



Press Release

Silver Oak Shops & Offices Co. Op. Housing Society Limited

August 31, 2022

Ratings:

Instrument/Facility:	Amount (INR Crore)	Ratings	Rating Action	Complexity Indicator
Bank Facility – Long Term	75.10	IVR BB+; ISSUER NOT COOPERATING* (IVR Double B Plus; ISSUER NOT COOPERATING)	Revised and migrated to Issuer Not Cooperating category	Simple
Bank Facility- Short Term	6.00	IVR A4+; ISSUER NOT COOPERATING* *(IVR A Four Plus; ISSUER NOT COOPERATING)	Revised and migrated to Issuer Not Cooperating category	Simple
Total	81.10 (Eighty one crore and ten lakh only)			

**Issuer not cooperating; based on best available information*

Details of Facility are in Annexure 1

Detailed Rationale

The revision in the ratings assigned to the bank facilities of Silver Oak Shops & Offices Co. Op. Housing Society Limited reflects lack of adequate information available about the performance of the company and the uncertainty around its credit risk. Infomerics assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its policy.



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The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating as the rating may not adequately reflect the credit risk profile of the entity, despite the rating revision.

Non-cooperation by Issuer:

Infomerics has been regularly following up with the company to provide the required data to monitor its assigned ratings to the bank facilities, vide mails communications dated 12th July 2022, 13th July 2022, 19th July 2022, 10th August 2022, 16th August 2022, 18th August 2022, 22nd August 2022 and 23rd August 2022 and concurrently over several phone calls. However, despite repeated requests by Infomerics, the company's management has not submitted all the essential details/information for surveillance exercise. Availability of information is very critical in rating exercise. In the absence of the requisite information, in consonance with SEBI guidelines, Infomerics has to assign the rating based on the best available information. Accordingly, the bank loan ratings aggregating to INR 81.10 Crore of Silver Oak Shops & Offices Co. Op. Housing Society Limited have been classified under ISSUER NOT CO-OPERATING category by Infomerics and the ratings be noted as IVR BB+/Stable: ISSUER NOT CO-OPERATING *; IVR A4+: ISSUER NOT CO-OPERATING * based on best available information.

**Issuer Not Co-operating based on best available information*

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for service sector companies](#)

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

[Guidelines on what constitutes Non-Cooperation by clients](#)

About the Company

Silver Oak Shops & Offices Co. Op Housing Society (SOCOCHS), incorporated in 2006, manages two institutes, Silver Oak College of Engineering and Technology (set up in 2009)



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and Aditya Silver Oak Institute of Technology (ASOIT) (set up in 2014) in Ahmedabad, Gujarat. The colleges offer professional courses in engineering and technology in eight specializations. The society also manages a National Skill Development Centre, a vocational training centre under the Skill India Campaign and an incubation centre. SOSOCHS is managed by Mr Shital Omprakash Agrawal (Chairman) and Mrs Poonam D Agrawal (Executive Director) having an experience of more than a decade along with daughter Anu and Sakshi Agarwal and qualified personnel.

Financials (Standalone):

(INR Crore)		
For the year ended*/As on	31-03-20	31-03-21
	Audited	Provisional
Total Operating Income	61.00	71.42
EBITDA	20.82	23.21
PAT	6.48	7.84
Total Debt	39.16	76.05
Tangible Net worth	29.16	37.01
EBITDA Margin (%)	34.13	32.50
PAT Margin (%)	10.58	10.96
Overall Gearing Ratio (x)	2.06	2.73

*as per Infomerics' standards

Status of non-cooperation with previous CRA: Issuer not cooperating by CRISIL vide press release dated Nov 24, 2020 due to non-availability of information.

Any other information: Not applicable

Rating History for last three years:

S. No	Name of Instrument/Facilities	Current Rating (Year 2022-23)			Rating History for the past 3 years		
		Type	Amount outstanding (INR Crore)	Rating	Date(s) & Rating(s) assigned in 2021-22 (June 16th 2021)	Date(s) & Rating(s) assigned in 2020-21 (April 14 th 2020)/(August 25 th 2020)	Date(s) & Rating(s) assigned in 2019-20



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1.	Term Loan	Long Term	68.75	IVR BB+; ISSUER NOT COOPER ATING*	IVR BBB- Stable	IVR BBB- Stable	-
2.	Covid Line	Long Term	5.85	IVR BB+; ISSUER NOT COOPER ATING*	IVR BBB- Stable	-	-
3.	Overdraft	Long Term	0.50	IVR BB+; ISSUER NOT COOPER ATING*	IVR BBB- Stable	IVR BBB- Stable	-
4.	Bank Guarantee	Short Term	6.00	IVR A4+; ISSUER NOT COOPER ATING*	IVR A3	IVR A3	-

**Issuer not cooperating; Based on best available information*

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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.



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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.

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, suspend 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
Long Term Bank Facility – Term Loan	68.75	-	-	-	IVR BB+; ISSUER NOT COOPERATING*
Long Term Bank Facility – Covid Line	5.85				IVR BB+; ISSUER NOT COOPERATING*
Long Term Bank Facility – Overdraft	0.50				IVR BB+; ISSUER NOT COOPERATING*
Short Term Bank Facility- Bank Guarantee**	6.00				IVR A4+; ISSUER NOT COOPERATING*

**Issuer not cooperating; Based on best available information*

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



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Annexure 3: Facility wise lender details

<https://www.infomerics.com/admin/prfiles/Len-silver-oak-aug22.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