

MIRA INFORM REPORT

Report No. :	535788
Report Date :	25.10.2018

IDENTIFICATION DETAILS

Name :	REAL GEM BUILDTECH PRIVATE LIMITED
Registered Office :	DB House, General A.K. Vaidhya Marg, Goregaon (East), Mumbai – 400063, Maharashtra
Tel. No.:	91-22-40778600
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	03.07.2009
Capital Investment / Paid-up Capital :	INR 0.100 Million
CIN No.: [Company Identification No.]	U45202MH2009PTC193816
IEC No.:	0310034442
PAN No.: [Permanent Account No.]	AAECR4189C
GSTN : [Goods & Service Tax Registration No.]	27AAECR4189C1ZB
Legal Form :	Private Limited Liability Company
Line of Business :	Subject is engaged into Construction and Real Estate Development. (Registered Activity)
No. of Employees :	Information declined by the management

RATING & COMMENTS

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

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MIRA's Rating :	C
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Credit Rating	Explanation	Rating Comments
C	Medium High Risk	Business dealings permissible preferably on secured basis

Status :	Moderate
Payment Behaviour :	Slow
Litigation :	Exist
Comments :	<p>Subject is a wholly owned subsidiary of "D B Realty Limited" and it was incorporated in the year 2009.</p> <p>It is engaged in the business of construction and real estate development.</p> <p>For the financial year 2017, the company has achieved a topline growth in its revenue as compared to its previous year but it has reported huge losses during the year.</p> <p>The company possesses weak financial risk profile marked by eroded net worth debt protection metrics.</p> <p>Rating further gets constrained due to slowdown in the infrastructure and real estate sector and due to its presence in highly competitive industry.</p> <p>Payment seems to be slow.</p> <p>In view of aforesaid, the company can be considered for business dealings at fully safe and secured 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

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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 25.10.2018

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

Name :	Mr. Satish Agarwal
Designation :	General Manager Accounts
Contact No.:	91-22-40778600
Date :	23.10.2018

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LOCATIONS

Registered Office :	DB House, General A.K. Vaidhya Marg, Goregaon (East), Mumbai – 400063, Maharashtra, India
Tel. No.:	91-22-40778600
Fax No.:	91-22-28421667/ 28415550
E-Mail :	jignesh.shah@dbg.co.in info@dbg.co.in
Website :	http://www.dbrealty.co.in

DIRECTORS

As on: 31.03.2018

Name :	Mr. Rajiv Agarwal
Designation :	Director
Address :	B-802, Shagun Tower, Yashodham, Gen. A.K. Vaidhya Marg, Malad (East), Mumbai – 400097, Maharashtra, India
Date of Birth/Age :	18.03.1962
Qualification:	Graduate
Date of Appointment :	30.04.2010
PAN No.:	AAFPA4817L
DIN No.:	00030453

Other Directorship :

CIN/FCRN	Company Name	Begin Date	End Date
U15990MH1987PTC044777	CONWOOD INVESTMENTS PVT LTD	12/12/2005	-
U45100MH2007PTC173394	HORIZONTAL REALTY AND AVIATION PRIVATE LIMITED	30/08/2016	-
U45200MH1978PTC020735	CONWOOD CONSTRUCTION COMPANY PRIVATE LIMITED	12/12/2005	-
U45200MH2007PTC167798	AZURE TREE TOWNSHIPS PRIVATE LIMITED	12/08/2008	-
U45202MH2010PTC208793	DB REALTECH PRIVATE LIMITED	08/10/2010	-
U45203MH2007PTC176104	SPACECON REALTY PRIVATE LIMITED	23/11/2007	-
U55101MH1997PTC107571	BD AND P HOTELS (INDIA) PRIVATE LIMITED	28/04/2012	-
U55101MH2009PTC192719	FACE INN HOTELS PRIVATE LIMITED	30/09/2010	-
U64200MH2007PTC176106	DYNAMIX BALWAS ENTERTAINMENT SERVICES PRIVATE LIMITED	23/11/2007	-

Name :	Mr. Nabil Yusuf Patel
Designation :	Whole-time director
Address :	Al-Hashmi, 10th Floor, Flat No. 3 4, 85 Cyrus Avenue, Mumbai – 400011, Maharashtra, India

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Date of Birth/Age :	10.03.1979
Qualification:	Under Graduate
Date of Appointment :	28.04.2012
PAN No.:	AMAPP4970G
DIN No.:	00298093

Other Directorship :

CIN/FCRN	Company Name	Begin Date	End Date
U24220MH1980PTC023443	BIMAL PAINTS PRIVATE LIMITED	10/10/2000	-
U45201MH2006PLC164787	PONY INFRASTRUCTURE & CONTRACTORS LIMITED	24/09/2013	-
U45203MH2007PTC176104	SPACECON REALTY PRIVATE LIMITED	30/08/2011	-
U45400MH2006PTC160586	MAJESTIC INFRACON PRIVATE LIMITED	30/09/2016	-
U55100MH2008PTC185843	BAMBOO HOTEL AND GLOBAL CENTRE (DELHI) PRIVATE LIMITED	29/09/2014	-
U55204MH2012PTC232397	GOREGAON HOTEL AND REALTY PRIVATE LIMITED	26/09/2014	-
U70100MH2004PTC149602	MARINE DRIVE HOSPITALITY & REALTY PRIVATE LIMITED	30/09/2014	-
U72900MH2001PTC131064	MJFT TECHNOLOGIES AND SOLUTIONS PRIVATE LIMITED	09/11/2006	-
U92100MH1956PTC017616	MAHAL PICTURES PRIVATE LIMITED	29/09/2017	-

Name :	Mr. Jagat Anil Killawala
Designation :	Director
Address :	J-132, Gujarat Society, Nehru Road, Vile Parle (West), Mumbai-400057, Maharashtra, India
Date of Birth/Age :	07.05.1961
Qualification:	Graduate
Date of Appointment :	07.11.2015
PAN No.:	AABPK7762J
DIN No.:	00262857

Other Directorship

CIN/FCRN	Company Name	Begin Date	End Date
L70200MH2007PLC166818	D B REALTY LIMITED	21/09/2011	-
U17200MH2012PTC227654	YOGI COTEX PRIVATE LIMITED	05/03/2012	-
U17291MH2012PTC227708	CHANDRESHWAR TEXTILE PRIVATE LIMITED	17/09/2018	-
U31200MH1994PTC075891	SHRI KRISHNASHRAY (INDIA) PRIVATE LIMITED	25/06/1999	-
U45201MH2004PTC144704	GOKULDHAM REAL ESTATE DEVELOPMENT COMPANY PRIVATE LIMITED	20/09/2011	-
U45203MH2007PTC176104	SPACECON REALTY PRIVATE LIMITED	30/09/2016	-
U45400MH2008PLC186121	DB MAN REALTY LIMITED	27/09/2016	-

U45400MH2013PTC241329	JASH BUILDTECH PRIVATE LIMITED	25/03/2013	-
U74999MH1947GAP005734	THE ALL INDIA PLASTICS MANUFACTURES ASSOCIATION	15/09/2015	-
Name : Mr. Nasir Mahmud Rafique			
Designation : Director			
Address : 5-A, Prabhu Park Society, Paldi, Ahmedabad-380007, Gujarat, India			
Date of Birth/Age : 12.12.1949			
Qualification: Graduate			
Date of Appointment : 07.11.2015			
PAN No.: ABVPR5415N			
DIN No.: 01623598			
Other Directorship :			
CIN/FCRN	Company Name	Begin Date	End Date
L70200MH2007PLC166818	D B REALTY LIMITED	21/09/2011	-
U45203MH2007PTC176104	SPACECON REALTY PRIVATE LIMITED	30/09/2016	-
U45400MH2008PLC186121	DB MAN REALTY LIMITED	27/09/2016	-
U55101MH2007PTC172669	BIHM HOSPITALITY MANAGEMENT PRIVATE LIMITED	22/12/2008	-
U70100MH2005PTC154506	NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED	24/09/2015	-
U99999MH1995PTC086668	ESTEEM PROPERTIES PRIVATE LIMITED	28/09/2016	-

KEY EXECUTIVES

Name :	Mr. Satish Agarwal
Designation :	General Manager Accounts

MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN

AS ON 31.03.2017

Names of Equity Shareholders	No. of Shares
D B Realty Limited, India	9998
Salim Balwa as Nominee of D B Realty Limited, India	1
Sunita Goenka as Nominee of D B Realty Limited, India	1
Total	10000

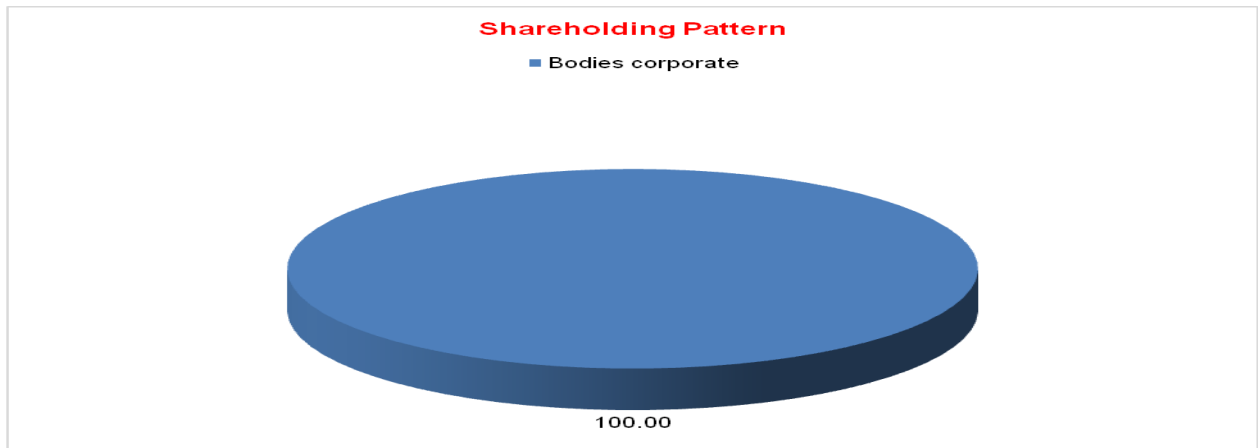
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Names of Preference Shareholder		No. of Shares
D B Realty Limited, India		13500000
Total		13500000

Equity Share Break up (Percentage of Total Equity)

As on 28.09.2017

Equity Share Breakup Category	Percentage of Holding
Promoter - Bodies corporate	100.00
Total	100.00



BUSINESS DETAILS

Line of Business :	Subject is engaged into Construction and Real Estate Development. (Registered Activity)	
Products :	NIC Code No. 4100	Product Description Construction and Real Estate Development
Brand Names :	Not Available	
Agencies Held :	Not Available	
Exports :	Not Available	
Imports :	Not Available	

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Terms :	Not Divulged
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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 :	Information declined by the management		
Bankers :	Bank Name	Not Divulged	
	Branch	Not Divulged	
	Person Name (With Designation)	--	
	Contact Number	--	
	Name of Account Holder	--	
	Account Number	--	
	Account Since (Date/Year of Account Opening)	--	
	Average Balance Maintained (If Possible)	--	
	Credit Facilities Enjoyed (If any)	--	
	Account Operation	--	
	Remarks (If any)	--	
Facilities :	SECURED LOANS	31.03.2017 (Rs. In Million)	31.03.2016 (Rs. In Million)
	LONG-TERM BORROWINGS		
	Loans taken for fixed assets	11.218	13.963

	Rupee term loans from others	4198.022	3741.816
	SHORT-TERM BORROWINGS		
	Term loans from banks	16.896	15.285
	Total	4226.136	3771.064

Financial Institution:	Housing Development Finance Corporation Limited, Ramon House, 169, Backbay Reclamation, H T Parekh Marg, Mumbai – 400020, Maharashtra, India
Auditors :	
Name :	Mehta Chokshi and Shah Chartered Accountants
Address :	Maker Bhavan 3, 214, 2nd Floor, New Marine Lines, Mumbai – 400020, Maharashtra, India
Income-tax PAN of auditor or auditor's firm :	AAAFM5817F
Memberships :	Not Available
Collaborators :	Not Available
Holding Company :	D B Realty Limited [L70200MH2007PLC166818]
Fellow Subsidiaries :	<ul style="list-style-type: none"> Goregaon Hotel and Realty Private Limited MIG (Bandra) Realtors and Builders private Limited Neelkamal Realtors Suburban Private Limited Neelkamal Realtors Tower Private Limited
Entities Jointly Controlled by Holding Company :	<ul style="list-style-type: none"> Y J Realty and Aviation Private Limited Dynamix Realty Turf Estate JV ECC DB JV
Enterprise where individuals i.e. KMP and their relatives have significant influence other than those mentioned above :	<ul style="list-style-type: none"> Pune Buildtech Private Limited

CAPITAL STRUCTURE

As on: 31.03.2017

Authorised Capital:

No. of Shares	Type	Value	Amount
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500000	Equity Shares	INR10/- each	INR 5.000 Million

Issued, Subscribed & Paid-up Capital:

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR10/- each	INR 0.100 Million

As on: 30.09.2017

Authorised Capital:

No. of Shares	Type	Value	Amount
500000	Equity Shares	INR10/- each	INR 5.000 Million
13500000	Preference Shares	INR10/- each	INR 135.000 Million
	Total		INR 140.000 Million

Issued, Subscribed & Paid-up Capital:

No. of Shares	Type	Value	Amount
10000	Equity Shares	INR10/- each	INR 0.100 Million
13500000	Preference Shares	INR10/- each	INR 135.000 Million
	Total		INR 135.100 Million

FINANCIAL DATA
[all figures are in Rupees 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	135.100
(b) Reserves & Surplus	(684.611)	(613.474)	(352.480)
(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)	(684.511)	(613.374)	(217.380)
(3) Non-Current Liabilities			
(a) long-term borrowings	4309.740	3842.492	2912.320
(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	4.864	3.728	3.981
Total Non-current Liabilities (3)	4314.604	3846.220	2916.301
(4) Current Liabilities			
(a) Short term borrowings	19.896	15.285	165.000
(b) Trade payables	53.354	165.810	223.193
(c) Other current liabilities	7308.858	6016.120	5680.402
(d) Short-term provisions	1.074	0.457	0.552
Total Current Liabilities (4)	7383.182	6197.672	6069.147
TOTAL	11013.275	9430.518	8768.068
II. ASSETS			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	100.990	138.688	100.776
(ii) Intangible Assets	0.176	0.128	0.154
(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	28.447	24.266	699.600
(c) Deferred tax assets (net)	257.281	241.850	158.556
(d) Long-term Loan and Advances	0.000	0.000	755.576
(e) Other Non-current assets	530.428	453.471	0.000
Total Non-Current Assets	917.322	858.403	1714.662

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(2) Current assets			
(a) Current investments	0.722	1.197	5.069
(b) Inventories	5762.162	4592.242	3474.328
(c) Trade receivables	217.840	0.000	0.000
(d) Cash and cash equivalents	1.330	44.727	6.329
(e) Short-term loans and advances	3328.677	3131.528	3567.657
(f) Other current assets	785.222	802.421	0.023
Total Current Assets	10095.953	8572.115	7053.406
TOTAL	11013.275	9430.518	8768.068

PROFIT & LOSS ACCOUNT

	PARTICULARS	31.03.2017	31.03.2016	31.03.2015
	SALES			
	Income	0.000	0.000	0.000
	Other Income	103.120	63.349	4.231
	TOTAL	103.120	63.349	4.231
Less	EXPENSES			
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(1169.920)	(1117.913)	(1117.631)
	Employees benefits expense	11.715	12.548	11.186
	Other expenses	1305.318	1225.607	1196.348
	TOTAL	147.113	120.242	89.903
	PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION	(43.993)	(56.893)	(85.672)
Less	FINANCIAL EXPENSES	17.482	15.209	15.783
	PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION	(61.475)	(72.102)	(101.455)
Less/ Add	DEPRECIATION/ AMORTISATION	29.230	28.502	28.234
	PROFIT/ (LOSS) BEFORE TAX	(90.705)	(100.604)	(129.689)
Less	TAX	(14.570)	(8.972)	(41.779)
	PROFIT/ (LOSS) AFTER TAX	(76.135)	(91.632)	(87.910)
	Earnings / (Loss) Per Share (INR)	(7613.51)	(9163.18)	(8791.00)

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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	5.884	4.524	3.870
Net cash flows from (used in) operations	(400.423)	(1207.118)	(854.453)
Net Cash flow from (used in) Operating Activities	(488.974)	(1261.495)	(853.990)

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
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	0.00
Inventory Turnover (Operating Income / Inventories)	(0.01)	(0.01)	(0.02)
Asset Turnover (Operating Income / Net Fixed Assets)	(0.43)	(0.41)	(0.85)

LEVERAGE RATIOS

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	1.06	1.07	1.02
Debt Equity Ratio (Total Liability / Networth)	(6.33)	(6.30)	(14.17)
Current Liabilities to Networth (Current Liabilities / Net Worth)	(10.79)	(10.10)	(27.92)
Fixed Assets to Networth (Net Fixed Assets / Networth)	(0.15)	(0.23)	(0.46)
Interest Coverage Ratio (PBIT / Financial Charges)	(2.52)	(3.74)	(5.43)

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PROFITABILITY RATIOS

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin <i>[(PAT / Sales) * 100]</i>	%	0.00	0.00	0.00
Return on Total Assets <i>[(PAT / Total Assets) * 100]</i>	%	(0.69)	(0.97)	(1.00)
Return on Investment (ROI) <i>[(PAT / Networth) * 100]</i>	%	11.12	14.94	40.44

SOLVENCY RATIOS

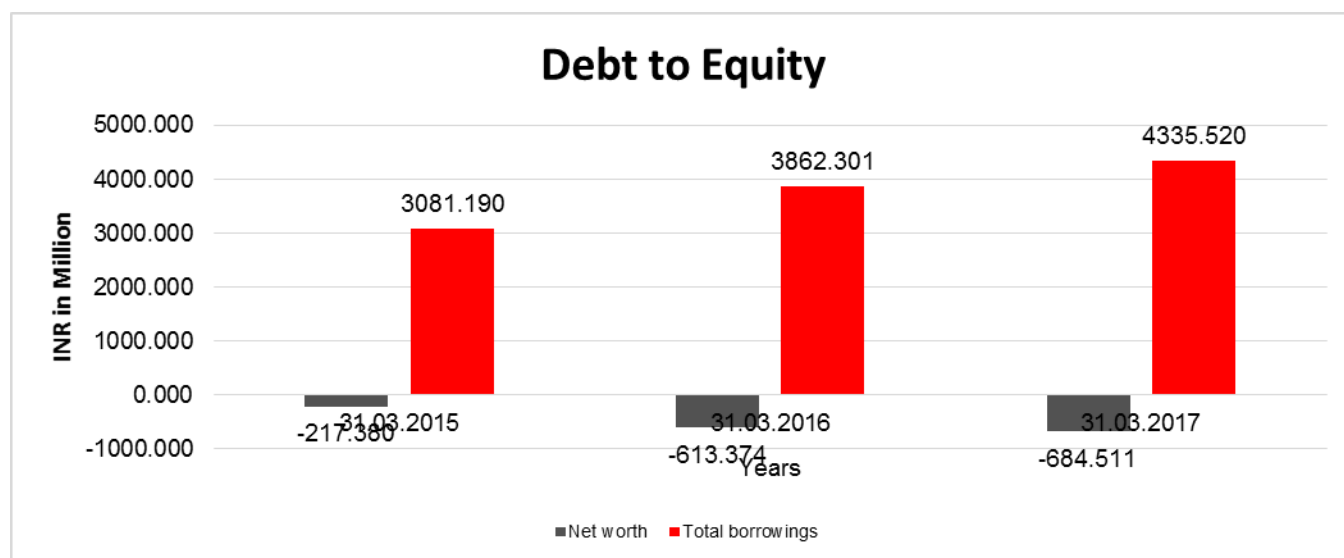
PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio <i>(Current Assets / Current Liabilities)</i>		1.37	1.38	1.16
Quick Ratio <i>[(Current Assets – Inventories) / Current Liabilities]</i>		0.59	0.64	0.59
G-Score Ratio Financial <i>(Networth / Total Assets)</i>		(0.06)	(0.07)	(0.02)
G-Score Ratio Debt <i>(Debts / Equity Capital)</i>		43355.20	38623.01	22.81
G-Score Ratio Liquidity <i>(Total Current Assets / Total Current Liabilities)</i>		1.37	1.38	1.16

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

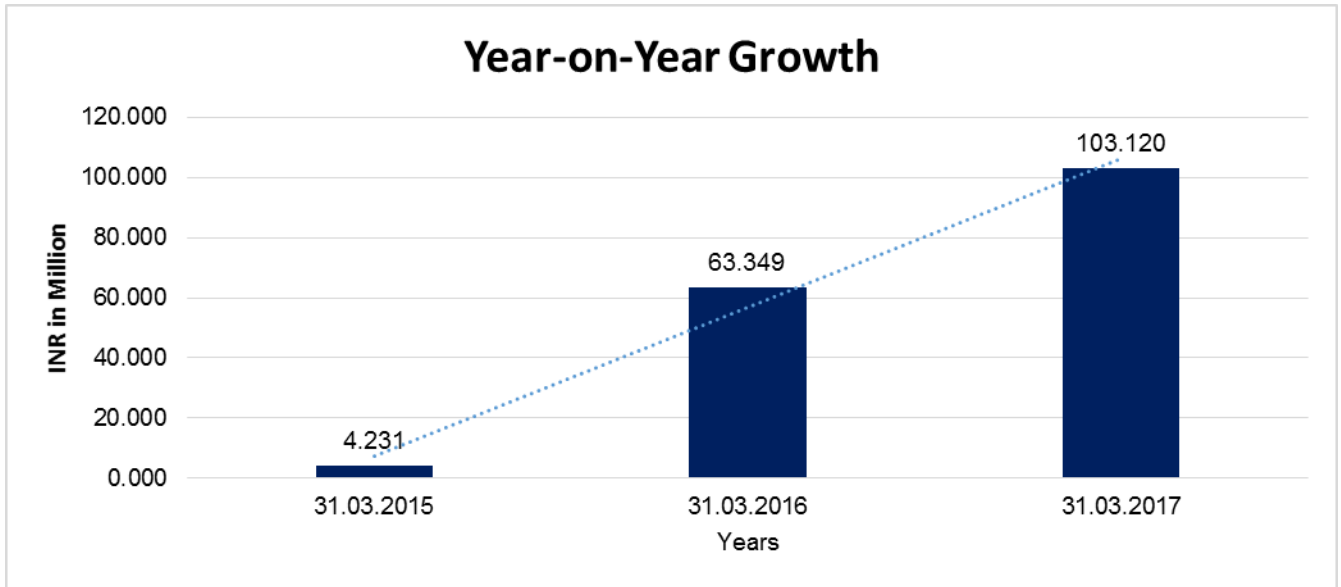
Particular	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Share Capital	135.100	0.100	0.100
Reserves & Surplus	(352.480)	(613.474)	(684.611)
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
Net worth	(217.380)	(613.374)	(684.51)
long-term borrowings	2912.320	3842.492	4309.740
Short term borrowings	165.000	15.285	19.896
Current Maturities of Long term debt	3.870	4.524	5.884
Total borrowings	3081.190	3862.301	4335.520
Debt/Equity ratio	(14.174)	(6.297)	(6.334)



YEAR-ON-YEAR GROWTH

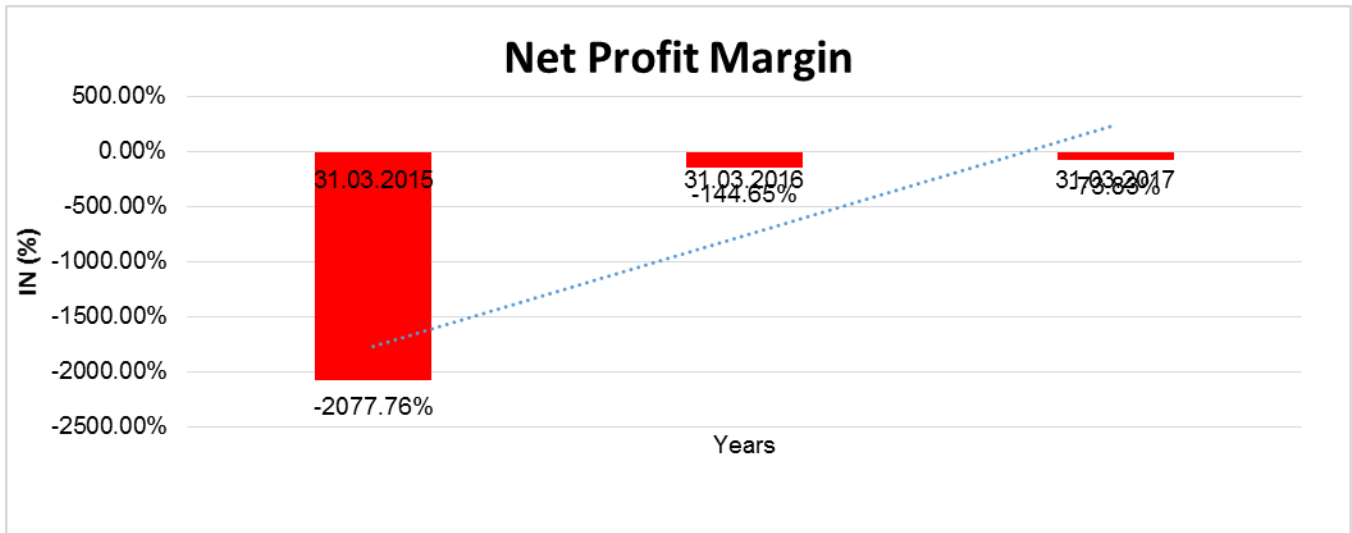
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	INR In Million	INR In Million	INR In Million
Income	4.231	63.349	103.120
		1397.258	62.781

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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
Income	4.231	63.349	103.120
Profit/(Loss)	(87.910)	(91.632)	(76.135)
	(2077.76)%	(144.65)%	(73.83)%



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LEGAL CASES 1

This is archived version of case. To get live status of case [click here](#). To check in court site please go to [link](#), then click on Case Status. Select state : Maharashtra, district : Mumbai City Civil Court, court complex name : City Civil and Sessions Court, Old Secretariat Building, Mumbai - 400032 and enter on of party name with case year from registration date

City Civil Court, Mumbai

Case Details

Case Type	: NOTICE OF MOTION		
Filing Number	: 112623/2018	Filing Date:	18-09-2018
Registration Number	: 103501/2018	Registration Date:	18-09-2018
CNR Number	: MHCC01-011901-2018		

Case Status

First Hearing Date	: 03rd October 2018
Next Hearing Date	: 03rd October 2018
Stage of Case	: NOTICE OF MOTION
Court Number and Judge	: 2-COURT 2 ADDL SESSIONS JUDGE

Petitioner and Advocate

1) Ms East Travest Pvt Ltd And Anr Advocate- Adv

Respondent and Advocate

1) Ms Real Gem Buildtech Pvt Ltd Advocate - P. D. Gandhi And Associates
--

Acts

Under Act(s)	Under Section(s)
CODE OF CIVIL PROCEDURE 1908	9

Main Matters

Main Case No. :	SUIT/0100423/2011
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LEGAL CASES 2

This is archived version of case. To get live status of case [click here](#). To check in ecourt site please go to [link](#). then click on Case Status. Select state : Maharashtra, district : Mumbai City Civil Court, court complex name : City Civil and Sessions Court, Old Secretariat Building, Mumbai - 400032 and enter on of party name with case year from registration date

City Civil Court, Mumbai

Case Details

Case Type	: NOTICE OF MOTION	
Filing Number	: 112622/2018	Filing Date: 18-09-2018
Registration Number	: 103502/2018	Registration Date: 18-09-2018
CNR Number	: MHCC01-011902-2018	

Case Status

First Hearing Date	: 03rd October 2018
Next Hearing Date	: 03rd October 2018
Stage of Case	: NOTICE OF MOTION
Court Number and Judge	: 2-COURT : ADDL SESSIONS JUDGE

Petitioner and Advocate

1) Ms Mayuresh Structure Pvt Ltd And Amr Advocate- Adv

Respondent and Advocate

1) Ms Real Gem Buildtech Pvt Ltd Advocate - P. D. Gandhi And Associates
--

Acts

Under Act(s)	Under Section(s)
CODE OF CIVIL PROCEDURE 1908	9

Main Matters

Main Case No. :	SUIT/0100424/2011
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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	Yes
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	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	Yes
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

The Registered Office of the Company has been shifted from 702/703, Khatiza Apartment, B-Wing 313, Bazar Road, Near Jain Mandir, Bandra (West), Mumbai - 400050, Maharashtra, India to the present address w.e.f.27.07.2009.

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COMPANY BACKGROUND

Real Gem Buildtech Private Limited (the "Company") is incorporated and domiciled in India. The Company is a wholly owned subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its the Registered Office and principal place of business at DB House, Gen A.K.Vaidya Marg, Goregaon(East), Mumbai-400063.

The Company has entered into a Development Agreement with Bhishma Realty Limited (the owner of the land) to develop the property admeasuring 24809 square meters of land at Prabhadevi, Dadar, Mumbai. In furtherance thereof the company has undertaken development of residential project in the name of "DB Crown".

The Company being a subsidiary of DB Realty Limited has become a "Public Company" with effect from 23rd September, 2009. Therefore, w.e.f. the said date, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of Section 2 (71) of the Companies Act, 2013, the Company is a public company. The Company continues to use the word "Private Limited" as permitted by law.

STATUS OF PROJECTS

The Company is engaged in the business of real estate and construction and the Company is presently developing a residential project "DB Crown" at Prabhadevi and the Company is a wholly owned subsidiary of D B Realty Ltd. The Company's Project "DB Crown" at Prabhadevi is a residential project offering luxury of amplexness of space and an endless view of the sea. The construction work of the said project is progressing as per revised plans and approval. The Company follows Percentage Completion method for recognizing the revenue.

However, since the threshold limit under the Percentage Completion method is not achieved so far, the Company has not recognised revenue from operations for the year ended 31.03.2017.

UNSECURED LOANS

PARTICULARS	31.03.2017 (INR In Million)	31.03.2016 (INR In Million)
LONG-TERM BORROWINGS		
Redeemable preference shares	100.500	86.713
SHORT-TERM BORROWINGS		
Intercorporate borrowings	3.000	0.000
Total	103.500	86.713

INDEX OF CHARGES

S No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G03 219 169	1000 2567 6	Oriental Bank of Commerce	16/04/ 2016	-	-	3800000.0	Goregaon East Branch, Rajnigandha Shopping Centre, Gokuldham, Film City Road, Goregaon East, Mumbai-400063, Maharashtra,India
2	C05 301 064	1049 6997	Oriental Bank of Commerce	16/05/ 2014	-	-	10090000.0	Goregaon East Branch, Rajnigandha Shopping centre, Gokuldham, Film City Road, Goregaon East, Mumbai-400063, Maharashtra,India
3	C75 606 285	1041 3268	Housing Developm ent Finance Corporatio n Limited	22/03/ 2013	13/10/ 2015	-	4500000000.0	Ramon House 169, Backbay Reclamationh T Parekh Marg, Mumbai-400020, Maharashtra, India
4	H07 289 085	1061 5515	ICICI Bank Limited	18/01/ 2016	-	28/08/ 2018	300000000.0	Landmark Race Course Circle, Alkapuri, Baroda- 390015, Gujarat, India
5	G56 009 871	1052 3731	ICICI Bank Limited	12/09/ 2014	-	05/10/ 2017	3954600000.0	Landmark Race Course Circle, Alkapuri, Baroda- 390015, Gujarat, India
6	G55 998	1060 8354	ICICI Bank Limited	18/12/ 2015	-	05/10/ 2017	850000000.0	Landmark Race Course Circle, Alkapuri, Baroda-

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	207							390015, Gujarat, India
7	C70 574 405	1039 2094	Reliance Capital Ltd	28/11/ 2012	-	28/10/ 2015	610000000.0	"H" BLOCK 1ST Floor, Dhirubhai Ambani Knowledge City, Kopar Khairne, Navi Mumbai- 400710, Maharashtra, India

FIXED ASSETS:

- Buildings
- Plant and equipment
- Furniture and fixtures
- Vehicles
- Motor vehicles
- Office equipment
- Computer equipments
- Other 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 73.27
UK Pound	1	INR 94.62
Euro	1	INR 83.65

INFORMATION DETAILS

Information Gathered by :	AKS
Analysis Done by :	VIVR
Report Prepared by :	RSH

SCORE FACTORS

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