

## MIRA INFORM REPORT

Report No. :	536665
Report Date :	29.10.2018

### IDENTIFICATION DETAILS

Name :	CITY REALTY & DEVELOPMENT PRIVATE LIMITED
Registered Office :	City Chambers, 917/19A, F C Road, Pune – 411004, Maharashtra
Tel. No.:	91-20-25654555
Country :	India
Financials (as on) :	31.03.2017
Date of Incorporation :	17.08.2005
CIN No.: [Company Identification No.]	U45209PN2005PTC021147
Capital Investment / Paid-up Capital :	INR 787.338 Million
PAN No.: [Permanent Account No.]	AACCC6632K
GSTN : [Goods & Service Tax Registration No.]	27AACCC6632K1ZJ
Legal Form :	Private Limited Liability Company
Line of Business :	Subject is currently engaged in the business of operating retail mall known as Amanora Town Centre and development and sale of commercial property known as Amanora Chambers and residential spaces known as Neo Towers in Amanora Park Town at Pune. [Registered Activity]
No. of Employees :	Information denied by the management

### RATING & COMMENTS

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

**MIRA's Rating :**

**B**

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

<b>Maximum Credit Limit :</b>	USD 1800000
<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 2005 and it is engaged in real estate activity.</p> <p>As per financials of March 2017, the company has registered healthy growth in its revenue and has reported decent profit margin.</p> <p>Rating takes into consideration the company's moderate financial risk profile along with negative reserves level and unfavourable gap between its trade payables to its trade payables.</p> <p>Payment seems to be slow but correct.</p> <p>In view of aforesaid, the company be considered for business dealings with some caution.</p>

**NOTES :**

Any query related to this report can be made on e-mail : [infodept@mirainform.com](mailto:infodept@mirainform.com) while quoting report number, name and date.

**ECGC Country Risk Classification List**

Country Name	Previous Rating (30.06.2018)	Current Rating (30.09.2018)
India	A1	A1

Risk Category	ECGC Classification
Insignificant	A1
Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
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 29.10.2018

**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 (91-20-25654555)**

**LOCATIONS**

<b>Registered Office :</b>	City Chambers, 917/19A, F C Road, Pune – 411004, Maharashtra, India
<b>Tel. No.:</b>	91-20-25654555
<b>Fax No.:</b>	Not Available
<b>E-Mail :</b>	<a href="mailto:cs@amanoratic.com">cs@amanoratic.com</a>
<b>Website :</b>	
<b>Head Office :</b>	Amanora Town Centre, S No. 173, Village Sada Satra Nali, Taluka Haveli Hadapsar Kharadi Bypass Road, Pune – 411028, Maharashtra, India
<b>Tel. No.:</b>	91-20-67267883/ 4

**DIRECTORS**

**AS ON 31.03.2018**

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<b>Name :</b>	Mr. Himesh Lakhani Dinesh		
<b>Designation :</b>	Director		
<b>Address :</b>	A/104 Highland Harmony CHS Limited, Mahavir Nagar, Panchasheel Enclave, Kandivali West, Mumbai - 400067, Maharashtra, India		
<b>Date of Appointment :</b>	28.09.2010		
<b>DIN No.:</b>	01210700		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U85110KA1986PLC007423	I B I S HEALTHAIDS LIMITED	25/04/2005	-
U34102PN2004PTC019806	SKYSCAPES HOTELS PRIVATE LIMITED	28/09/2010	-
U55204PN2007PLC130209	AMANORA HOSPITALITY LIMITED	30/09/2010	-
<b>Name :</b>	Mr. Nilesh Ramesh Toshniwal		
<b>Designation :</b>	Director		
<b>Address :</b>	Flat No-302 And 402, Building No-D-3, Lake Town, Survey No 11, Katraj, Pune - 411046, Maharashtra, India		
<b>Date of Appointment :</b>	29.11.2016		
<b>DIN No.:</b>	02305470		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U45200PN2012PTC142417	AMANORA FUTURE TOWERS PRIVATE LIMITED	24/09/2014	-
U45200PN2010PTC137963	OCTANS DESIGNS AND DEVELOPERS PRIVATE LIMITED	10/12/2010	-
U45200PN2010PTC137962	AUSTRINUS BUILDERS AND DEVELOPERS PRIVATE LIMITED	10/12/2010	-
U45200PN2010PTC137430	LANDSCAPE BUILDCON PRIVATE LIMITED	29/09/2010	-
U45200PN2010PTC137422	PRAGMA SPACES PRIVATE LIMITED	28/09/2010	-
U45200PN2010PTC136630	PRINCIPLE LANDS PRIVATE LIMITED	18/06/2010	-
U45200PN2010PTC135457	PRAGMA CONSTROBUILD PRIVATE LIMITED	03/02/2010	-
U55204PN2007PLC130209	AMANORA HOSPITALITY LIMITED	30/09/2011	-
U72900PN2007PTC139340	TRENDY ONLINE SOLUTIONS PRIVATE LIMITED	22/03/2010	-
<b>Name :</b>	Mr. Jaymalhar Krishnajirao Bhosale		
<b>Designation :</b>	Director		
<b>Address :</b>	Flat No. 202, Amanora Park, Tower No.8 R-2 Sector, Pune - 411028, Maharashtra, India		
<b>Date of Birth/Age :</b>	22.08.1948		
<b>Qualification:</b>	Master of arts in Econometrics and Mathematical economics		
<b>Date of Appointment :</b>	29.09.2012		
<b>DIN No.:</b>	05012698		
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U91990PN2004NPL019469	CITIZEN'S DEVELOPMENT SOCIETY OF INDIA	24/09/2018	-
U34102PN2004PTC019806	SKYSCAPES HOTELS PRIVATE LIMITED	29/09/2012	-
U80904PN2010NPL136215	AMANORA KNOWLEDGE FOUNDATION	27/09/2013	-

U45200PN2012PTC142417	AMANORA FUTURE TOWERS PRIVATE LIMITED	24/09/2014	-
U90001PN2014NPL151253	AMANORA - ESF INSTITUTE FOR SUSTAINABILITY & MANAGEMENT	28/03/2014	-
<b>Name :</b> Mr. Siddharth Shashank Nivsarkar			
<b>Designation :</b> Director			
<b>Address :</b> Flat No-704, Building D, S.No 165/1/1+2 Pinnac Gangotri, Aundh, Pune - 411007, Maharashtra, India			
<b>Date of Birth/Age :</b> 10.07.1974			
<b>Qualification:</b> BSC and Post Graduate Diploma			
<b>Date of Appointment :</b> 29.11.2016			
<b>DIN No.:</b> 06487989			
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U65990PN2006PTC129183	CITY HOLDINGS PRIVATE LIMITED	28/09/2017	-
U74999PN2010PTC135387	DOODLE DESIGNS PRIVATE LIMITED	11/09/2013	-
<b>Name :</b> Gauri Prasad Jadhav			
<b>Designation :</b> Director			
<b>Address :</b> 382, B/10, Catcher Colony, E Ward, New Rajarampuri, Kolhapur- 416008, Maharashtra, India			
<b>Date of Birth/Age :</b> 02.10.1989			
<b>Qualification:</b> Commerce Graduate			
<b>Date of Appointment :</b> 29.11.2016			
<b>DIN No.:</b> 07647193			
<b>Other Directorship:</b>			
<b>CIN/FCRN</b>	<b>Company Name</b>	<b>Begin Date</b>	<b>End Date</b>
U34102PN2004PTC019806	SKYSCAPES HOTELS PRIVATE LIMITED	29/11/2016	-

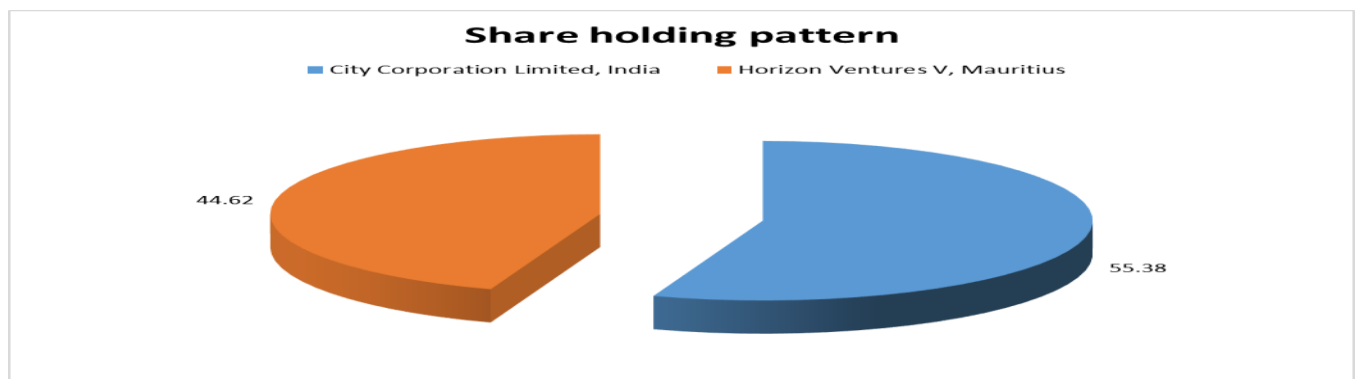
**KEY EXECUTIVES**

<b>Name :</b>	Mr. Surjit Singh Rajpurohit
<b>Designation :</b>	Manager
<b>Address :</b>	375 Airforce Naval Officer Enclave Sector-7, Plot-11, Dwarka New Delhi 110075, India
<b>Date of Appointment :</b>	04.11.2017
<b>PAN No.:</b>	ADZPR4655G
<b>Name :</b>	Mr. Vinayak Shanmukhayya Hiremath Shanmukhayya Hiremath
<b>Designation :</b>	Chief Financial Officer
<b>Address :</b>	Flat No. A-8, D-Block, Nikhil Park, Manikbaug, Sinhgad Road, Pune – 411051, Maharashtra, India
<b>Date of Appointment :</b>	17.10.2016
<b>PAN No.:</b>	AADPH9701N
<b>Name :</b>	Mr. Gurdeep Singh
<b>Designation :</b>	Company Secretary
<b>Address :</b>	C-11, Sector-D, Vrundawan Housing Society Kothrud, Pune-411038, Maharashtra, India
<b>Date of Appointment :</b>	05.03.2018
<b>PAN No.:</b>	CBRPS2147G

**MAJOR SHAREHOLDERS**

**AS ON 31.03.2017**

Names of Shareholders	No. of Shares	% of Holding
City Corporation Limited, India	43600068	55.38
Horizon Ventures V, Mauritius	35133773	44.62
<b>Total</b>	<b>78733841</b>	<b>100.00</b>



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

**AS ON 29.09.2017**

Category	Percentage
Promoters- Body corporate	55.38
Public/Other than promoters - Body corporate	44.62
<b>Total</b>	<b>100.00</b>

**BUSINESS DETAILS**

<b>Line of Business :</b>	Subject is currently engaged in the business of operating retail mall known as Amanora Town Centre and development and sale of commercial property known as Amanora Chambers and residential spaces known as Neo Towers in Amanora Park Town at Pune. [Registered Activity]		
<b>Products / Services :</b>	<b>Name and Description of main products / services</b>	<b>NIC</b>	<b>Code of the Product/service</b>
	Real estate activities with own or leased property.	6810	
	General construction (including alteration, addition, repair and maintenance) of non-residential buildings General construction (including alteration, addition, repair and maintenance) of non-residential buildings, carried –out on own-account basis or on a fee or contract basis.	4100	
<b>Brand Names :</b>	Not Available		
<b>Agencies Held :</b>	Not Available		
<b>Exports :</b>	Not Divulged		
<b>Imports :</b>	Not Divulged		
<b>Terms :</b>	Not Divulged		

**PRODUCTION STATUS – (NOT AVAILABLE)**

**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--
	<b>Contact No.:</b>	--

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	Since How Long Known :	--	
	Maximum Limit Dealt :	--	
	Experience :	--	
	Remark:	--	
<b>Customers :</b>	Reference :	Not Divulged	
	Name of the Person :	--	
	Contact No.:	--	
	Since How Long Known :	--	
	Maximum Limit Dealt :	--	
	Experience :	--	
	Remark:	--	
<b>No. of Employees :</b>	Information denied by the management		
<b>Bankers :</b>	<ul style="list-style-type: none"> <li>Punjab National Bank, Large Corporate Branch, Maker Tower 'E', Ground Floor, Cuffe Parade, Mumbai - 400005, Maharashtra, India</li> </ul>		
	Banker Name :	ICICI Bank Limited	
	Branch :	ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara - 390007, 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 :	--	
<b>Facilities :</b>	<b>(INR In Million)</b>		
	<b>SECURED LOAN</b>	<b>As on 31.03.2017</b>	<b>As on 31.03.2016</b>
	<b>LONG TERM BORROWING</b>		
	Term loans from banks	1938.990	2369.757
	<b>Total</b>	<b>1938.990</b>	<b>2369.757</b>

<b>Auditors :</b>	
<b>Name :</b>	R V Porwal and Associates Chartered Accountants
<b>Address :</b>	Plot No. 30, "Uttkarsh", Walvekar Nagar, Pune, Maharashtra, India

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<b>PAN N Income-tax PAN of auditor or auditor's firm :</b>	AVNPP3756A
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Holding company:</b>	<ul style="list-style-type: none"> <li>City Corporation Limited, India [U45202PN2003PLC018435]</li> </ul>
<b>Enterprises owned or significantly influenced by key management personnel or their relatives</b>	<ul style="list-style-type: none"> <li>Horizon Ventures V</li> <li>Amanora Hospitality Limited, India [U55204PN2007PLC130209]</li> <li>Amanora Park Town Infrastructure Services LLP (Formerly known as Amanora Park</li> <li>Town Infrastructure Services Limited )</li> <li>Cloud 9 E-Biz Private Limited, India [U72309PN2000PTC015031]</li> <li>Amanora Future Tower Private Limited, India [U45200PN2012PTC142417]</li> </ul>

**CAPITAL STRUCTURE**

**AS ON 31.03.2017**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
220000000	Equity Shares	INR 10/- each	INR 2200.000 Million

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

No. of Shares	Type	Value	Amount
78733841	Equity Shares	INR 10/- each	INR 787.338 Million

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

**ABRIDGED BALANCE SHEET**

SOURCES OF FUNDS	31.03.2017	31.03.2016	31.03.2015
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	787.338	2120.584	2120.584
(b) Reserves and Surplus	(166.653)	(1623.665)	(1339.092)
(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>620.685</b>	<b>496.919</b>	<b>781.492</b>
(3) Non-Current Liabilities			
(a) long-term borrowings	1938.990	2369.757	2677.695
(b) Deferred tax liabilities (Net)	0.000	0.000	0.000
(c) Other long-term liabilities	713.349	658.165	1327.824
(d) long-term provisions	1.021	0.745	0.819
<b>Total Non-current Liabilities (3)</b>	<b>2653.360</b>	<b>3028.667</b>	<b>4006.338</b>
(4) Current Liabilities			
(a) Short-term borrowings	485.292	686.672	0.000
(b) Trade payables	181.989	110.938	59.581
(c) Other current liabilities	1458.741	1461.873	706.964
(d) Short-term provisions	0.464	0.365	0.019
<b>Total Current Liabilities (4)</b>	<b>2126.486</b>	<b>2259.848</b>	<b>766.564</b>
<b>TOTAL</b>	<b>5400.531</b>	<b>5785.434</b>	<b>5554.394</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	4377.553	4385.165	4489.541
(ii) Intangible Assets	0.872	0.955	1.070
(iii) Tangible assets capital work-in-progress	34.716	3.798	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 loans and advances	186.982	174.039	115.330
(e) Other Non-current assets	0.000	0.000	0.000
<b>Total Non-Current Assets</b>	<b>4600.123</b>	<b>4563.957</b>	<b>4605.941</b>

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(2) Current assets			
(a) Current investments	0.000	0.000	0.000
(b) Inventories	675.444	1021.434	707.905
(c) Trade receivables	68.962	148.434	174.648
(d) Cash and bank balances	39.539	50.468	63.962
(e) Short-term loans and advances	16.463	1.141	1.938
(f) Other current assets	0.000	0.000	0.000
<b>Total Current Assets</b>	<b>800.408</b>	<b>1221.477</b>	<b>948.453</b>
<b>TOTAL</b>	<b>5400.531</b>	<b>5785.434</b>	<b>5554.394</b>

**PROFIT & LOSS ACCOUNT**

	<b>PARTICULARS</b>	<b>31.03.2017</b>	<b>31.03.2016</b>	<b>31.03.2015</b>
	<b>SALES</b>			
	Income	1705.223	643.329	684.286
	Other Income	39.713	2.965	3.646
	<b>TOTAL</b>	<b>1744.936</b>	<b>646.294</b>	<b>687.932</b>
<b>Less</b>	<b>EXPENSES</b>			
	Cost of Materials Consumed	0.000	0.000	0.000
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	814.885	84.854	101.856
	Employee benefit expense	25.912	29.853	23.982
	Other expenses	214.039	209.411	211.283
	<b>TOTAL</b>	<b>1054.836</b>	<b>324.118</b>	<b>337.121</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>690.100</b>	<b>322.176</b>	<b>350.811</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	460.620	501.730	436.219
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>229.480</b>	<b>(179.554)</b>	<b>(85.408)</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	105.714	105.019	107.152
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>123.766</b>	<b>(284.573)</b>	<b>(192.560)</b>
<b>Less</b>	<b>TAX</b>	0.000	0.000	0.000
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>123.766</b>	<b>(284.573)</b>	<b>(192.560)</b>
	<b>Earnings / (Loss) Per Share (INR)</b>	<b>1.57</b>	<b>(1.34)</b>	<b>(0.91)</b>

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**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

Particulars	31.03.2017	31.03.2016	31.03.2015
Current Maturities of Long term debt	407.399	336.742	304.646
Cash generated from operations	NA	NA	NA
Net cash flows from (used in) operations	1193.345	682.950	450.907
Net cash flows from (used in) operating activities	1171.105	670.305	430.872

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Average Collection Days (Sundry Debtors / Income * 365 Days)	14.76	84.22	93.16
Account Receivables Turnover (Income / Sundry Debtors)	24.73	4.33	3.92
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	0.00	0.00	0.00
Inventory Turnover (Operating Income / Inventories)	1.02	0.32	0.50
Asset Turnover (Operating Income / Net Fixed Assets)	0.16	0.07	0.08

**LEVERAGE RATIOS**

PARTICULARS	31.03.2017	31.03.2016	31.03.2015
Debt Ratio (Borrowing + Current Liabilities) / Total Assets)	0.83	0.86	0.67
Debt Equity Ratio (Total Liability / Networth)	4.56	6.83	3.82
Current Liabilities to Networth (Current Liabilities / Net Worth)	3.43	4.55	0.98

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Fixed Assets to Networth (Net Fixed Assets / Networth)	7.11	8.83	5.75
Interest Coverage Ratio (PBIT / Financial Charges)	1.50	0.64	0.80

**PROFITABILITY RATIOS**

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Net Profit Margin ((PAT / Sales) * 100)	%	7.26	(44.23)	(28.14)
Return on Total Assets ((PAT / Total Assets) * 100)	%	2.29	(4.92)	(3.47)
Return on Investment (ROI) ((PAT / Networth) * 100)	%	19.94	(57.27)	(24.64)

**SOLVENCY RATIOS**

PARTICULARS		31.03.2017	31.03.2016	31.03.2015
Current Ratio (Current Assets / Current Liabilities)		0.38	0.54	1.24
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)		0.06	0.09	0.31
G-Score Ratio Financial (Networth / Total Assets)		0.11	0.09	0.14
G-Score Ratio Debt (Debts / Equity Capital)		3.60	1.60	1.41
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		0.38	0.54	1.24

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

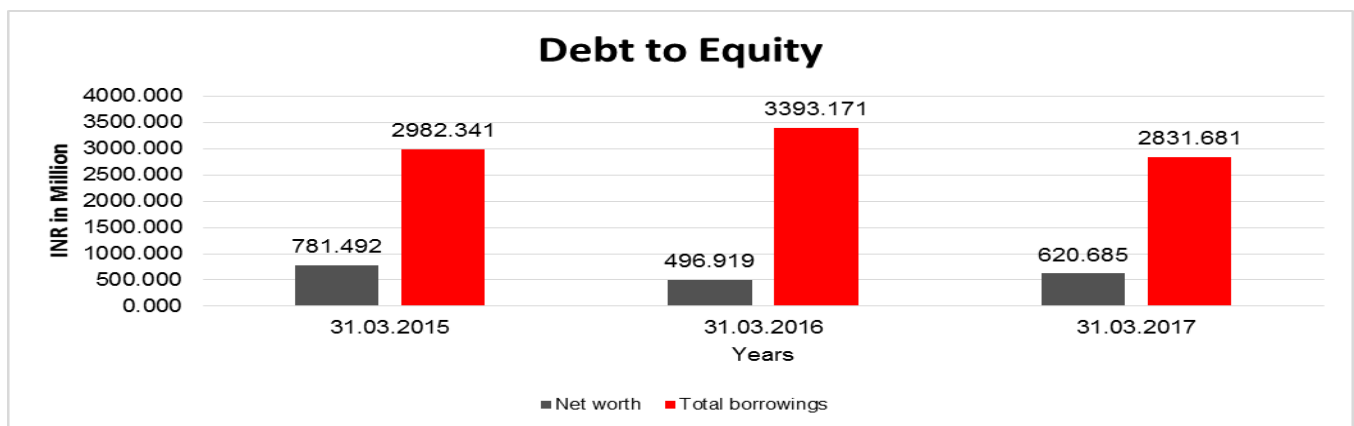
**FINANCIAL ANALYSIS**  
**[all figures are INR Million]**

**DEBT EQUITY RATIO**

Particular	31.03.2015 (INR In Million)	31.03.2016 (INR In Million)	31.03.2017 (INR In Million)
Share Capital	2120.584	2120.584	787.338
Reserves & Surplus	(1339.092)	(1623.665)	(166.653)
Money received against share warrants	0.000	0.000	0.000

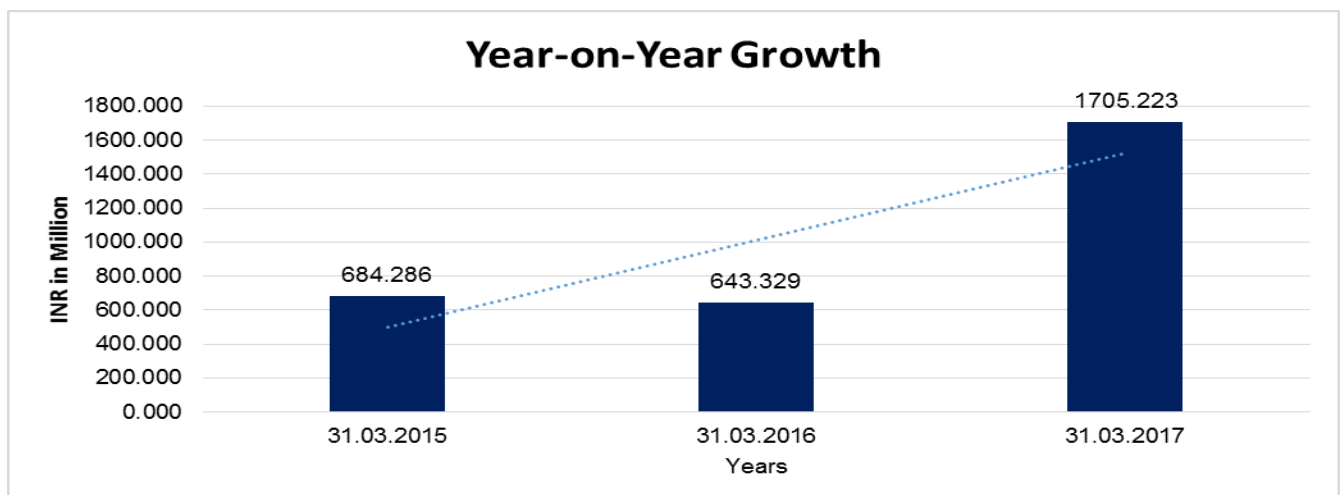
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Share Application money pending allotment	0.000	0.000	0.000
<b>Net worth</b>	<b>781.492</b>	<b>496.919</b>	<b>620.685</b>
Long-term borrowings	2677.695	2369.757	1938.990
Short term borrowings	0.000	686.672	485.292
Current maturities of long-term debts	304.646	336.742	407.399
<b>Total borrowings</b>	<b>2982.341</b>	<b>3393.171</b>	<b>2831.681</b>
<b>Debt/Equity ratio</b>	<b>3.816</b>	<b>6.828</b>	<b>4.562</b>



**YEAR-ON-YEAR GROWTH**

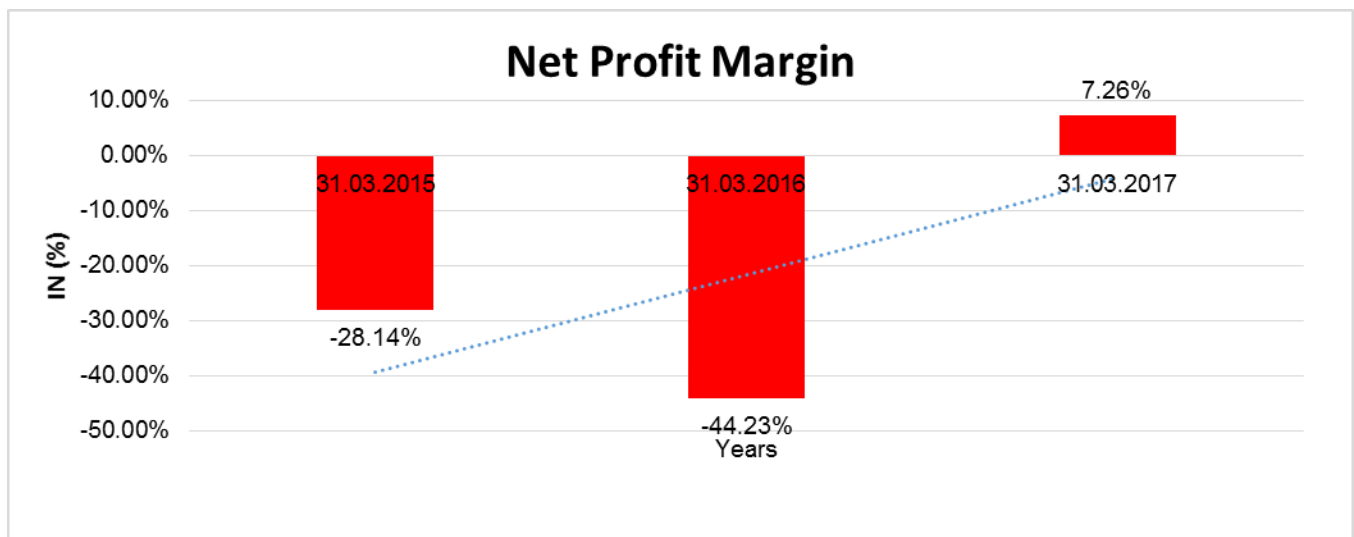
Year on Year Growth	31.03.2015	31.03.2016	31.03.2017
	(INR In Million)	(INR In Million)	(INR In Million)
Sales	684.286	643.329	1705.223
		<b>(5.985)</b>	<b>165.062</b>



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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)
Sales	684.286	643.329	1705.223
Profit/ (Loss)	(192.560)	(284.573)	123.766
	<b>(28.14 %)</b>	<b>(44.23 %)</b>	<b>7.26 %</b>



**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

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

#### CORPORATE INFORMATION

Subject is a private Company domiciled in India and incorporated under the Companies Act, 1956 on August 17, 2005. The Company is a joint venture between Horizon Ventures V (incorporated under the laws of Mauritius) and City Corporation Limited (a Company promoted by City group). The Company is currently engaged in the business of operating retail mall known as Amanora Town Centre and development and sale of commercial property known as Amanora Chambers and residential spaces known as Neo Towers in Amanora Park Town at Pune. The Company's Corporate Identification Number (CIN) is U45209PN2005PTC021147.

#### UNSECURED LOANS:

(INR In Million)

Particulars	As on 31.03.2017	As on 31.03.2016
<b>LONG TERM BORROWING</b>		
Intercorporate deposits	485.292	686.672
<b>Total</b>	<b>485.292</b>	<b>686.672</b>

#### INDEX OF CHARGE:

SN O	SRN	CHAR GE ID	CHARGE HOLDER NAME	DATE OF CREAT ION	DATE OF MODIFICA TION	DATE OF SATISFAC TION	AMOUNT	ADDRESS
1	G88416 847	100175 059	INDIABUL LS	15/02/2 018	06/03/2018	-	2550000000.0	M - 62 & 63FIRST

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			HOUSING FINANCE LIMITED					FLOOR, CONNAUGHT PLACENEW DELHIDE11000 1IN
2	G39291 455	100086 046	ICICI BANK LIMITED	14/03/2 017	-	-	1500000000.0	ICICI BANK TOWER, NEAR CHAKLI CIRCLE, OLD PADRA ROADVADODA RAGU390007IN
3	G78994 852	103291 35	PUNJAB NATIONA L BANK	20/12/2 011	-	27/02/2018	3500000000.0	LARGE CORPORATE BRANCHMAKE R TOWER 'E', GROUND FLOOR, CUFFE PARADE,MUM BAIMH400005I N
4	B24496 036	101313 91	IDBI TRUSTEE SHIP SERVICE S LIMITED	14/11/2 008	-	07/11/2011	5500000000.0	ASIAN BLDG., GROUND FLOOR, 17, R.KAMANI MARG,BALLAR D ESTATE,MUMB AI- 400 001.MH400001I N
5	A53536 264	100953 43	CENTRAL BANK OF INDIA	14/03/2 008	-	27/12/2008	500000000.0	CORPORATE FINANCE BRANCH,1ST FLOOR,MNO BUILDING, FORTMUMBAI MH400023IN

**FIXED ASSETS:**

**Tangible assets**

- Land
- Buildings
- Plant and equipment
- Furniture and fixtures
- Office equipment

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- Computer equipments

**Intangible assets**

- Brands and trade marks
- Brands
- Computer software



**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 records 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 73.14
UK Pound	1	INR 93.85
Euro	1	INR 83.55

**INFORMATION DETAILS**

Information Gathered by :	SUP
Analysis Done by :	VIV
Report Prepared by :	KVT

**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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