



Press Release

SPR Construction Private Limited

January 05, 2024

Ratings

Instrument/ Facility	Amount (INR crore)	Ratings	Rating Action	Complexity Indicator
Long Term Bank Facilities	945.00 (including proposed limit of Rs. 305.60 crore)	IVR BBB-/ Negative (IVR triple B minus with Negative outlook) withdrawn	Rating reaffirmed with Negative outlook assigned and removed from rating watch with negative implications, and withdrawn	Simple
Total	945.00 (INR nine hundred and forty five crore only)			

Details of Facilities are in Annexure 1

Detailed Rationale, Key Rating Drivers, and Detailed description of the key rating drivers

Infomerics has reaffirmed and withdrawn the outstanding ratings of IVR BBB-/ Negative (IVR triple B minus with negative outlook) assigned to the bank facility of SPR Construction Private Limited with immediate effect. Infomerics assigned a 'Negative' outlook to the long-term rating, and removed the rating from rating watch with negative implications while reaffirming and withdrawing the rating. The withdrawal has been taken at the request of SPR Construction Private Limited and 'No Objection Certificate' received from the LIC Housing Finance Limited, JM Financial Credit Solution Limited, Catalyst Trusteeship Limited (taken over from Altico Capital India Limited) that have extended the facilities rated by Infomerics. [\(Key Rating Drivers and Detailed description are as per the last Press Release dated October 19, 2023\)](#)

Analytical Approach: Standalone

Applicable Criteria:

[Policy on Withdrawal of ratings](#)

[Financial Ratios & Interpretation \(Non-Financial Sector\)](#)



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[Rating Methodology for Real Estate Companies](#)

[Criteria for rating outlook](#)

About the Company

SPR Construction Private Limited (SPRCPL) was incorporated in the year 2009 by Mr. Prithviraj S Kawad. SPRCPL is engaged in acquisition and development of residential and commercial properties in South India. It is headquartered in Chennai. The company ventured into real estate with a development of 3 lakh square feet and has completed over 18 lakh square feet of development. Currently, SPR Construction Private Limited is currently developing an integrated township (SPR City) in the Chennai's northern district of Perambur. The project is jointly developed by Binny Mills, the landowners and the company with the residual revenues been shared in the proportion 40:60.

Presently the running projects in SPR Construction Private Limited are Towers A, B & H, Market of India, Villas and Bungalows and Tower C

Financials: Standalone

For the year ended* / As On	(INR crore)	
	31.03.2022	31.03.2023
	Audited	Provisional
Total Operating Income	312.48	372.25
EBITDA	-66.42	-19.29
PAT	-28.13	12.53
Total Debt	823.58	612.11
Tangible Net worth	29.29	58.89
Adjusted Tangible Net worth	135.10	134.21
EBITDA Margin (%)	-23.72	-5.72
PAT Margin (%)	-9.00	3.37
Overall Gearing Ratio (x)	28.12	10.39

**Classification as per Infomerics' standards*

Status of non-cooperation with previous CRA: Brickwork has maintained the company in "Issuer not Cooperating" category due to nonavailability of information via PR dated October 20, 2023.

Any other information: Nil



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Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2023-24)				Rating History for the past 3 years			
		Type	Amount outstanding (Rs. Crore)	Ratings		Date(s) & Rating(s) assigned in 2022-23 February 06, 2023	Date(s) & Rating(s) assigned in 2021-22 November 8, 2021 August 13, 2021		Date(s) & Rating(s) assigned in 2021-22 May 13, 2020
1.	Term Loans	Long Term	639.40	IVR BBB-/ Negative Withdrawn	IVR BBB- Rating Watch with Negative Implications	IVR BBB/ Stable	IVR BBB-/ Stable	IVR BBB-/ Stable Withdrawn	IVR BBB-/ Stable
2.	Proposed Term Loan	Long Term	305.60	IVR BBB-/ Negative Withdrawn	IVR BBB- Rating Watch with Negative Implications	IVR BBB/ Stable	IVR BBB-/ Stable	-	-
3.	Proposed Bank Guarantee	Short Term	-	-	-	Withdrawn	IVR A3	-	-

Name and Contact Details of the Rating Analyst:

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About Infomerics:

Infomerics was founded in the year 1986 by a team of highly experienced and knowledgeable finance professionals. Subsequently, after obtaining Securities Exchange Board of India registration and RBI accreditation and the activities of the company are extended to External Credit Assessment Institution (ECAI).

Adhering to best International Practices and maintaining high degree of ethics, the team of knowledgeable analytical professionals deliver credible evaluation of rating.

Infomerics evaluates wide range of debt instruments which helps corporates open horizons to raise capital and provides investors enlightened investment opportunities. The transparent, robust and credible rating has gained the confidence of Investors and Banks.



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Infomerics has a pan India presence with Head Office in Delhi, branches in major cities and representatives in several locations.

For more information visit www.infomerics.com

Disclaimer: Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change, or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information, which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term Loan 1	Long Term	-	FY2025	177.4	IVR BBB-/ Negative Withdrawn
Term Loan 2	Long Term	-	FY2027	300.0	IVR BBB-/ Negative Withdrawn
Term Loan 3	Long Term	-	FY2027	50.0	IVR BBB-/ Negative Withdrawn
Term Loan 4	Long Term	-	FY2024	71.4	IVR BBB-/ Negative Withdrawn
Term Loan 5	Long Term	-	FY2024	24.0	IVR BBB-/ Negative Withdrawn
Term Loan 6	Long Term	-	FY2024	5.6	IVR BBB-/ Negative Withdrawn
Term Loan 7	Long Term	-	FY2024	11.0	IVR BBB-/ Negative Withdrawn



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Proposed Term Loan	Long Term	-	-	305.6	IVR BBB-/ Negative Withdrawn
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Annexure 2: List of companies considered for consolidated analysis: Not Applicable.

Annexure 3: Facility wise lender details: Not Applicable

Annexure 4: Detailed explanation of covenants of the rated instrument/facilities: Not Applicable.

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com.