

Press Release

Aashiyana Promoters and Developers Private Limited (APDPL)

09 February, 2017

Rating Downgraded

Total Bank Facilities Rated*	Rs.50.00 Cr
Long Term Rating	SMERA D (Downgraded from SMERA B/Stable)

*Refer Annexure for details

Rating Rationale

SMERA has downgraded the rating assigned to the above mentioned bank facilities of Aashiyana Promoters and Developers Private Limited to 'SMERA D (read as SMERA D)' from SMERA B (read as SMERA B).

List of key rating drivers and their detailed description

Strengths:

Experienced promoters and second line of management: Mr. Sanjeev Kumar, Mr. Raushan Prakash and Mr. Alok Vatsa have more than two decades of experience in the real estate industry.

Weaknesses:

Delays in debt servicing: The rating reflects delays in servicing of debt obligations.

Analytical approach: SMERA has taken a standalone view of the financial and business risk profiles of APDPL.

Applicable Criteria

- Application of Financial Ratios and Adjustments: <https://www.smera.in/criteria-fin-ratios.htm>
- Default Recognition: <https://www.smera.in/criteria-default.htm>

About the Rated Entity

APDPL, established in 2007, is a Special Purpose Vehicle (SPV) of the Delhi-based Newtech Group. The company has undertaken the construction of a group housing complex in Gautam Budh Nagar, Uttar Pradesh.

In FY2016, APDPL reported Profit after Tax (PAT) of Rs.0.31 crore on operating income of Rs.16.85 crore against PAT of Rs.0.35 crore on operating income of Rs.11.83 crore in FY2015.

About the Project

La-Galaxia, a group housing complex in Gautam Budh Nagar, Uttar Pradesh comprises 554 units. The company has received advances of Rs.131.05 crore as on January 2017.

Status of non-cooperation with previous CRA (if applicable): Not Applicable

Any other information: Not Applicable

Rating History for the last three years:

Name of Instrument /Facilities	FY 2017			FY 2016		FY 2015		FY 2014	
	Scale	Amount (Rs. Crore)	Rating with Outlook	Date	Rating	Date	Rating	Date	Rating
Term Loan	LT	50.00	SMERA D (Downgraded from SMERA B/Stable)	31 Oct, 2015	SMERA B/Stable (Reaffirmed)	3 June, 2014	SMERA B/Stable (Assigned)	-	-

***Annexure – Details of instruments rated:**

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Ratings/Outlook
Term Loan	N.A	N.A	Not Available	50.00	SMERA D (Downgraded from SMERA B/Stable)

Note on complexity levels of the rated instrument:

<https://www.smerra.in/criteria-complexity-levels.htm>

Contacts:

Analytical	Rating Desk
Vinayak Nayak, Head – Ratings Operations, SMERA Bond Ratings Tel: 022-67141190 Email: vinayak.nayak@smerra.in	Varsha Bist Sr. Executive Tel: 022-67141160 Email: varsha.bist@smerra.in
Shashank Shukla, Rating Analyst, Tel: 011-4973 1302 Email: shashank.shukla@smerra.in	

ABOUT SMERA

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