

MIRA INFORM REPORT

Report No. :	535717
Report Date :	24.10.2018

IDENTIFICATION DETAILS

Name :	UNIQUE REALTY PRIVATE LIMITED
Registered Office :	29A, Pocket-1, Sector-7, Dwarka, New Delhi - 110075
Mobile No.:	91-9999166923 (Mr. K.P. Singh)
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	22.06.2007
CIN No.: [Company Identification No.]	U70102DL2007PTC165104
Capital Investment / Paid-up Capital :	INR 0.100 million
PAN No.: [Permanent Account No.]	AAACU9374L
GSTN : [Goods & Service Tax Registration No.]	07AAACU9374L1ZQ
Legal Form :	Private Limited Liability Company
Line of Business :	The company is engaged in business of Real Estate and Related Activities (Registered activity)
No. of Employees :	Not Divulged

RATING & COMMENTS

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

MIRA's Rating : C

Credit Rating	Explanation	Rating Comments
C	Medium High Risk	Business dealings permissible preferably on secured basis

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Status :	Moderate
Payment Behaviour :	Unknown
Litigation :	Clear
Comments :	<p>Subject was incorporated in the year 2007 and it is engaged in the business of real estate development.</p> <p>For the financial year 2017, the company has not generated revenue from its operations and it has incurred loss during the year.</p> <p>The company possesses weak financial risk profile marked by eroded network base due to accumulated losses.</p> <p>Rating further gets constrained on account of its presence in highly competitive industry.</p> <p>No payment terms are known.</p> <p>In view of aforesaid, the company can be considered for business dealings at fully safe and conditions.</p> <p>Note : As a Network of the company is negative, we are unable to recommend any credit limit for the subject.</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
Very High Risk	D

EXTERNAL AGENCY RATING

Rating Agency Name	Not Available
Rating	Not Available
Rating Explanation	Not Available
Date	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 24.10.2018

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.

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INFORMATION DENIED BY

Name :	Mr. K.P. Singh
Designation :	Marketing Department
Contact No.:	91-9999166923
Date :	20.10.2018

LOCATIONS

Registered Office :	29A, Pocket-1, Sector-7, Dwarka, New Delhi – 110075, India
Tel. No.:	Not Available
Mobile No.:	91-9999166923 (Mr. K.P. Singh)
Fax No.:	Not Available
E-Mail :	mcaravi2014@gmail.com
Corporate Office :	Plot No WZ-16, Shadi Khampur, West Patel Nagar, New Delhi-110008, India

DIRECTORS

As on 31.03.2018

Name :	Mr. Ram Gopal Sharma
Designation :	Director
Address :	Flat No. C-15, R D Apartment, Plot No.-20 Sector-6, Dwarka, Delhi-110075, India
Date of Birth/Age :	15.03.1969
Date of Appointment :	22.06.2007
DIN No.:	01857659

Other Directorship:

CIN/FCRN	Company Name	Begin Date	End Date
U51909DL2006PTC145234	GNS TRADES PRIVATE LIMITED	23/01/2006	-
U51909DL2011PTC214804	HERITAGE IMPORTS AND EXPORTS PRIVATE LIMITED	24/02/2011	-
U70102DL2010PTC203232	ARADHANA INFRATECH PRIVATE LIMITED	09/10/2010	-

Name :	Mr. Rahul Chhabra
Designation :	Director
Address :	Bu-220 Pitampura, Saraswati Vihar, Delhi-110034, India
Date of Appointment :	07.08.2017
DIN No.:	03636748

Other Directorship:

CIN/FCRN	Company Name	Begin Date	End Date
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U45309DL2018PTC333021	RCSB INFRASTRUCTURE PRIVATE LIMITED	24/04/2018	-
Name : Mr. Mukesh Kumar Jindal			
Designation : Director			
Address : C-71, Nirala Nagar, Lucknow-226020, Uttar Pradesh, India			
Date of Appointment : 07.09.2017			
DIN No.: 05125139			
Other Directorship:			
CIN/FCRN	Company Name	Begin Date	End Date
U45400UP2012PTC048319	L.D.R.C. CONSTRUCTION CO. PRIVATE LIMITED	12/01/2012	-
U74120UP2014PTC066206	AVM ENTERTAINMENTS PRIVATE LIMITED	22/09/2014	-
U93090UP2017PTC097392	RISING SUN HIGHTECH SERVICES PRIVATE LIMITED	28/09/2017	-
Name : Mr. Satish Bhati			
Designation : Director			
Address : House No 607, Alaknanda Apartment, Sector-4, Vaishali, Ghaziabad-201010, Uttar Pradesh, India			
Date of Appointment : 07.08.2017			
DIN No.: 07900925			
Other Directorship:			
CIN/FCRN	Company Name	Begin Date	End Date
U45309DL2018PTC333021	RCSB INFRASTRUCTURE PRIVATE LIMITED	24/04/2018	-
Name : Mr. Manoj Kumar			
Designation : Director			
Address : 24, Bhagbati Bhawan Jhenda Colony, Asola, Fatehpur Beri, Delhi-110074, India			
Date of Appointment : 01.05.2018			
DIN No.: 08122230			
Other Directorship:			
CIN/FCRN	Company Name	Begin Date	End Date
U45309DL2018PTC333021	RCSB INFRASTRUCTURE PRIVATE LIMITED	01/07/2018	-

KEY EXECUTIVES

Name :	Mr. K.P. Singh
Designation :	Marketing Department

MAJOR SHAREHOLDERS

As on 31.03.2017

Names of Shareholders	No. of Shares	% of Holding
Ram Gopal Sharma	5000	50.00
Sushil Kumar	5000	50.00
Total	10000	100.00

Share holding pattern

■ Ram Gopal Sharma ■ Sushil Kumar



Equity Share Break up (Percentage of Total Equity)

As on 30.09.2017

Category	Percentage
Public/Other than promoters (Individual/Hindu Undivided Family – Indian)	100.00
Total	100.00

BUSINESS DETAILS

Line of Business :	The company is engaged in business of Real Estate and Related Activities (Registered activity)	
Products / Services :	Item Code No.	Products/Services Description

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	99531229	Construction of Building
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Divulged	
Imports :	Not Divulged	
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 :	--
	Experience :	--
	Remark:	--
Customers :	Reference :	Not Divulged
	Name of the Person :	--
	Contact No.:	--
	Since How Long Known :	--
	Maximum Limit Dealt :	--
	Experience :	--
	Remark:	--
No. of Employees :	Not Divulged	
Bankers :	Banker Name :	Not Divulged
	Branch :	--
	Person Name (With Designation) :	--
	Contact Number :	--
	Name of Account Holder :	--
	Account Number :	--
	Account Since (Date/Year of Account Opening) :	--
	Average Balance Maintained :	--

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	Credit Facilities Enjoyed (CC/OD/Term Loan) :	--
	Account Operation :	--
	Remark :	--

Auditors :	
Name :	Mittal P and Company Chartered Accountants
Address :	121/5, Behind Baba Lal Mandir, Nasrat Pura, Ghaziabad – 201001, Uttar Pradesh, India
Mobile No.:	91-9654874985
E-Mail :	pmittalco@gmail.com
Membership No.:	421526
Income-tax PAN of auditor or auditor's firm :	BNOPM4528D
Memberships :	Not Available
Collaborators :	Not Available
Associates/Subsidiaries :	Not Available

CAPITAL STRUCTURE

As on 30.09.2017

Authorised Capital :

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR 10/- each	INR 0.100 Million

Issued, Subscribed & Paid-up Capital :

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR 10/- each	INR 0.100 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	0.100	0.100	0.100
(b) Reserves & Surplus	(0.147)	(0.131)	(0.114)
(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)	(0.047)	(0.031)	(0.014)
(3) Non-Current Liabilities			
(a) long-term borrowings	0.000	0.000	0.000
(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	0.000	0.000
(4) Current Liabilities			
(a) Short term borrowings	1.681	1.681	1.681
(b) Trade payables	0.000	0.000	0.000
(c) Other current liabilities	0.262	0.262	0.262
(d) Short-term provisions	0.000	0.000	0.000
Total Current Liabilities (4)	1.943	1.943	1.943
TOTAL	1.896	1.912	1.929
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	0.000	0.000	0.000
(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	0.000	0.000
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	0.000	0.000	0.000
(e) Other Non-current assets	0.000	0.000	0.000
Total Non-Current Assets	0.000	0.000	0.000
(2) Current assets			

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(a) Current investments	0.000	0.000	0.000
(b) Inventories	0.000	0.000	0.000
(c) Trade receivables	0.000	0.000	0.000
(d) Cash and cash equivalents	0.019	0.035	0.064
(e) Short-term loans and advances	1.877	1.877	1.865
(f) Other current assets	0.000	0.000	0.000
Total Current Assets	1.896	1.912	1.929
TOTAL	1.896	1.912	1.929

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	0.000	0.000	0.000
	Other Income	0.000	0.000	0.000
	TOTAL	0.000	0.000	0.000
Less	EXPENSES			
	Administration & other Expenses	0.017	0.016	0.025
	TOTAL	0.017	0.016	0.025
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	(0.017)	(0.016)	(0.025)
Less	FINANCIAL EXPENSES	0.000	0.000	0.000
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	(0.017)	(0.016)	(0.025)
Less/ Add	DEPRECIATION/ AMORTISATION	0.000	0.000	0.000
	PROFIT/ (LOSS) BEFORE TAX	(0.017)	(0.016)	(0.025)
Less	TAX	0.000	0.000	0.000
	PROFIT/ (LOSS) AFTER TAX	(0.017)	(0.016)	(0.025)
Add	PREVIOUS YEARS' BALANCE BROUGHT FORWARD	(0.130)	(0.114)	(0.089)
	Balance Carried to the B/S	(0.147)	(0.130)	(0.114)
	Earnings / (Loss) Per Share (INR)	(1.67)	(1.66)	(2.49)

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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
Net cash flows from (used in) operations	NA	NA	NA

KEY RATIOS

EFFICIENCY RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
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
Inventory Turnover (Operating Income / Inventories)	0.00	0.00	0.00
Asset Turnover (Operating Income / Net Fixed Assets)	0.00	0.00	0.00

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	1.02	1.02	1.01
Debt Equity Ratio (Total Liability / Networth)	(35.77)	(54.23)	(120.07)
Current Liabilities to Networth (Current Liabilities / Net Worth)	(41.34)	(62.68)	(138.79)
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.00	0.00	0.00
Interest Coverage Ratio (PBIT / Financial Charges)	0.00	0.00	0.00

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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	0.00	0.00	0.00
Return on Total Assets ((PAT / Total Assets) * 100)	%	(0.90)	(0.84)	(1.30)
Return on Investment (ROI) ((PAT / Networth) * 100)	%	36.17	51.61	178.57

SOLVENCY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		0.98	0.98	0.99
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		0.98	0.98	0.99
G-Score Ratio Financial (Networth / Total Assets)		(0.02)	(0.02)	(0.01)
G-Score Ratio Debt (Debts / Equity Capital)		16.81	16.81	16.81
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		0.98	0.98	0.99

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

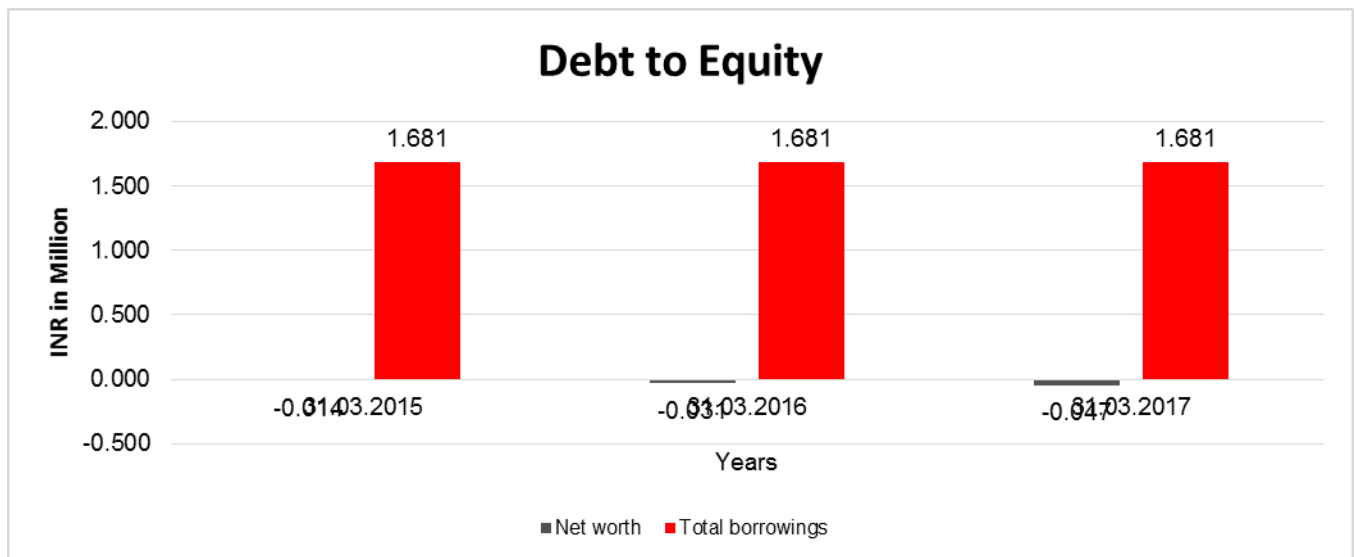
FINANCIAL ANALYSIS
[all figures are in INR Million]

DEBT EQUITY RATIO

Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	0.100	0.100	0.100
Reserves & Surplus	(0.114)	(0.131)	(0.147)
Net worth	(0.014)	(0.031)	(0.047)

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long-term borrowings	0.000	0.000	0.000
Short term borrowings	1.681	1.681	1.681
Total borrowings	1.681	1.681	1.681
Debt/Equity ratio	(120.071)	(54.226)	(35.766)



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

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15]	Export/import details (if applicable)	No
16]	No. of employees	No
17]	Details of sister concerns	No
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

NOTE: Registered office of the company has been shifted from Flat No-2, Pocket-7, Sector-12, Dwarka, New Delhi-110075, India to the present address w.e.f. 20.02.2010

GENERAL INFORMATION

The company is engaged in business of Trading of Real Estate and Related Activities having at registered office address at 29A, Pocket-1 Sector-7, Dwarka, New Delhi-110075

INFORMATION ON STATE OF THE COMPANY AFFAIRS

Company is engaged in the business of arranging/providing consultancy for Domestic as well as international conferences in the field of legal profession.

UNSECURED LOAN

PARTICULAR	31.03.2017 (INR in Million)	31.03.2016 (INR in Million)
Short-term borrowings		
Others	1.681	1.681
Total	1.681	1.681

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UNIQUE REALTY PRIVATE LIMITED - 535717

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INDEX OF CHARGES: NO CHARGES EXISTS FOR COMPANY

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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 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 73.30
UK Pound	1	INR 95.93
Euro	1	INR 84.57

INFORMATION DETAILS

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

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	NO
--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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