

Press Release

Bengal Shrachi Housing Development Limited

November 25, 2019



Rating Update

Total Bank Facilities Rated*	Rs.70.00 Cr. #
Long Term Rating	ACUITE BBB- Issuer not co-operating*

Refer Annexure for details

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

Acuité has reviewed long-term rating of '**ACUITE BBB-**' (**read as ACUITE triple B minus**) on the Rs.70.00 crore bank facilities of BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED (BSHDL). This rating is now an indicative rating and is based on best available information.

Incorporated in 1997, Bengal Shrachi Housing Development Limited is a joint sector entity promoted by West Bengal Housing Board (WBHB) and Shrachi Developers Private Limited. The company was floated to embark the development of housing projects on a large scale in urban and rural areas of West Bengal. Over the last two decades, BSHDL has completed both residential projects namely Greenwood Nook, Greenwood Park, Greenwood Park extension, Greenwood Sonata and Greenwood Elements, and three commercial projects – Junction mall in Durgapur, Block by Block in New-Town and Synthesis Business Park at Rajarhat.

Non-cooperation by the issuer/borrower

Acuité 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 due date.

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

Applicable Criteria

- Default Recognition - <https://www.acuite.in/view-rating-criteria-52.htm>
- Financial Ratios And Adjustments - <https://www.acuite.in/view-rating-criteria-53.htm>

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). Acuité endeavoured to gather information about the entity / industry from the public domain. Therefore, Acuité cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

About the Rated Entity - Key Financials

	Unit	FY19 (Actual)	FY18 (Actual)	FY17 (Actual)
Operating Income	Rs. Cr.	21.47	22.66	18.91
EBITDA	Rs. Cr.	(2.79)	(12.91)	(9.13)
PAT	Rs. Cr.	(9.72)	(12.78)	(10.34)
EBITDA Margin	(%)	(13.01)	(56.98)	(48.30)
PAT Margin	(%)	(45.25)	(56.40)	(54.68)
ROCE	(%)	0.36	(3.09)	(2.37)
Total Debt/Tangible Net Worth	Times	(8.48)	(13.69)	(89.76)
PBDIT/Interest	Times	0.08	(0.83)	(1.15)
Total Debt/PBDIT	Times	(15.33)	(24.58)	(33.20)
Gross Current Assets (Days)	Days	5,574	5,265	6,297

Status of non-cooperation with previous CRA (if applicable)

None

Any other information

Acuité is yet to receive the latest No Default Statement (NDS) from the rated entity, despite repeated requests and follow-ups.

Rating History (Upto last three years)

Date	Name of Instrument / Facilities	Term	Amount (Rs. Cr.)	Ratings/Outlook
03-Sept-2018	Term Loan	Long Term	70.00	ACUITE BBB-/Stable (Assigned)

#Annexure – Details of instruments rated

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Cr.)	Ratings
Term Loans	Not Applicable	Not Applicable	Not Applicable	70.00	ACUITE BBB- Issuer not co-operating*

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

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About Acuité Ratings & Research:

Acuité Ratings & Research Limited (Erstwhile SMERA Ratings Limited) is a full-service Credit Rating Agency registered with the Securities and 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. Since then, it has assigned more than 6,000 credit 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 Mumbai.

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