



Press Release

Shree Naman Developers Private Limited (SNDPL)

February 5, 2024

Ratings

Instrument / Facility	Amount (Rs. Crore)	Ratings	Rating Action	Complexity Indicator
Long Term Bank Facilities	44.50	IVR D	Downgraded	Simple
Total	44.50	(Rupees Forty four Crore and Fifty Lakhs Only)		

Details of Facilities are in Annexure 1

Detailed Rationale:

Infomerics has downgraded the ratings of the bank facilities of Shree Naman Developers Private Limited on account of continuous delays in the debt servicing by the company.

Key Rating Sensitivities:

Upward Factors

- Timely servicing of debt obligations for at least 90 days.

List of Key Rating Drivers with Detailed Description

Key Rating Weaknesses

Delays in servicing of debt obligations

There have been continuous delays for 2-3 days every month in debt servicing by the company, latest delay being in the month of January 2024.

Analytical Approach: Standalone

Applicable Criteria:

[Default Recognition Policy](#)

[Criteria for assigning rating outlook](#)

[Rating Methodology for Real Estate Entities](#)

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

Liquidity – Poor



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The liquidity position of the company is poor as the company is unable to repay its debts on timely basis. Further, there are ongoing delays in repayment of term loans latest being in the month of January 2024.

About the Company

Shree Naman Developers Private Limited (SNDPL) is the flagship company of Shree Naman Group. The group has been associated with real estate development since 1993. The group is present in Realty, Hospitality, Energy and Hospital verticals and Financials Services. SNDPL has completed several high value premium residential projects namely Shree Naman Towers, Shree Naman Plaza, Saarthi and Naman Residency, also completed various commercial projects namely Naman Center, Naman Corporate Link, Naman Chambers, Trent House and Naman Midtown etc. Further Shree Naman Group has developed around 15 lakh sq. ft. total saleable area of residential (mainly 1/2/3 BHK towers) and commercial (mainly offices, showrooms and retail shops) projects, spread in Mumbai.

SNDPL is currently executing two projects namely Shree Naman Habitat and Shree Naman Premier are located at Mumbai region. In the Habitat project includes commercial as well as residential units and in Premier project there is only residential units having mixed unit composition of 1 BHK, 2 BHK & 3 BHK flats, with total saleable area of 5,89,856 square feet.

Financials (Standalone)*:

	(Rs. Crore)	
For the year ended / As on	31-Mar-2022 (Audited)	31-Mar-2023 (Audited)
Total Operating Income	23.40	110.29
EBITDA	-1.41	13.94
PAT	9.79	-6.35
Total Debt	1567.41	1795.91
Adjusted Tangible Net worth	645.02	619.26
EBITDA Margin (%)	-6.02	12.64
PAT Margin (%)	12.20	-3.85
Adjusted Overall Gearing Ratio (times)	2.43	2.90

*Classification as per Infomerics standards



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Status of non-cooperation with previous CRA: Brickwork Ratings India Private Limited in its press release dated April 12, 2023 has continued to classify the ratings for bank loan facilities of SNDPL under Issuer Not Cooperating category.

Any other information: None

Rating History for last three years:

Sr. No.	Name of Instrument / Facilities	Type	Current Ratings (Year 2022-23)		Rating History for the past 3 years		
			Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2022-23 (Dec 01, 2022)	Date(s) & Rating(s) assigned in 2021-22	Date(s) & Rating(s) assigned in 2020-21
1.	Rupee Term Loan	Long Term	44.50	IVR D	IVR BBB- / Stable	–	–



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About Infomerics:

Infomerics Valuation and Rating Private Ltd (Infomerics) was founded in the year 1986 by a team of highly experienced finance professionals for research and risk evaluation. Infomerics commenced its activities as External Credit Assessment Institution after obtaining registration from Securities Exchange Board of India (SEBI) and accreditation from Reserve Bank of India (RBI).

Adhering to best international practices and maintaining high degree of ethics, the team of analysts at Infomerics deliver quality credit ratings. Infomerics evaluates wide range of debt instruments which helps corporates access to financial markets and provides investors credit ratings backed by in-depth research. The transparent, robust, and credible ratings have gained the confidence of investors and the banks.

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

Infomerics also has international presence with credit rating operations in Nepal through its JV subsidiary.

For more information visit www.infomerics.com.

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Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Long Term – Rupee Term Loan	–	–	March, 2026	44.50	IVR D

Annexure 2: List of companies considered for consolidated analysis: Not Applicable

Annexure 3: Facility wise lender details

<https://www.infomerics.com/admin/prfiles/len-ShreeNaman-Developers-feb24.pdf>

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.