

Catch Realty Private Limited (CRPL)

Catch Realty Private Limited: Assigned

Facility	Amount (Rs. Crore)	Rating/Outlook
Term Loan	6.90	SMERA B/Stable (Assigned)

SMERA has assigned rating of '**SMERA B**' (read as **SMERA B**) to the above mentioned bank facility of Catch Realty Private Limited (CRPL). The outlook is "**Stable**".

CRPL is an Indore-based company, incorporated in 2006, by Mr. Sanjay Laddha and Mrs. Mamta Laddha, Directors. The company plans to set up a hotel in Indore, Madhya Pradesh at a cost of Rs.21.59 crore to be funded through a term loan and promoters contribution of Rs.14.69 crore. Construction of the project began in November 2015 and is expected to be completed by end of March, 2017. Commercial operations are expected to commence from April, 2017. The project debt-equity is comfortable at 0.31 times. The rating also notes the competition from other hotels in the nearby areas.

However, the rating draws comfort from the experienced promoters. Mr. Sanjay Laddha, Director has over 20 years of experience in the hospitality industry.

Rating Sensitivity Factors

- Timely completion of project without cost overruns
- Generating sufficient cash flows to meet term debt obligations

Outlook-Stable

SMERA believes that the outlook on CRPL's rated facilities will remain stable over the medium term on account of the company's experienced management and scope for hotels in Indore. The outlook may be revised to 'Positive' if the company achieves the expected occupancy and ARR rates. Conversely, the outlook may be revised to 'Negative' in case of decline in occupancy levels leading to lower cash accruals or if the company undertakes sizeable debt-funded capex resulting in weakening of the debt protection metrics.

About the Company

CRPL was incorporated in 2006 by Mr. Sanjay Laddha and Mrs. Mamta Laddha. The company plans to set up a hotel in Indore with a garden, restaurant and club house by March, 2017.

Contacts:

Analytical	Business Development
Mr. Mohit Jain Vice President – Ratings Operations, Tel: +91-22-6714 1105 Cell: 9619911017 Email: mohit.jain@smera.in	Mr. Suman M Vice President – Business Development, Corporate Ratings Tel: +91-22-6714 1151 Cell: +91-9892306888 Email: suman.m@smera.in

Catch Realty Private Limited (CRPL)

ABOUT SMERA

SMERA Ratings Limited is a joint initiative of SIDBI, Dun & Bradstreet Information Services India Private Limited (D&B) and leading public and private sector banks in India. SMERA is registered with SEBI as a Credit Rating Agency and accredited by Reserve Bank of India. For more details, please visit www.smera.in.

Disclaimer: A SMERA rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. SMERA ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, SMERA, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. SMERA is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings. SMERA ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.smera.in) for the latest information on any instrument rated by SMERA.