December 02, 2021

India Shelter Finance Corporation Limited: Rating withdrawn for PTCs issued under pool of mortgage loan receivables

Summary of rating action

Trust Name	Instrument*	Initial Rated Amount (Rs. Crore)	Previous Rated Amount (Rs. crore)	Current outstanding Amount (Rs. crore)	Rating Action
Sinnan IFMR Capital 2014	PTC Series A2	0.52	0.48	0.00	[ICRA]AAA(SO); Withdrawn

**Instrument details are provided in Annexure-1*

Rationale

ICRA has withdrawn the rating for pass through certificates (PTCs) issued under one mortgage loan receivables transaction originated by India Shelter Finance Corporation Limited. as tabulated above. All the payouts to the investors in the above-mentioned instrument has been made and no further payments are due to the investors.

The key rating drivers, liquidity position, rating sensitivities have not been captured as the rated instrument is being withdrawn. The previous detailed rating rationale is available at the following link: Click here

Analytical approach`

Analytical Approach	Comments
Applicable Rating Methodologies	ICRA's Policy on Withdrawal of Credit Rating Rating Methodology for Securitisation Transactions
Parent/Group Support	Not Applicable
Consolidation/Standalone	Not Applicable

About the company

India Shelter Finance Corporation Limited (ISFC) is a housing finance company incorporated in 1998 as Satyaprakash Housing Finance. The company was acquired by the current investors in September 2009. ISFC is focused on the low-cost and affordable housing segment, targeting self-employed customers in the informal low-middle income segment. The company was operating from 115 branches and had a managed portfolio of Rs. 2,198 crore as on March 31, 2021. At present, the company operates in 15 states, namely Rajasthan, Madhya Pradesh, Maharashtra, Gujarat, Chhattisgarh, Uttar Pradesh, Punjab, Uttarakhand, Odisha, Karnataka, Tamil Nadu and Haryana, Delhi, Andhra Pradesh, Telangana. ISFC offers loans to customers for home improvement, home extension, construction of dwelling units on an owned plot of land, home purchase and top up loan linked with HL (defined as loan against property as per company's product definition)

The company reported a profit of Rs.87.39 crore on a managed asset base of Rs. 2,200 crores in FY2021 vis-à-vis a profit of a profit of Rs. 46.91 crore on a managed asset base of Rs. 1,520 crores in FY2020. The company's gross and net NPAs stood at 1.78% and 1.23%, respectively, as on March 31, 2021.

Key financial indicators

India Shelter Finance Corporation Limited (ISFC)	FY2020	FY2021	H1 FY2022*
Total income	230	321	138
Profit after tax	47	87	38
Net worth	848	937	982
Gross AUM	1,520	2,199	2,516
Gross NPA (%)	1.29%	1.78%	2.68%

Source: *Company, ICRA research; All values (in Rs. crore) and ratios are as per ICRA calculations, * provisional*

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

<table>
<tr><th rowspan="3"></th><th rowspan="3">Trust Name</th><th colspan="5">Current Rating (FY2022)</th><th colspan="3">Chronology of Rating History for the past 3 years</th></tr>
<tr><th rowspan="2">Instrument</th><th rowspan="2">Initial Amount Rated (Rs. crore)</th><th rowspan="2">Amount Outstanding (Rs. crore)</th><th colspan="2">Date & Rating in FY2022</th><th>Date & Rating in FY2021</th><th>Date & Rating in FY2020</th><th>Date & Rating in FY2019</th></tr>
<tr><th>Dec 02, 2021</th><th>Jul 27, 2021</th><th>Aug 31, 2020</th><th>Aug 29, 2019</th><th>Jul 27, 2018</th></tr>
<tr><td>1</td><td>Sinnan IFMR Capital 2014</td><td>PTC Series A2</td><td>0.52</td><td>0.00</td><td>[ICRA]AAA(SO); Withdrawn</td><td>[ICRA]AAA(SO);</td><td>[ICRA]AA(SO)</td><td>[ICRA]AA(SO)</td><td>Provisional [ICRA]AA-(SO)</td></tr>
</table>

Complexity level of the rated instruments

Instrument	Complexity Indicator
PTC Series A2	Moderately Complex

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional, or legal aspects. Details on the complexity levels of the instruments, is available on ICRA's website: www.icra.in

Annexure-1: Instrument details

Trust Name	Instrument	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. Crore)	Current Rating
Sinnan IFMR Capital 2014	PTC Series A2	Oct 2014	17.00%	Aug 2028	0.00	[ICRA]AAA(SO); Withdrawn

Source: *Company*

Annexure-2: List of entities considered for consolidated analysis

Not Applicable

ANALYST CONTACTS

Abhishek Dafria
+91 22 6114 3440
abhishek.dafria@icraindia.com

Mukund Upadhyay
+91 22 6114 3411
mukund.upadhyay@icraindia.com

Vishal Oza
+91 22 61143435
vishal.oza@icraindia.com

Palak Bhatt
+91 22 6114 3400
palak.bhatt@icraindia.com

RELATIONSHIP CONTACT

Jayanta Chatterjee
+91 80 4332 6401
jayantac@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani
Tel: +91 124 4545 860
communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

About ICRA Limited:

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

For more information, visit www.icra.in

ICRA Limited

Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001
Tel: +91 11 23357940-45

Branches