Infomerics Valuation and Rating Pvt. Ltd.

Press Release

Sunstream City Private Limited

March 19, 2018

Rating

Instrument	Amount	Rating	Rating Action
Non-Convertible Debentures (NCD) (Zero Coupon Bonds)	Rs.817.9 crores (present outstanding)	IVR B-/Negative Outlook ISSUER NOT COOPERATING* (pronounced IVR Single B minus with Negative Outlook ISSUER NOT COOPERATING)	Moved to ISSUER NOT COOPERATING Category from IVR B-/Negative Outlook.

*Issuer did not cooperate; based on best available information

Details of Instrument are in Annexure 1

Infomerics has moved the long term rating for outstanding Rs.817.9 crores NCD programme of Sunstream City Pvt Ltd. (SCPL) to the 'ISSUER NOT COOPERATING' category. The rating is now denoted as IVR B-/Negative Outlook ISSUER NOT COOPERATING (pronounced IVR single B minus with Negative Outlook ISSUER NOT COOPERATING). The NCDs are having a maximum tenor of 9 years from the date of issue. Instruments with this rating are considered to have high risk of default regarding timely servicing of financial obligations.

Detailed Rationale

The rating takes into consideration that the company has not submitted the monthly 'No Default Statement' as per SEBI requirement, despite repeated requests by Infomerics. Further, the company has also not paid the surveillance fee. Accordingly, the current rating action has been taken by Infomerics on the basis of best available information on the company's performance.

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

Analytical Approach & **Applicable Criteria**
Guidelines on what constitutes Non-Cooperation by clients

About the Company

Sunstream City Pvt Ltd is coming up with its first project namely 'Sunstream City' project at Mumbai. The project is located off Eastern Express Highway in Mulund and Thane region. This region is part of the Eastern suburbs of Mumbai. The company is promoted by Hubtown group. The group was incorporated in 1989 with a focus on civil engineering and development projects mainly from the government (including Ministry of Defence). Later in 2002, it was established as a public limited company. Sunstream City Pvt Ltd is promoted by Hubtown, which has been promoted by Mr. Hemant Shah (Civil Engineer) and Mr. Vyomesh Shah (Chartered Accountant) who bring with them over 25 years of experience in construction and real estate.

Status of non-cooperation with previous CRA: Not applicable

Any other information: Nil

Rating History for last three years: As per Annexure 2

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

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About Infomerics:
Infomerics commenced rating & grading operations in April 2015 after having spent over 25 years in various segments of financial services. Infomerics is registered with the Securities and Exchange Board of India (SEBI) and is gradually gaining prominence in domestic rating and/or grading space. Infomerics is striving for positioning itself as the most trusted &

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credible rating agency in the country and is gradually widening its product portfolio. Company's long experience in varied spectrum of financial services is helping it to fine tune its product offerings to best suit the market.

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 Instrument

Name of Instrument	Date of issuance	Coupon Rate/ IRR	Maturity Date	Size of issuance (Rs Crores)	Rating Assigned/ Outlook
NCD	30th March, 2016	Zero Coupon Bonds, Effective yield ~12% p.a.	Maximum tenure of 9 years	817.9	IVR B- /Negative Outlook ISSUER NOT COOPERATING

Annexure 2: Rating History

Name of Instrument	Current Ratings			Rating History			
	Type	Amount Outstanding (Rs. Crores)	Rating	Date & Rating Assigned in 2017-18	Date & Rating Assigned in 2016-17	Date & Rating Assigned in 2015-16	Date & Rating Assigned in 2014-15
Non Convertible	Long Term	817.9	IVR B-/ Negative Outlook	IVR B-/ Negative	IVR B- /Stable Outlook	Nil	Nil

Debentures			ISSUER NOT COOPERATING	Outlook (July 4, 2017)	(April 20, 2016)		