



**Press Release**  
**Shivpriya Realtors LLP**  
**October 27, 2023**

**Rating Reaffirmed and Issuer not co-operating**

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Bank Loan Ratings	35.00	ACUITE BB-   Reaffirmed   Issuer not co-operating*	-
<b>Total Outstanding Quantum (Rs. Cr)</b>	35.00	-	-

**Rating Rationale**

Acuite has reaffirmed the long term rating of '**ACUITE BB-' (read as ACUITE double B minus)** on the Rs.35.00 crore bank facilities of Shivpriya Realtors LLP (SRL). The rating continues to be flagged as "Issuer Not-Cooperating" and is based on the best available information.

**About the Company**

SRL is a Pune based firm established in 2013 by Mr. Prakash Dhariwal and Mr. Umesh Kothawade. The firm is engaged in development of commercial projects. SRL is part of Vasudha group which is into development of residential and commercial projects since 2006. SRL has one ongoing project currently, i.e. V-18 at Balewadi (Pune) which is also its first project with total saleable area of 1.35 lakh square feet to construct 73 units. The 73 units being constructed includes three restaurants (Ground Floor and top terrace), two showrooms (ground and first floor) and 68 offices (10 offices on each floor except fifth and sixth floor). The total project cost is Rs.89.52 crore and the total sale proceeds expected is Rs.164.35 crore.

**Non-cooperation by the issuer/borrower:**

Acuite has been requesting for data, information and undertakings from the rated entity for conducting surveillance & review of the rating. However, the issuer/borrower failed to submit such information before the due date.

Acuite believes that information risk is a critical component in such ratings, and non-cooperation by the issuer along with unwillingness to provide information could be a sign of potential deterioration in its overall credit quality.

This rating is, therefore, being flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuite's policies.

**Limitation regarding information availability:**

The rating is based on information available from sources other than the issuer / borrower (in the absence of information provided by the issuer / borrower). Acuite endeavored to gather information about the entity / industry from the public domain. Therefore, Acuite cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

**Rating Sensitivity**

"No information provided by the issuer / available for Acuite to comment upon."

**All Covenants**

None

**Liquidity Position**

"No information provided by the issuer / available for Acuite to comment upon."

**Outlook**

Not Applicable

**Other Factors affecting Rating**

Not Applicable

## Key Financials

Particulars	Unit	FY 21 (Actual)	FY 20 (Actual)
Operating Income	Rs. Cr.	106.67	88.76
PAT	Rs. Cr.	4.11	2.07
PAT Margin	(%)	3.85	2.33
Total Debt/Tangible Net Worth	Times	0.17	0.75
PBDIT/Interest	Times	3.91	1.95

## Status of non-cooperation with previous CRA

Not Applicable

## Any other information

None

## Applicable Criteria

- Default Recognition: <https://www.acuite.in/view-rating-criteria-52.htm>
- Application Of Financial Ratios And Adjustments: <https://www.acuite.in/view-rating-criteria-53.htm>
- Real Estate Entities: <https://www.acuite.in/view-rating-criteria-63.htm>

## Note on Complexity Levels of the Rated Instrument

In order to inform the investors about complexity of instruments, Acuite has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuite's categorisation of the instruments across the three categories is based on factors like variability of the returns to the investors, uncertainty in cash flow patterns, number of counterparties and general understanding of the instrument by the market. It has to be understood that complexity is different from credit risk and even an instrument categorized as 'Simple' can carry high levels of risk. For more details, please refer Rating Criteria "Complexity Level Of Financial Instruments" on [www.acuite.in](http://www.acuite.in).

## Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook
11 Aug 2022	Term Loan	Long Term	35.00	ACUITE BB- (Downgraded and Issuer not co-operating*)
18 May 2021	Term Loan	Long Term	35.00	ACUITE BB (Issuer not co-operating*)
04 Mar 2020	Term Loan	Long Term	35.00	ACUITE BB   Stable (Reaffirmed)

## Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Complexity Level	Quantum (Rs. Cr.)	Rating
Union Bank of India	Not Applicable	Term Loan	Not available	Not available	Not available	Simple	35.00	ACUITE BB-   Reaffirmed   Issuer not co-operating*

## Contacts

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### About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI) for Bank Loan Ratings under BASEL-II norms in the year 2012. Acuité has assigned ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.

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