



**Press Release**  
**SANAYA REALTIES PRIVATE LIMITED**  
**September 25, 2025**  
**Rating Downgraded and Issuer not co-operating**

| Product                            | Quantum (Rs. Cr) | Long Term Rating                                  | Short Term Rating |
|------------------------------------|------------------|---------------------------------------------------|-------------------|
| Bank Loan Ratings                  | 12.00            | ACUITE B-   Downgraded   Issuer not co-operating* | -                 |
| Total Outstanding Quantum (Rs. Cr) | 12.00            | -                                                 | -                 |
| Total Withdrawn Quantum (Rs. Cr)   | 0.00             | -                                                 | -                 |

\* The issuer did not co-operate; based on best available information.

### Rating Rationale

Acuite has downgraded the long-term rating to '**ACUITE B-**' (read as **ACUITE B minus**) from '**ACUITE B**' (read as **ACUITE B**) on the Rs. 12.00 crore bank facilities of Sanaya Realities Private Limited (SRPL). The rating continues to be flagged as "Issuer Not-Cooperating" and is downgraded on account of information risk.

### About the Company

Sanaya Realities Private Limited (SRPL) is a Mumbai based company established in 1979 by Mr. Satish Sutaria and Mr. Vikas Sutaria. The company is engaged in the development of commercial and residential projects in Mumbai and Pune. SRPL is presently executing a redevelopment residential project under the name 'Sanaya Elysium' in Mulund (Mumbai).

### Unsupported Rating

Not Applicable

### 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

This rating is based on information available from sources other than the issuer / borrower (in the absence of information provided by the issuer / borrower). Acuite endeavoured to gather information about the entity/industry from the public domain. Any rating with the suffix 'Issuer not cooperating' is assigned without any management interaction with the issuer entity or any data / information from the entity. Sometimes this non co-operation by a rated entity may be due to a result of deterioration in the credit risk profile of the entity. 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."

**Liquidity Position**

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

**Outlook**

Not Applicable

**Other Factors affecting Rating**

None

## Key Financials

| Particulars                   | Unit    | FY 24 (Actual) | FY 23 (Actual) |
|-------------------------------|---------|----------------|----------------|
| Operating Income              | Rs. Cr. | 0.08           | 7.35           |
| PAT                           | Rs. Cr. | 0.01           | 0.00           |
| PAT Margin                    | (%)     | 16.93          | 0.04           |
| Total Debt/Tangible Net Worth | Times   | 0.32           | 0.67           |
| PBDIT/Interest                | Times   | 168.00         | 130.44         |

### Status of non-cooperation with previous CRA

Not Applicable

### Any other information

None

### Applicable Criteria

- Infrastructure Sector: <https://www.acuite.in/view-rating-criteria-51.htm>
- 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>

### Note on complexity levels of the rated instrument

In order to inform the investors about complexity of instruments, Acuité has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuité'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                                                  |
|-------------|--------------------------------|-----------|-----------------|-----------------------------------------------------------------|
| 01 Jul 2024 | Term Loan                      | Long Term | 12.00           | ACUITE B (Downgraded & Issuer not co-operating* from ACUITE B+) |
| 04 Apr 2023 | Term Loan                      | Long Term | 12.00           | ACUITE B+ (Reaffirmed & Issuer not co-operating*)               |
| 11 Jan 2022 | Term Loan                      | Long Term | 12.00           | ACUITE B+ (Reaffirmed & Issuer not co-operating*)               |

\* The issuer did not co-operate; based on best available information.

#### Annexure - Details of instruments rated

| Lender's Name | ISIN                    | Facilities   | Date Of Issuance        | Coupon Rate             | Maturity Date           | Quantum (Rs. Cr.) | Complexity Level | Rating                                                               |
|---------------|-------------------------|--------------|-------------------------|-------------------------|-------------------------|-------------------|------------------|----------------------------------------------------------------------|
| Indian Bank   | Not avl. /<br>Not appl. | Term<br>Loan | Not avl. /<br>Not appl. | Not avl. /<br>Not appl. | Not avl. /<br>Not appl. | 12.00             | Simple           | ACUITE B-   Downgraded  <br>Issuer not co-operating* (from ACUITE B) |

\* The issuer did not co-operate; based on best available information.

#### Disclosure of list of non-cooperative issuers

- Listed :- [https://www.acuite.in/Non-Cooperative\\_Issuer\\_Listed.php](https://www.acuite.in/Non-Cooperative_Issuer_Listed.php)
- Unlisted :- [https://www.acuite.in/Non-Cooperative\\_Issuer\\_Unlisted.php](https://www.acuite.in/Non-Cooperative_Issuer_Unlisted.php)

## Contacts

|                                                          |                                                                                                               |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Mohit Jain<br>Chief Analytical Officer-Rating Operations | <b>Contact details exclusively for investors and lenders</b>                                                  |
| Abhishek Singh<br>Analyst-Rating Operations              | Mob: +91 8591310146<br>Email ID: <a href="mailto:analyticalsupport@acuite.in">analyticalsupport@acuite.in</a> |

### 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.

**Disclaimer:** An Acuité 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. Ratings assigned by Acuité 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, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité 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. Ratings assigned by Acuité 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.acuite.in](http://www.acuite.in)) for the latest information on any instrument rated by Acuité. Please visit <https://www.acuite.in/faqs.htm> to refer FAQs on Credit Rating.

**Note:** None of the Directors on the Board of Acuité Ratings & Research Limited are members of any rating committee and therefore do not participate in discussions regarding the rating of any entity.