

## Press Release

### Pluto Plaza Private Limited (PPPL)

18 April, 2018



#### Rating Assigned

<b>Total Bank Facilities Rated*</b>	Rs.35.00cr.
<b>Long Term Rating</b>	SMERA B+/Stable

\* Refer Annexure for details

#### Rating Rationale

SMERA has assigned the long term rating to 'SMERA B+'(read as SMERA single B plus) to the Rs.35.00 crore bank facility of Pluto Plaza Pvt. Ltd. (PPPL). The outlook is 'Stable'.

Pluto Plaza Private Limited (PPPL) was incorporated in 2005. The directors are Mr. Hanuman Khedaria, Ms. MamtaKhedaria, and Ms. AlkaKadmwala. It is engaged in development of construction of shopping mall of around 3.5 lakh square feet (sqft) with the name 'Pluto Plaza'. The shopping mall construction was started in early 2017 and is expected to be completed by April 2019.

#### Key Rating Drivers

##### **Strengths**

- **Location advantage and state of the art infrastructure**

Rourkela presently has only one mall. Hence, this property is expected to have healthy demand amongst the brand conscious people in the vicinity. Moreover, the mall would be strategically located close to the airport and educational institutions such as BijuPatnaik University and NIT which provides comfort in terms of footfall. The mall has plans for lower basement(LB), basement(B), lower ground(LG), ground(G), first(1st), second(2nd), third(3rd), fourth(4th) floors with LB, B, LG already completed which constitutes of about 30 per cent of the time of construction of the project. The parking area has arrangement for 350-400 four wheelers and 250 two wheelers.

The company has approached various brands like Big Bazaar, Lifestyle, Reliance Trends, Central, Pantaloons and other leading brands thus aiming to cater to middle class and upper class of the section. The mall plans to have marriage banquet, PVR cinemas, food court, apparels and accessories. Food court is expected to have fine dine, multi-cuisine restaurants, themed restaurants and open food court.

##### **Weaknesses**

- **Project implementation risk**

The mall is exposed to time and cost overruns. The total cost of the project is Rs. 79.04 crore to be funded through share capital including unsecured loans of Rs. 25.50 crore, Term loan of Rs. 35.00 crore, advances from parties of Rs.11.54 crore and security deposit of Rs.7.00 crore. The commercial operation is expected to start from April 2019.

- **Offtake risk**

A large portion of the project remains unsold. The company is exposed to off take risk since the project is expected to be completed by April 2019. Any delay in the project.

#### **Analytical Approach**

SMERA has considered the standalone business and financial risk profiles of Pluto Plaza Pvt. Ltd. (PPPL).

#### **Outlook: Stable**

SMERA believes that the outlook on PPPL's rated facilities will remain Stable over the medium term on account of its experienced management. The outlook may be revised to 'Positive' in case of timely completion of the project without cost overruns. Conversely, the outlook may be revised to 'Negative' in case of inordinate project delays.

## About the Rated Entity - Key Financials

	Unit	FY17 (Actual)	FY16 (Actual)	FY15 (Actual)
Operating Income	Rs. Cr.	-	-	-
EBITDA	Rs. Cr.	-	-	-
PAT	Rs. Cr.	-	-	-
EBITDA Margin	(%)	-	-	-
PAT Margin	(%)	-	-	-
ROCE	(%)	-	-	-
Total Debt/Tangible Net Worth	Times	-	-	-
PBDIT/Interest	Times	-	-	-
Total Debt/PBDIT	Times	-	-	-
Gross Current Assets (Days)	Days	-	-	-

**Status of non-cooperation with previous CRA (if applicable):** On 16th March 2018 ICRA Limited has migrated Pluto Plaza Pvt. Ltd. (PPPL) LongTerm Issuer Rating to the non-cooperating category.

## Any other information

Not Applicable

## Applicable Criteria

- Default Recognition - <https://www.smerra.in/criteria-default.htm>
- Financial Ratios And Adjustments - <https://www.smerra.in/criteria-fin-ratios.htm>

## Note on complexity levels of the rated instrument

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

## Rating History (Upto last three years)

None

## \*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	Not Applicable	Not Applicable	Not Applicable	35.00	SMERA B + /Stable(Reaffirmed)

## Contacts

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