



Press Release

Shrachi Realty Private Limited

July 23, 2025

Ratings

Instrument Facility	Amount (Rs. Crore)	Current Ratings	Previous Rating	Rating Action	Complexity Indicator
Long term Bank Facilities	50.00* (Enhanced from Rs. 30.00 Crore)	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)	Rating Re-affirmed	Simple
Total	50.00	Rupees Fifty Crores Only			

* Includes Proposed Loan of Rs. 8.40 Crore

Details of Facilities/Instrument are in Annexure 1

Facility wise lender details are at Annexure 2

Detailed explanation of covenants is at Annexure 3

Detailed Rationale

Infomerics Valuation and Rating Limited (IVR) has re-affirmed the long-term rating to IVR BBB- stable for the bank loan facilities of Shrachi Realty Private Limited (SRPL).

The rating re-affirmed to the bank facilities of Shrachi Realty Private Limited (SRPL) derives comfort from long track record of operations of the company under experienced promoters, satisfactory level of sales and profitability for the launched projects, presence of adequate land bank for future growth, sustained improvement in business performance and satisfactory capital structure with adequate debt protection metrics. However, these rating strengths are partially offset by its exposure to project execution risk, exposure to geographical concentration risk and risks relating to cyclicalities in real estate industry.

The stable outlook reflects that the company will continue to benefit from its experienced promoters and the company's established presence in the real estate segment with large land bank.

Key Rating Sensitivities:

Upward Factors



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- Timely completion of project and receipt of customer advances
- Sustenance of support from the promoters
- Healthy booking status on a sustained basis

Downward Factors

- Delay in completion of project.
- Significant cost overruns of the project.
- Lower than expected booking status.

List of Key Rating Drivers with Detailed Description

Key Rating Strengths

Established promoters with established track record of Shrachi Group

The Shrachi group has executed over 20 residential projects in Kolkata, Durgapur, Burdwan in West Bengal and has sold ~ 50, 00,000 sq ft of area. The group is managed by the Todi family under the leadership of Mr. Ravi Todi and Mr. Rahul Todi. The long experience and track record of successful completion of projects have enabled them to execute many projects. The developer has undertaken projects mainly in the residential segment with HIG, MIG and LIG ticket size and only a few projects in the commercial segments.

Strong project execution capabilities

The Company has satisfactory execution capabilities as evident from projects delivered in the past. The group is associated with renowned architects, marketing agent and consultants who have proved their mettle in the field. Further, group's current on-going projects are located in Kolkata & Jamshedpur and are equipped with modern facilities/ amenities.

Major regulatory approvals already in place for the ongoing projects

Land has already been acquired/ available and building permission has been obtained for all the ongoing projects. The group has received all the major approvals from the appropriate authority(s) which includes police department, airport authority, urban land ceiling, height



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clearance, microwave, water, electricity, fire & emergency, environmental clearance. Further, all the on-going projects are following Real Estate Regulatory Authority (RERA).

Comfortable project cost structure of the Company

Shrachi is currently developing two project out of which one new (Olivia Garden) included in FY25 with an aggregate saleable area of 9.78 lakh sq. ft. Aggregate cost and revenue of such projects is Rs.279.10 crore and Rs.395.44 crore respectively. Till March 31, 2025, the company has already sold 3.81 lakh sq.ft. (~38.95%) area.

Maintenance of DSRA and Escrow Account

The revenue from the running projects of Shrachi is routed through an escrow account maintained with the bank. The withdrawals from account will be as per the predefined waterfall mechanism giving priority to debt obligations and last to operational expenses. Shrachi also maintains a DSRA equivalent to three months interest and principal repayments provide additional comfort over the repayments of interest/debt

Key Rating Weaknesses

Intermediate stage of several ongoing projects indicating execution risk

‘Shrachi’ ongoing projects are in the mid stage of development. The company has spent around 41.26% of the total estimated project cost till March 31, 2025. However, the long experience of the Company in the real estate sector reduces the risk to an extent.

Reliance on customer advances

A major part of the cost for the on-going projects is expected to be funded out of customer advance which in turn is contingent upon the ability of the company to market its projects and timely collection of its receivables. The total project cost for all the projects was estimated at Rs. 279.10 crore to be funded by debt of Rs. 45.00 crore, promoters fund of Rs.55.00 crore and customer advances of Rs. 179.10 crore. Till March 31, 2025, the company had sold 3.81 lakh sq. ft. with a total sale value received of Rs.71.06 crore. Any delay in receipt of the customer



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receivables would impact the construction progress of the project and therefore remain the key rating monitorable.

Exposure to risks relating to cyclicalities in real estate industry

Cyclicalities in the real estate sector could lead to fluctuations in cash inflow because of volatility in realization and salability. This may impact on the debt servicing ability of the company. Shrachi will remain susceptible to the inherent cyclicalities in the real estate sector.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Real Estate Sector entities](#)
[Financial Ratios & Interpretation Non- Financial Sector](#)
[Criteria for assigning rating outlook](#)
[Policy on Default Recognition](#)
[Complexity Level of Rated Instruments/Facilities](#)

Liquidity – Adequate

Shrachi Realty Private Limited is projected to maintain an adequate level of inflow and the same is expected to increase gradually with increase in bookings/sales realization. In addition, availability of DSRA account will ensure the smooth repayments. Further, the company is likely to benefit from the resourcefulness of the promoters group. Favourable repayment structure for the debt availed for the project also provides some comfort. Overall liquidity position is expected to be adequate.

About the Company

Shrachi Realty Private Limited (SRPL) is a Private limited company incorporated on 26th July, 2007 having its registered office at Shrachi Tower, 686 Anandapur, E. M. Bypass, R. B. Connector Junction, Kolkata – 700 107. The company is a part of the Shrachi Group of Kolkata. SRPL has implemented commercial project in the past “EK Tower” in New Town Rajarhat, Kolkata and has also developed a school in Haldia which has been leased out. At present, the company is engaged in real estate development of a residential project in Jamshedpur namely “Shrachi Greens” and Haldia namely “Shrachi Olivia”.

Financials (Standalone):

(Rs. crore)



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For the year ended* As on	31-03-2023	31-03-2024
	Audited	Audited
Total Operating Income	1.48	1.42
EBITDA	-0.15	-0.18
PAT	26.35	0.19
Total Debt	9.27	20.94
Tangible Net worth*	136.05	136.24
EBITDA Margin (%)	-10.14	-12.68
PAT Margin (%)	68.55	6.29
Overall Gearing Ratio (x)	0.07	0.16
ISCR (x)	-0.37	-0.44

*as per Infomerics standards

Status of non-cooperation with previous CRA : Nil

Any other information: : Nil

Rating History for last three years:

Sl. No.	Name of Instrument/Facilities	Current Rating (Year 2025-26)			Rating History for the past 3 years		
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2024-25 Dated: May 03, 2024	Date(s) & Rating(s) assigned in 2023-24	Date(s) & Rating(s) assigned in 2022-23 Dated : March 06, 2023
1	Term Loan	Long Term	50.00*	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)		IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)

*Includes proposed Loan of Rs. 8.40 Crore

Name and Contact Details of the Rating Analyst:

Name: Om Prakash Jain

Tel: (011) 45579024

Email: opjain@infomerics.com



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About Infomerics:

Infomerics Valuation And Rating Ltd (Infomerics) [Formerly Infomerics Valuation and Rating Pvt. Ltd] 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.

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Annexure 1: Details of Facilities



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Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term Loan - 1			June 2039	3.61	(IVR Triple B Minus with Stable Outlook)
Term Loan – 2			July 2039	3.69	(IVR Triple B Minus with Stable Outlook)
Term Loan – 3			May 2040	1.50	(IVR Triple B Minus with Stable Outlook)
Term Loan – 4			June 2027	7.00	(IVR Triple B Minus with Stable Outlook)
Term Loan – 5			Sep 2027	10.30	(IVR Triple B Minus with Stable Outlook)
Term Loan – 6			Jan 2028	0.50	(IVR Triple B Minus with Stable Outlook)
Term Loan – 7			Jan 2030	15.00	(IVR Triple B Minus with Stable Outlook)
Term Loan - 8			-	8.40	(IVR Triple B Minus with Stable Outlook)

Annexure 2: Facility wise lender details:

<https://www.infomerics.com/admin/prfiles/len-shrachi-realty-jul25.pdf>

Annexure 3: Detailed explanation of covenants of the rated instrument/facilities: Not Applicable

Annexure 4: List of companies considered for consolidated analysis: 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