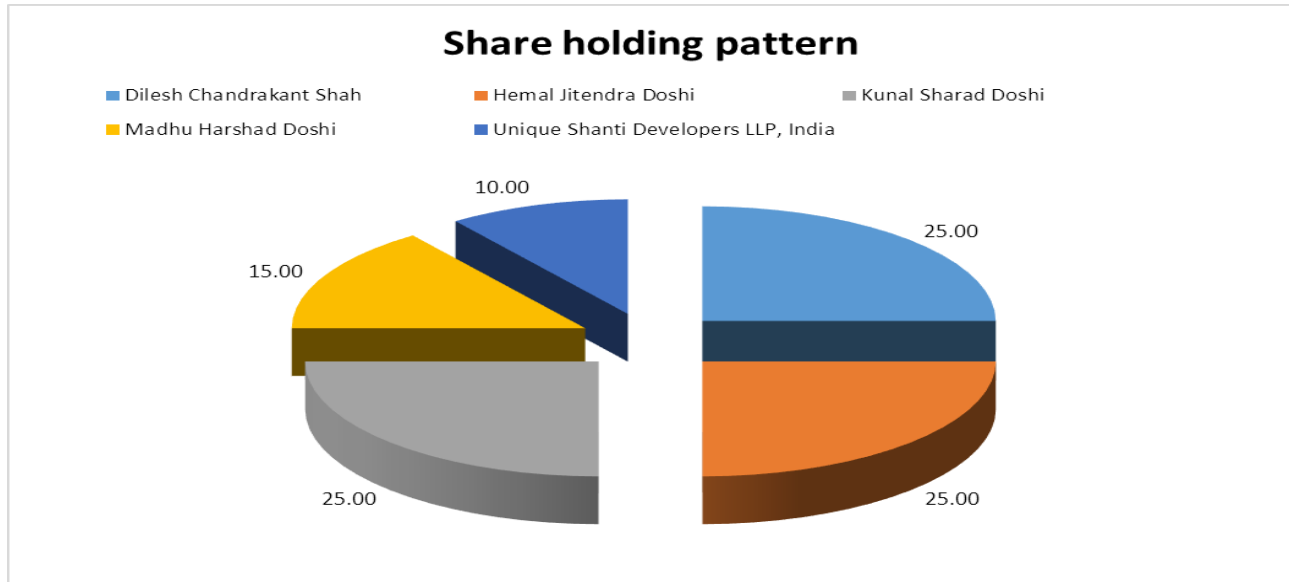
**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

**AS ON 06.03.2018**

Names of Shareholders	No. of Shares	Percentage of Holding
Dilish Chandrakant Shah	190000	25.00
Hemal Jitendra Doshi	190000	25.00
Kunal Sharad Doshi	190000	25.00
Madhu Harshad Doshi	114000	15.00

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Unique Shanti Developers LLP, India	76000	10.00
<b>Total</b>	<b>760000</b>	<b>100.00</b>



**AS ON 30.09.2017**

Equity Share Breakup	Percentage of Holding
<b>Category</b>	
Promoters – Individual/ Hindu Undivided Family – Indian	92.11
Promoters – Body Corporate	7.89
<b>Total</b>	<b>100.00</b>

**BUSINESS DETAILS**

<b>Line of Business :</b>	Subject is primarily engaged in the business of Real Estate Development. (Registered Activity)
<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 (Designation):</b>	--	
	<b>Contact Number:</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 (Designation):</b>	--	
	<b>Contact Number:</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>	Not Divulged	
	<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>Facilities :</b>	<b>SECURED LOANS</b>	<b>06.03.2018 (INR In Million)</b>	<b>31.03.2017 (INR In Million)</b>
	<b>LONG-TERM BORROWINGS</b>		
	<b>Term Loans From Bank</b>	0.000	11.148
	<b>TJSB-Loan against Property</b>		

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	<b>Total</b>	<b>0.000</b>	<b>11.148</b>
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<b>Auditors :</b>	
<b>Name :</b>	Hitesh Shah and Associates Chartered Accountants
<b>Address :</b>	208, 2nd Floor, Plot No. 26, Shalimar Miracle, Opposite Citi Centre, Above McDonalds, Jawahar Nagar, Goregaon (West), Mumbai – 400062, Maharashtra, India
<b>Tel. No.:</b>	91-22-28745501/ 28744782
<b>Mobile No.:</b>	91-9820197888/ 9821140636
<b>PAN No.:</b>	AACFH9501M
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Company under same Management :</b>	Unique Shanti Developers LLP

**CAPITAL STRUCTURE**

**AS ON 06.03.2018**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
49750000	Equity Shares	INR 10/- each	INR 497.500 Million
25000	0.05% Preference Shares	INR 100/- each	INR 2.500 Million
	<b>Total</b>		<b>INR 500.000 Million</b>

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

No. of Shares	Type	Value	Amount
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760000	Equity Shares	INR 10/- each	INR 7.600 Million

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

**ABRIDGED BALANCE SHEET**

**VALUABLE DREAMSCAPE PRIVATE LIMITED**

<b>SOURCES OF FUNDS</b>	<b>06.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Funds</b>			
(a) Share Capital	7.600	7.600	7.600
(b) Reserves & Surplus	19.895	19.895	17.225
(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>27.495</b>	<b>27.495</b>	<b>24.825</b>
<b>(3) Non-Current Liabilities</b>			
(a) Long-term borrowings	1398.296	1414.359	1180.177
(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
<b>Total Non-current Liabilities (3)</b>	<b>1398.296</b>	<b>1414.359</b>	<b>1180.177</b>
<b>(4) Current Liabilities</b>			
(a) Short term borrowings	0.000	0.000	0.000
(b) Trade payables	2.668	5.769	4.943
(c) Other current liabilities	359.141	282.604	267.039
(d) Short-term provisions	1.487	1.420	1.207
<b>Total Current Liabilities (4)</b>	<b>363.296</b>	<b>289.793</b>	<b>273.189</b>
<b>TOTAL</b>	<b>1789.087</b>	<b>1731.647</b>	<b>1478.191</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
(a) Fixed Assets			
(i) Tangible assets	0.160	0.266	0.470
(ii) Intangible Assets	0.000	0.000	0.000
(iii) Capital work-in-progress	0.000	0.000	0.000
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	0.000	0.500	0.500
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	0.000	0.050	0.050
(e) Other Non-current assets	0.051	0.000	0.000

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<b>Total Non-Current Assets</b>	<b>0.211</b>	<b>0.816</b>	<b>1.020</b>
<b>(2) Current assets</b>			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	1772.016	1721.103	1471.214
(c) Trade receivables	0.000	0.000	0.000
(d) Cash and cash equivalents	10.074	6.445	3.336
(e) Short-term loans and advances	6.786	3.283	2.621
(f) Other current assets	0.000	0.000	0.000
<b>Total Current Assets</b>	<b>1788.876</b>	<b>1730.831</b>	<b>1477.171</b>
<b>TOTAL</b>	<b>1789.087</b>	<b>1731.647</b>	<b>1478.191</b>

**PROFIT & LOSS ACCOUNT**

**VALUABLE DREAMSCAPE PRIVATE LIMITED**

	<b>PARTICULARS</b>	<b>06.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
	<b>SALES</b>			
	Revenue from Operations	50.912	249.890	32.499
	Other Income	0.395	0.333	0.295
	<b>TOTAL</b>	<b>51.307</b>	<b>250.223</b>	<b>32.794</b>
<b>Less</b>	<b>EXPENSES</b>			
	Purchases of Material Consumed	28.733	238.423	6.641
	Employees benefits expense	0.550	0.696	1.798
	Exceptional Items	0.000	(2.500)	0.000
	Other expenses	21.388	4.148	3.822
	<b>TOTAL</b>	<b>50.671</b>	<b>240.767</b>	<b>12.261</b>
	<b>PROFIT BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>0.636</b>	<b>9.456</b>	<b>20.533</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	0.530	4.862	16.941
	<b>PROFIT BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>0.106</b>	<b>4.594</b>	<b>3.592</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	0.106	0.204	0.367
	<b>PROFIT BEFORE TAX</b>	<b>0.000</b>	<b>4.390</b>	<b>3.225</b>
<b>Less</b>	<b>TAX</b>	0.000	1.721	1.075

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	<b>PROFIT AFTER TAX</b>	<b>0.000</b>	<b>2.669</b>	<b>2.150</b>
	<b>Earnings Per Share (INR)</b>	<b>0.00</b>	<b>3.51</b>	<b>2.83</b>

**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

<b>PARTICULARS</b>	<b>06.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
Current Maturities of Long term debt	NA	NA	NA
Cash generated from operations	(233.044)	NA	NA
Net Cash flow from (used in) Operations	(233.044)	NA	NA

**KEY RATIOS**

**EFFICIENCY RATIOS**

<b>PARTICULARS</b>	<b>06.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
Average Collection Days (Sundry Debtors / Income * 365 Days)	0.00	0.00	0.00
Account Receivables Turnover (Income / Sundry Debtors)	0.00	0.00	0.00
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	33.89	8.83	271.68
Inventory Turnover (Operating Income / Inventories)	0.00	0.01	0.01
Asset Turnover (Operating Income / Net Fixed Assets)	3.97	35.55	43.69

**LEVERAGE RATIOS**

<b>PARTICULARS</b>	<b>06.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.98	0.98	0.98
Debt Equity Ratio (Total Liability / Networth)	50.86	51.44	47.54
Current Liabilities to Networth (Current Liabilities / Net Worth)	13.21	10.54	11.00

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Fixed Assets to Networth (Net Fixed Assets / Networth)	0.01	0.01	0.02
Interest Coverage Ratio (PBIT / Financial Charges)	1.20	1.94	1.21

**PROFITABILITY RATIOS**

PARTICULARS		06.03.2018	31.03.2017	31.03.2016
Net Profit Margin (PAT / Sales) * 100	%	0.00	1.07	6.62
Return on Total Assets (PAT / Total Assets) * 100	%	0.00	0.15	0.15
Return on Investment (ROI) (PAT / Networth) * 100	%	0.00	9.71	8.66

**SOLVENCY RATIOS**

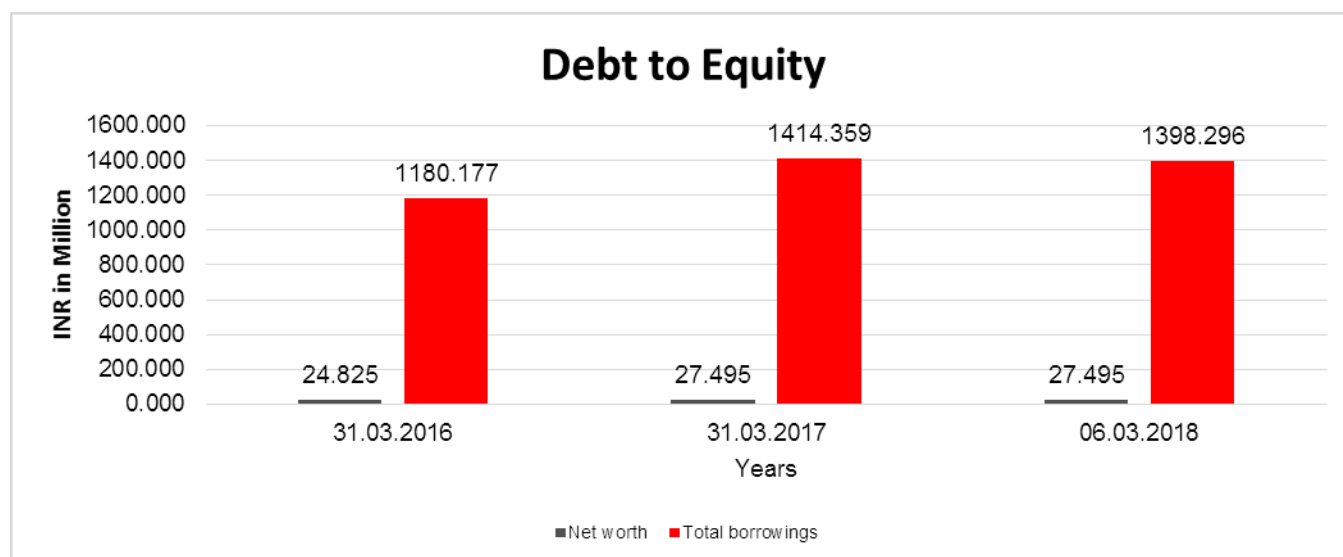
PARTICULARS		06.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)		4.92	5.97	5.41
Quick Ratio (Current Assets – Inventories) / Current Liabilities)		0.05	0.03	0.02
G-Score Ratio Financial (Networth / Total Assets)		0.02	0.02	0.02
G-Score Ratio Debt (Debts / Equity Capital)		183.99	186.10	155.29
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		4.92	5.97	5.41

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**

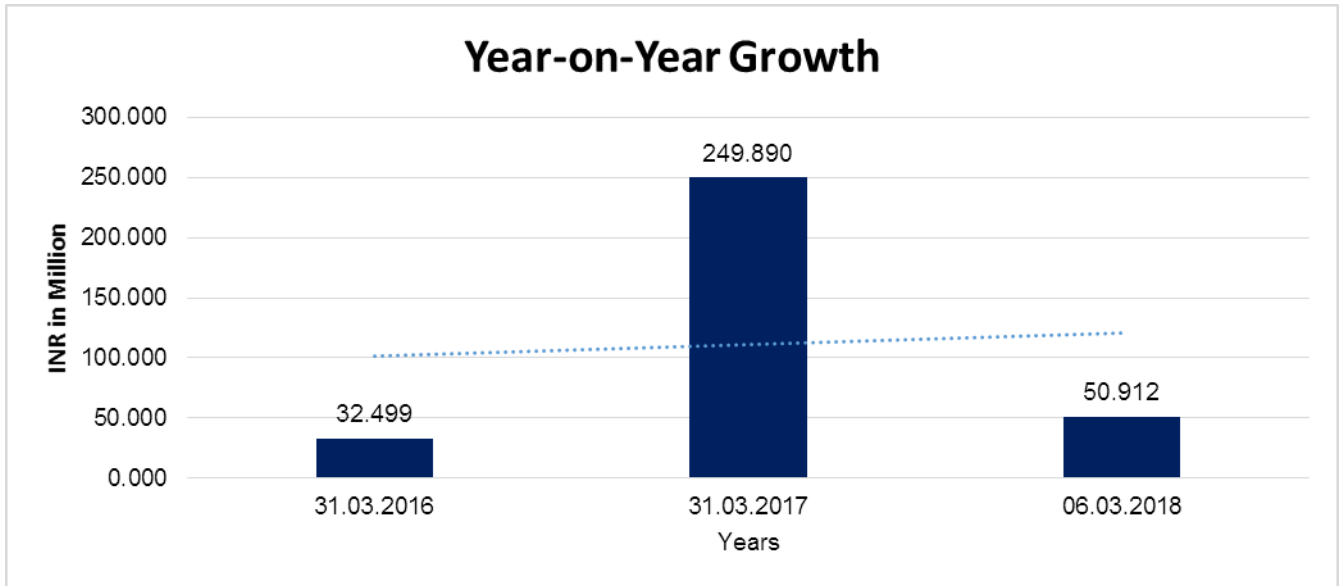
Particulars	31.03.2016	31.03.2017	06.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	7.600	7.600	7.600
Reserves & Surplus	17.225	19.895	19.895
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
<b>Net worth</b>	<b>24.825</b>	<b>27.495</b>	<b>27.495</b>
Long-term borrowings	1180.177	1414.359	1398.296
Short term borrowings	0.000	0.000	0.000
<b>Total borrowings</b>	<b>1180.177</b>	<b>1414.359</b>	<b>1398.296</b>
<b>Debt/Equity ratio</b>	<b>47.540</b>	<b>51.441</b>	<b>50.856</b>



**YEAR-ON-YEAR GROWTH**

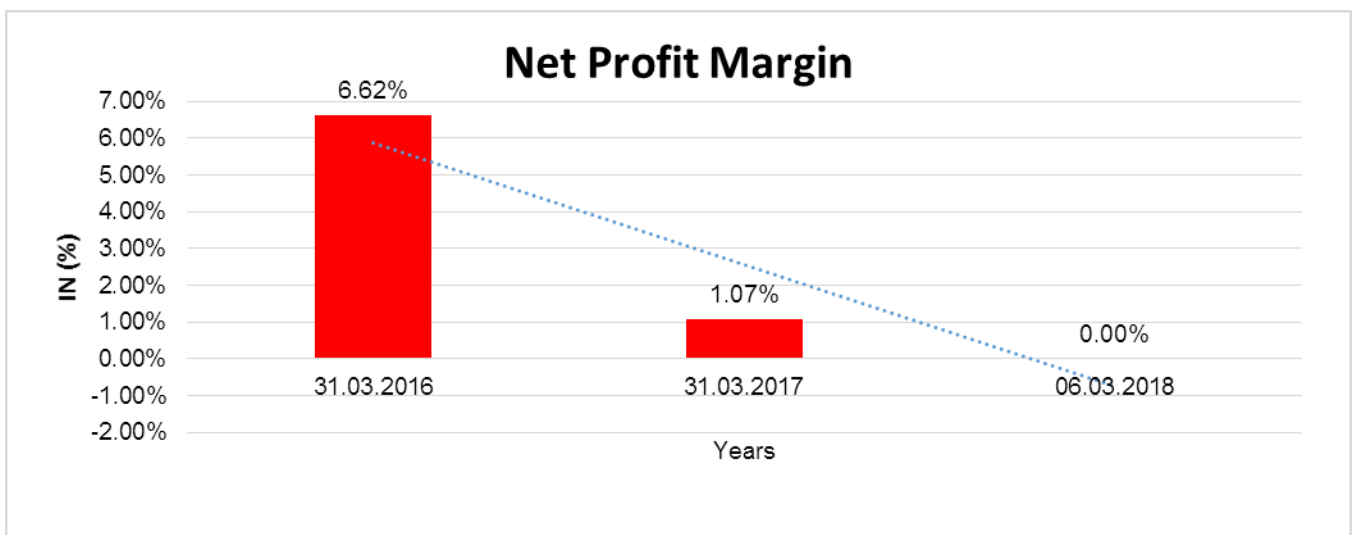
Year on Year Growth	31.03.2016	31.03.2017	06.03.2018
	INR In Million	INR In Million	INR In Million
Sales	32.499	249.890	50.912
		<b>668.916</b>	<b>(79.626)</b>

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**NET PROFIT MARGIN**

Net Profit Margin	31.03.2016	31.03.2017	06.03.2018
	INR In Million	INR In Million	INR In Million
Sales	32,499	249,890	50,912
Profit	2,150	2,669	0,000
	<b>6.62%</b>	<b>1.07%</b>	<b>0.00%</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 financial years	Yes
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last three financial 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

**CORPORATE INFORMATION**

Subject is primarily engaged in the business of Real Estate Development namely Valuable Dreamscape Private Limited was incorporated on 23.05.2007

**INDEX OF CHARGES**

No Charges Exists for Company

**UNSECURED LOANS**

<b>PARTICULARS</b>	<b>06.03.2018 (INR In Million)</b>	<b>31.03.2017 (INR In Million)</b>
<b>LONG-TERM BORROWINGS</b>		
<b>From Other Parties</b>		
DAR Media Private Limited	20.000	20.000
Recreate Energy Private Limited	20.000	20.000
Valuable Infrastructure Private Limited (Loan)	394.517	394.517
<b>Loans and Advances from Related Parties</b>		
Dilesh C. Shah	108.418	77.400
Hemal J. Doshi	82.451	72.951
Kunal S. Doshi	64.243	71.243
Madhu H. Doshi	445.567	446.000
Unique Shanti Developers LLP	263.100	301.100
<b>Total</b>	<b>1398.296</b>	<b>1403.211</b>

**FIXED ASSETS:**

- Freehold Buildings
- Leasehold Buildings
- Office Equipment

**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 73.26
UK Pound	1	INR 95.75
Euro	1	INR 84.34

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	SUP
<b>Analysis Done by :</b>	NRG
<b>Report Prepared by :</b>	SUD

**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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