

MIRA INFORM REPORT

| | |
|---------------|------------|
| Report No. : | 528151 |
| Report Date : | 03.09.2018 |

IDENTIFICATION DETAILS

| | |
|--|---|
| Name : | DS-MAX PROPERTIES PRIVATE LIMITED |
| Registered Office : | Office No.1854, 30th B Cross, 17th Main, I Stage, 5th Block, HBR Layout Bangalore – 560043, Karnataka |
| Tel. No.: | 91-80-33189990/ 25439990 |
| Country : | India |
| Financials (as on) : | 31.03.2017 |
| Date of Incorporation : | 18.01.2007 |
| CIN No.: [Company Identification No.] | U70102KA2007PTC041508 |
| Capital Investment / Paid-up Capital : | INR 17.000 Million |
| GSTN : [Goods & Service Tax Registration No.] | 29AACCD6168M1Z3 |
| IEC No.: [Import-Export Code No.] | 0714032085 |
| TIN No: | 29810761356 |
| PAN No.: [Permanent Account No.] | AACCD6168M |
| Legal Form : | Private Limited Liability Company |
| Line of Business : | Construction Activity. (Registered Activity and Also Confirmed by management) |
| No. of Employees : | 1000 (Approximately) |

RATING & COMMENTS

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

MIRA's Rating :

A

| Credit Rating | Explanation | Rating Comments |
|---------------|-----------------|---|
| A | Acceptable Risk | Business dealings permissible with moderate risk of default |

| | |
|----------------------------|---|
| Status : | Satisfactory |
| Payment Behaviour : | Slow but correct |
| Litigation : | Clear |
| Comments : | <p>DS-Max Properties Private Limited (DSM) is involved in real estate development, mainly in the Bangalore real estate market. The company was incorporated in the year 2017 and is based in Bangalore, Karnataka. It is an established company having satisfactory track records.</p> <p>For the financial year ended 2017, the company has witnessed a growth in its revenue and has achieved decent profit margin at 10.86% (approx.)</p> <p>The company possesses sound financial profile marked by healthy net worth base along with comfortable debt level of the company.</p> <p>However, the rating strength is partially offset by highly competitive real estate business.</p> <p>Trade relations are reported as fair. Business is active. Payment terms are seems to be slow but correct.</p> <p>In view of the aforesaid, the company can be considered for business dealings at usual trade terms and conditions.</p> |

NOTES:

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

ECGC Country Risk Classification List

| Country Name | Previous Rating (31.12.2017) | Current Rating (01.04.2018) |
|--------------|---------------------------------|--------------------------------|
| 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 | ICRA |
| Rating | Long term Rating (BBB) |
| Rating Explanation | Moderate degree of safety and moderate credit risk. |
| Date | 18.01.2018 |

| | |
|---------------------------|---|
| Rating Agency Name | ICRA |
| Rating | Short term Rating (A3) |
| Rating Explanation | Moderate degree of safety and higher credit risk. |
| Date | 18.01.2018 |

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 03.09.2018

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 PARTED BY

| | |
|----------------------|----------------|
| Name : | Mr. Somanatham |
| Designation : | AVP Finance |
| Contact No.: | 91-80-33189990 |
| Date : | 03.09.2018 |

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LOCATIONS

| | |
|----------------------------|--|
| Registered Office : | Office No.1854, 30th B Cross, 17th Main, I Stage, 5th Block, HBR Layout Bangalore – 560043, Karnataka, India |
| Tel. No.: | 91-80-33189990/ 25439990 |
| Fax No.: | 91-80-25434455 |
| E-Mail : | economic@dsgroupworld.in contact@dsmaxproperties.com somanatham@dsgroupworld.in |
| Website : | www.dsmaxproperties.com |

DIRECTORS

As on 31.03.2018

| | |
|------------------------------|---|
| Name : | Mr. Satish Velankany Kilaparthi |
| Designation : | Managing Director |
| Address : | No.6, Live In Apartment Shankar Reddy Lane, Chelikere, Bangalore-560043, Karnataka, India |
| Date of Birth/Age : | 19.06.1977 |
| Qualification : | MBA |
| Date of Appointment : | 28.01.2007 |
| PAN No.: | AKVPS4426R |
| DIN No: | 01927752 |
| Name : | Mrs. Asha Satish |
| Designation : | Director |
| Address : | No-06, 122/6, Flat 04, Livin Apartment, Shankar Reddy Lane, Behind Kalyan Nagar Depot, Cheli Kere, Bangalore-560043, Karnataka, India |
| Date of Birth/Age : | 16.12.1980 |
| Qualification : | Masters in Interior Decorations |
| Date of Appointment : | 28.01.2007 |
| PAN No.: | AHWPR3975J |
| DIN No: | 01927761 |
| Name : | Patanashetti Dayanand Sangappa |
| Designation : | Director |
| Address : | Flat No. 401, DS Max Saffron No. 16, Coconut Garden, Doddabanaswadi, Bangalore-560043, Karnataka, India |
| Date of Birth/Age : | 01.06.1980 |
| Qualification : | CS |
| Date of Appointment : | 27.01.2008 |
| PAN No.: | ANEPP1993Q |
| DIN No: | 02315522 |

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KEY EXECUTIVES

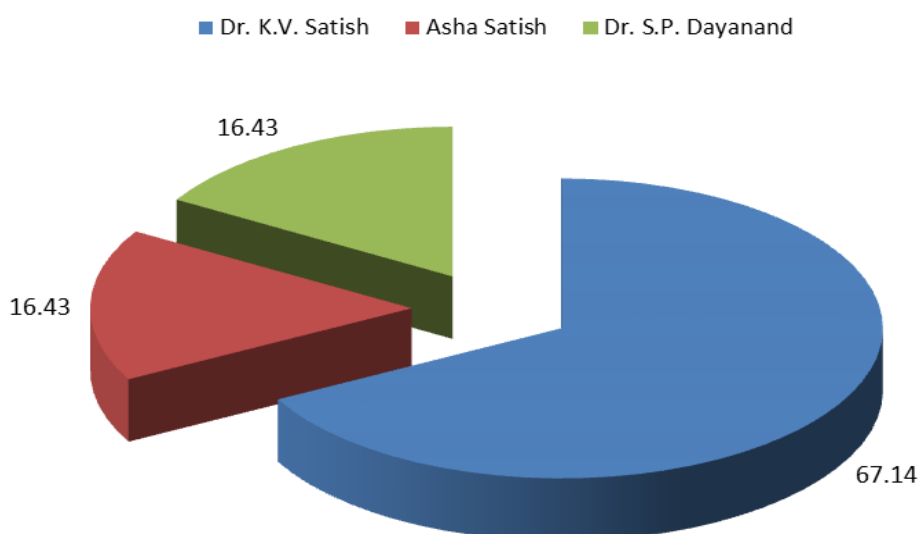
| | |
|----------------------|--|
| Name : | Kumar Sanjay and Company |
| Designation : | Company Secretaries |
| Address : | S-5, 2ND Floor, Greater Kailash-I, New Delhi-110048, India |
| Email: | sanjayfcs@gmail.com sanjayfcs@yahoo.in |
| Name : | Mr. Somanatham |
| Designation : | AVP Finance |

MAJOR SHAREHOLDERS

As on 31.03.2017

| Names of Shareholders | No. of Shares | % of Holding |
|-----------------------|----------------|---------------|
| Dr. K.V. Satish | 1070932 | 67.14 |
| Asha Satish | 262034 | 16.43 |
| Dr. S.P. Dayanand | 262034 | 16.43 |
| Total | 1595000 | 100.00 |

Share holding pattern



Equity Share Break up (Percentage of Total Equity)

As on: 30.09.2017

| Category | Percentage |
|--|---------------|
| Promoters (Individual/Hindu Undivided Family – Indian) | 100.00 |
| Total | 100.00 |

BUSINESS DETAILS

| | | |
|------------------------------|---|--------------------------------------|
| Line of Business : | Construction Activity. (Registered Activity and Also Confirmed by management) | |
| Products / Services : | Item Code No. | Products/Services Description |
| | 99531121 | Multi-Dwelling Apartment |
| | 410 | Constructions of Buildings |
| Brand Names : | Not Available | |
| Agencies Held : | Not Available | |
| Exports : | Not Divulged | |
| Imports : | Not Divulged | |
| Terms : | | |
| Selling : | Advance Payment and L/C | |
| Purchasing : | Cheque | |

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 : | -- |

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| | | | |
|---------------------------|---|---|--|
| | Contact No.: | -- | |
| | Since How Long Known : | -- | |
| | Maximum Limit Dealt : | -- | |
| | Experience : | -- | |
| | Remark: | -- | |
| No. of Employees : | 1000 (Approximately) | | |
| Bankers : | Banker Name : | Dhanlaxmi Bank Limited | |
| | Branch : | Peenya Branch, PIA Bhavan, Bangalore-560058, Karnataka, India | |
| | Person Name (With Designation) : | -- | |
| | Contact Number : | -- | |
| | Name of Account Holder : | -- | |
| | Account Number : | -- | |
| | Account Since (Date/Year of Account Opening) : | -- | |
| | Average Balance Maintained : | -- | |
| | Credit Facilities Enjoyed (CC/OD/Term Loan) : | -- | |
| | Account Operation : | -- | |
| | Remark : | -- | |
| | <ul style="list-style-type: none"> • TJSB Sahakari Bank Limited, Jayanagar, Bangalore-560011, Karnataka, India • State Bank of India, Electronic City, Off Hosur Road, Bengaluru-560060, Karnataka, India • Andhra Bank, 40/1, Ground Floor, SS Grand, 10th Main Road, 100 Feet Road, Pilla Reddy Lay Out, Dodda Banasawa, Bengaluru-560043, Karnataka, India • Bank of Maharashtra, # 2C/7 34, Kalyan Nagarh, R.B.R. Layout, Bangalore-560043, Karnataka, India • Oriental Bank of Commerce, Frazer Town Branch, Bangalore-560005, Karnataka, India | | |
| Facilities : | Secured Loan | 31.03.2017 (INR in Million) | 31.03.2016 (INR in Million) |
| | Long-term Borrowings | | |
| | Rupee term loans from banks | 873.476 | 1446.600 |
| | Loans taken for vehicles | 0.000 | 0.162 |
| | Total | 873.476 | 1446.762 |

| | |
|--|---|
| Auditors : | |
| Name : | Y. K. Anand and Company Chartered Accountants |
| Address : | 172/3, 1st Floor, Kathriguppe Main Road, Vivekananda Nagar, BSK 3Rd Stage, Bangalore, Karnataka, India |
| Income-tax PAN of auditor or auditor's firm : | AAAFY9832E |
| Memberships : | Not Available |
| Collaborators : | Not Available |
| Associates/Subsidiaries : | Not Available |

CAPITAL STRUCTURE

AS ON: 31.03.2017

Authorised Capital :

| No. of Shares | Type | Value | Amount |
|---------------|---------------|----------------|---------------------|
| 2000000 | Equity Shares | INR 100/- each | INR 200.000 Million |

Issued, Subscribed & Paid-up Capital :

| No. of Shares | Type | Value | Amount |
|---------------|---------------|----------------|---------------------|
| 1595000 | Equity Shares | INR 100/- each | INR 159.500 Million |

FINANCIAL DATA
[All figures are in 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 | 159.500 | 119.500 | 119.500 |
| (b) Reserves and Surplus | 743.400 | 510.537 | 365.766 |
| (c) Money received against share warrants | 0.000 | 0.000 | 0.000 |
| (2) Share Application money pending allotment | 0.000 | 13.885 | 0.000 |
| Total Shareholders' Funds (1) + (2) | 902.900 | 643.922 | 485.266 |
| (3) Non-Current Liabilities | | | |
| (a) long-term borrowings | 873.476 | 1446.762 | 925.884 |
| (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) | 873.476 | 1446.762 | 925.884 |
| (4) Current Liabilities | | | |
| (a) Short-term borrowings | 0.000 | 0.000 | 0.000 |
| (b) Trade payables | 77.139 | 71.700 | 100.002 |
| (c) Other current liabilities | 502.236 | 582.782 | 770.188 |
| (d) Short-term provisions | 78.243 | 95.473 | 99.991 |
| Total Current Liabilities (4) | 657.618 | 749.955 | 970.181 |
| TOTAL | 2433.994 | 2840.639 | 2381.331 |
| II. ASSETS | | | |
| (1) Non-current assets | | | |
| (a) Fixed Assets | | | |
| (i) Tangible assets | 83.742 | 88.910 | 97.952 |
| (ii) Intangible Assets | 0.000 | 0.000 | 0.000 |
| (iii) Tangible assets capital work-in-progress | 148.427 | 98.041 | 80.526 |
| (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) | 1.434 | 2.473 | 4.757 |
| (d) Long-term loans and advances | 773.983 | 557.425 | 405.655 |
| (e) Other Non-current assets | 0.000 | 0.000 | 0.000 |
| Total Non-Current Assets | 1007.586 | 746.849 | 588.890 |

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| | | | |
|-----------------------------------|-----------------|-----------------|-----------------|
| (2) Current assets | | | |
| (a) Current investments | 0.500 | 0.500 | 0.000 |
| (b) Inventories | 1199.233 | 1770.916 | 1502.101 |
| (c) Trade receivables | 13.659 | 14.852 | 14.911 |
| (d) Cash and bank balances | 58.295 | 129.682 | 151.487 |
| (e) Short-term loans and advances | 101.388 | 133.609 | 93.083 |
| (f) Other current assets | 53.333 | 44.231 | 30.859 |
| Total Current Assets | 1426.408 | 2093.790 | 1792.441 |
| | | | |
| TOTAL | 2433.994 | 2840.639 | 2381.331 |

PROFIT & LOSS ACCOUNT

| | PARTICULARS | 31.03.2017 | 31.03.2016 | 31.03.2015 |
|-------------|---|-------------------|-------------------|-------------------|
| | SALES | | | |
| | Total Revenue from operations | 2144.747 | 2122.264 | 2104.612 |
| | Other Income | 13.198 | 4.436 | 7.773 |
| | TOTAL | 2157.945 | 2126.700 | 2112.385 |
| | | | | |
| Less | EXPENSES | | | |
| | Cost of Materials Consumed | 1395.925 | 1240.554 | 1298.370 |
| | Employee benefit expense | 207.323 | 274.664 | 325.770 |
| | CSR expenditure | 3.878 | 2.869 | 3.269 |
| | Other expenses | 144.792 | 157.122 | 139.258 |
| | Prior period items | (117.671) | 0.000 | 0.000 |
| | TOTAL | 1634.247 | 1675.209 | 1766.667 |
| | | | | |
| | PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION | 523.698 | 451.491 | 345.718 |
| | | | | |
| Less | FINANCIAL EXPENSES | 206.518 | 204.083 | 133.641 |
| | | | | |
| | PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION | 317.180 | 247.408 | 212.077 |
| | | | | |
| Less | DEPRECIATION/ AMORTISATION | 14.209 | 17.777 | 26.590 |
| | | | | |
| | PROFIT/ (LOSS) BEFORE TAX | 302.971 | 229.631 | 185.487 |
| | | | | |
| Less | TAX | 70.108 | 84.860 | 64.294 |
| | | | | |
| | PROFIT/ (LOSS) AFTER TAX | 232.863 | 144.771 | 121.193 |
| | | | | |
| | Earnings / (Loss) Per Share (INR) | 145.97 | 121.15 | 101.42 |

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| Particulars | | | 31.03.2018 |
|--------------------------------|--|--|------------|
| Sales Turnover (Approximately) | | | 2150.000 |

Expected Sales (2018-2019): INR 2750.000 Million

The above information has been parted by Mr. Somanatham (AVP Finance)

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 |
| Net cash flows from (used in) operations | 802.768 | (270.941) | (108.989) |
| Net cash flows from (used in) operating activities | 733.699 | (353.517) | (182.322) |

KEY RATIOS

EFFICIENCY RATIOS

| PARTICULARS | 31.03.2017 | 31.03.2016 | 31.03.2015 |
|--|------------|------------|------------|
| Average Collection Days [Sundry Debtors / Income * 365] | 2.32 | 2.55 | 2.59 |
| Account Receivables Turnover [Income / Sunday Debtors] | 157.02 | 142.89 | 141.14 |
| Average Payment Days [Sundry Creditors / Purchases * 365] | 20.17 | 21.10 | 28.11 |
| Inventory Turnover [Operating Income / Inventories] | 0.44 | 0.25 | 0.23 |
| Asset Turnover [Operating Income / Net Fixed Assets] | 2.26 | 2.42 | 1.94 |

LEVERAGE RATIOS

| PARTICULARS | 31.03.2017 | 31.03.2016 | 31.03.2015 |
|--|------------|------------|------------|
| Debt Ratio [(Borrowing + Current Liabilities) / Total Assets] | 0.63 | 0.77 | 0.80 |

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| | | | | |
|--|--|------|------|------|
| Debt Equity Ratio (Borrowings / NetWorth) | | 0.97 | 2.25 | 1.91 |
| Current Liabilities to Networth (Current Liabilities / NetWorth) | | 0.73 | 1.16 | 2.00 |
| Fixed Assets to NetWorth (Net Fixed Assets / NetWorth) | | 0.26 | 0.29 | 0.37 |
| Interest Coverage Ratio [PBIT / Financial Charges] | | 2.54 | 2.21 | 2.59 |

PROFITABILITY RATIOS

| PARTICULARS | | 31.03.2017 | 31.03.2016 | 31.03.2015 |
|---|-----|------------|------------|------------|
| Net Profit Margin [(PAT / Sales) * 100] | (%) | 10.86 | 6.82 | 5.76 |
| Return on Total Assets [(PAT / Total Assets) * 100] | (%) | 9.57 | 5.10 | 5.09 |
| Return on Investment (ROI) [(PAT / NetWorth) * 100] | (%) | 25.79 | 22.48 | 24.97 |

SOLVENCY RATIO

| PARTICULARS | | 31.03.2017 | 31.03.2016 | 31.03.2015 |
|--|--|------------|------------|------------|
| Current Ratio [Current Assets / Current Liabilities] | | 2.17 | 2.79 | 1.85 |
| Quick Ratio [(Current Assets - Inventories) / Current Liabilities] | | 0.35 | 0.43 | 0.30 |
| G-Score Ratio Financial [NetWorth / Total Assets] | | 0.37 | 0.23 | 0.20 |
| G-Score Ratio Debt [Debts / Equity Capital] | | 5.48 | 12.11 | 7.75 |
| G-Score Ratio Liquidity [Total Current Assets / Total Current Liabilities] | | 2.17 | 2.79 | 1.85 |

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

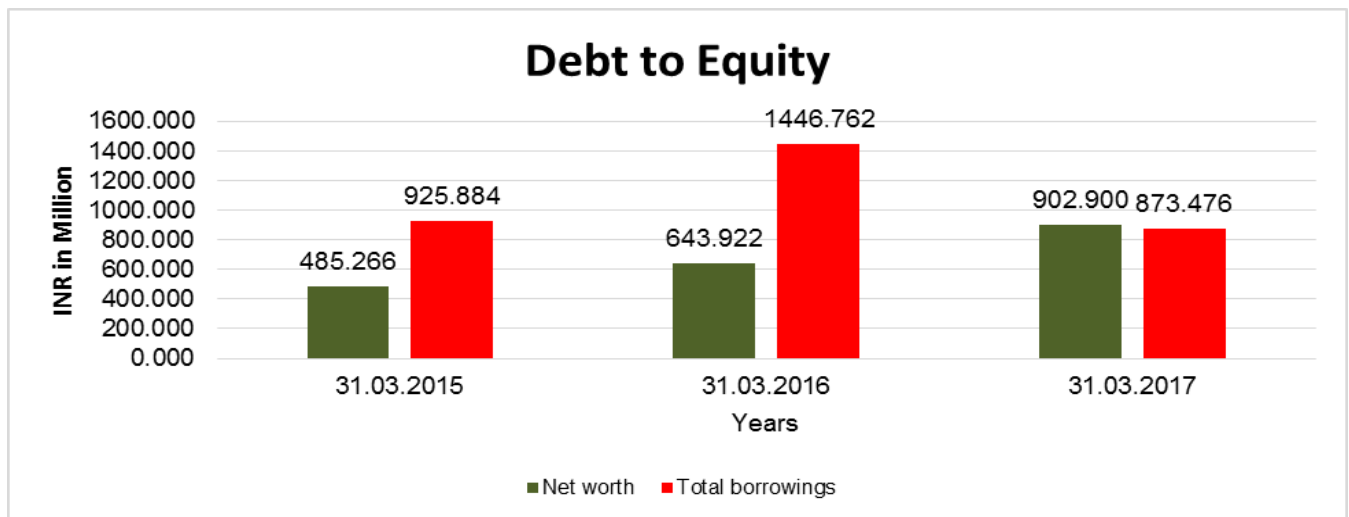
FINANCIAL ANALYSIS
[all figures are in INR Million]

DEBT EQUITY RATIO

| Particular | 31.03.2015 | 31.03.2016 | 31.03.2017 |
|------------|------------------|------------------|------------------|
| | (INR In Million) | (INR In Million) | (INR In Million) |

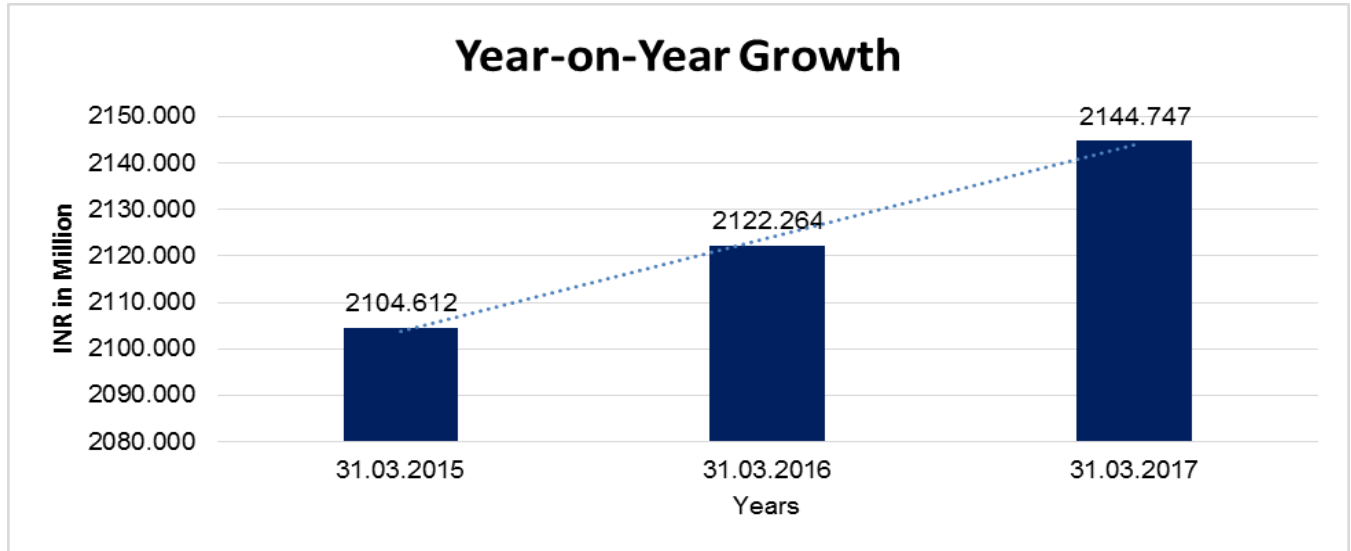
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| | | | |
|--------------------------|----------------|-----------------|----------------|
| Share Capital | 119.500 | 119.500 | 159.500 |
| Reserves & Surplus | 365.766 | 510.537 | 743.400 |
| Net worth | 485.266 | 643.922 | 902.900 |
| Long-term borrowings | 925.884 | 1446.762 | 873.476 |
| Short term borrowings | 0.000 | 0.000 | 0.000 |
| Total borrowings | 925.884 | 1446.762 | 873.476 |
| Debt/Equity ratio | 1.908 | 2.247 | 0.967 |



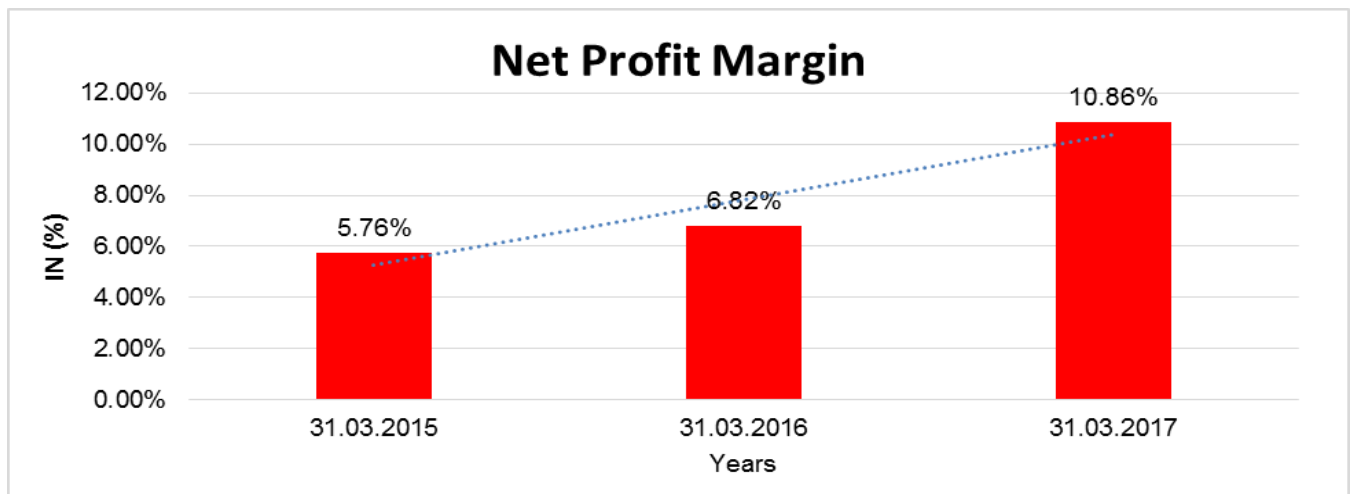
YEAR-ON-YEAR GROWTH

| Year on Year Growth | 31.03.2015 (INR In Million) | 31.03.2016 (INR In Million) | 31.03.2017 (INR In Million) |
|---------------------|--------------------------------|--------------------------------|--------------------------------|
| Sales | 2104.612 | 2122.264 | 2144.747 |
| | | 0.839 | 1.059 |



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 | 2104.612 | 2122.264 | 2144.747 |
| Profit/ (Loss) | 121.193 | 144.771 | 232.863 |
| | 5.76 % | 6.82 % | 10.86 % |



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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 | Yes |
| 17 | Details of sister concerns | No |
| 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 four years | Yes |
| 27 | Reasons for variation <> 20% | -- |
| 28 | Estimation for coming financial year | Yes |
| 29 | Profitability for last three years | Yes |
| 30 | Major shareholders, if available | Yes |
| 31 | External Agency Rating, if available | Yes |
| 32 | Litigations that the firm/promoter involved in | -- |
| 33 | Market information | -- |
| 34 | Payments terms | Yes |
| 35 | Negative Reporting by Auditors in the Annual Report | No |

OPERATIONS

In Financial Year 2017, the Company reported revenues from operations approx. INR 2157.900 Million, in comparison to previous year INR 2126.700 Million. Net profit after tax, was approx. INR 232.863 Million, an increase of 61% from INR 144.771 Million in the previous year. The Company's Balance Sheet as at 31st March, 2017 record a healthy position with a net worth approx. INR 902.900 million, an increase by 43.31% approx., in comparison to last year approx. INR 630.000 Million.

OUTLOOK

In light of their future vision of the Company's businesses, the main objective is to expand their real estate value chain and to focus on the future real estate projects currently executed by the Company, enhance the Company's capabilities and increase the financial efficiency in compliance with laws and regulations laid by various enactments. The Company is well placed to maximize from emerging socio-economic changes like; Demonetization, GST, and most recently RERA, 2016. The Company has done business through a number of evolutions in the Real Estate world over the years and is best positioned to encounter the strategic approaches to meet markets of the future.

BACKGROUND

Subject the Company was incorporated under Companies Act, 1956 on January 18, 2007 to carry on the business of promotion and development of properties, group housing, construction of residential, commercial, office buildings and apartments, forming and development of layouts, dealing in properties, construction of bridges, roads, road-house, auto-courts, holiday-camps, contractors, and to appropriate any part or/parts of the property of the company for the purpose of promotion and development of properties, construction of residential, commercial, office buildings and apartments, forming and development of layouts, dealing in properties, construction of bridges, roads, holiday-camp, apartment, bungalow, flat, lodge, hermitage, villa, cottage, hut cabin, castle, kiosk, suites, chalets, saloon, club-house, grill room, coffee house, canteen, café, bar, ale-house, discotheque and other like places for the accommodation of visitors and guests.

INDEX OF CHARGES

| SN o | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modifica tion | Date of Satisfa ction | Amount | Address |
|---------|---------------|---------------|-------------------------------|---------------------|-----------------------------|-----------------------------|-------------|--|
| 1 | H061375 66 | 100199 608 | TJSB Sahakari Bank Limited | 02/08/201 8 | - | - | 250000000.0 | No.19, Aloka Mansion, 3rd Block,10th B Main Road, Jayanagar, Bangalore KA560011I N |

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| | | | | | | | | |
|---|---------------|---------------|-------------------------------|----------------|---|---|-------------|---|
| 2 | G946654 86 | 100193 215 | Andhra Bank | 28/07/201 8 | - | - | 100000000.0 | KODATHI BRANCH, SITE NO 117/1, KODATHI GATE,KO DATHIVILL AGE, BANGALO RE EAST TALUQ, VARTHUR HOBLBeng aluruKA56 0035IN |
| 3 | G543317 23 | 100124 594 | DHANLAXMI BANK LIMITED | 16/09/201 7 | - | - | 115000000.0 | Peenya Branch,PIA BhavanBA NGALORE KA560058I N |
| 4 | G531471 46 | 100122 644 | TJSB Sahakari Bank Limited | 08/08/201 7 | - | - | 150000000.0 | Jayanagar Bangalore KA560011I N |
| 5 | G450999 59 | 100100 827 | State Bank of India | 09/05/201 7 | - | - | 240000000.0 | ELECTRO NIC CITY, OFF HOSUR ROADBEN GALURUK A560060IN |
| 6 | G350439 59 | 100075 727 | Andhra Bank | 20/12/201 6 | - | - | 142500000.0 | 40/1, Ground Floor, SS Grand, 10TH MAIN ROAD,100 FEET ROAD, PILLA REDDY LAY OUT, DODDA BANASAW ABengalur uKA56004 3IN |

| | | | | | | | | |
|----|---------------|---------------|------------------------------|----------------|----------------|---|-------------|--|
| 7 | G043215 50 | 100028 763 | BANK OF MAHARASHTR A | 07/05/201 6 | - | - | 150000000.0 | # 2C/7 3 4, Kalyan NagarH.R. B.R. LayoutBan galoreKA5 60043IN |
| 8 | C824192 50 | 106276 60 | Oriental Bank of Commerce | 31/12/201 5 | 18/03/20 16 | - | 160000000.0 | Frazer Town Branch,Ba ngaloreKA 560005IN |
| 9 | C711841 96 | 105858 88 | Bank of Maharashtra | 11/08/201 5 | 19/11/20 15 | - | 10000000.0 | No.2C, 734, HRBR Layout,Kal yan Nagar, Banawadi Bangalore KA560043I N |
| 10 | C711835 03 | 105858 87 | Bank of Maharashtra | 11/08/201 5 | 19/11/20 15 | - | 20000000.0 | No.2C, 734, HRBR Layout,Kal yan Nagar, Banawadi Banaglore KA560043I N |

FIXED ASSETS

- Land
- Building
- Furniture and Fixture
- Computer
- Plant and Machinery
- Vehicle
- Computer Accessories
- Computer Software

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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 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 70.93 |
| UK Pound | 1 | INR 92.36 |
| Euro | 1 | INR 82.84 |

INFORMATION DETAILS

| | |
|----------------------------------|-----|
| Information Gathered by : | AKY |
| Analysis Done by : | DIV |
| Report Prepared by : | MTN |

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 | 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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