

June 20, 2025

Marian Projects Private Limited: Continues to remain under issuer Non-Cooperating category

Summary of rating action

Instrument [^]	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long Term-Fund Based-Cash Credit	5.00	5.00	[ICRA]B+(Stable); ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category
Long Term-Fund Based-Term Loan	4.50	4.50	[ICRA]B+(Stable); ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category
Total	9.50	9.50	

*Issuer did not cooperate; based on best available information.

[^]Instrument details are provided in Annexure-I

Rationale

ICRA has kept the Long-Term rating of Marian Projects Private Limited in the 'Issuer Not Cooperating' category. The rating is denoted as "[ICRA]B+(Stable); ISSUER NOT COOPERATING".

As part of its process and in accordance with its rating agreement with Marian Projects Private Limited, ICRA has been trying to seek information from the entity so as to monitor its performance. Further, ICRA has been sending repeated reminders to the entity for payment of surveillance fee that became due. Despite multiple requests by ICRA, the entity's management has remained non-cooperative. In the absence of requisite information and in line with the aforesaid policy of ICRA, the rating has been continued to the "Issuer Not Cooperating" category. The rating is based on the best available information.

Please refer to the following link for the previous detailed rationale that captures Key rating drivers and their description, Liquidity position, Rating sensitivities: [Click here](#). ICRA is unable to provide the latest information because of non-cooperation by the entity.

Analytical approach

Analytical Approach	Comments
Applicable Rating Methodologies	Policy in respect of non-cooperation by the rated entity Corporate Credit Rating Methodology Realty - Commercial/Residential/Retail
Parent/Group Support	NA
Consolidation/Standalone	Standalone

About the company

In 2011, a company by the name of 'Marian Projects Private Limited' (MPPL, the company) was formed. The promoters of MPPL had earlier formed a partnership firm called 'Marian Infrastructures' in 2008. With an increase in scale of operations, MPPL was formed, although Marian Infrastructures continues to exist. MPPL is mostly engaged in residential and commercial real estate development while Marian Infrastructures is involved in construction contracts and turnkey projects. Since its inception, MPPL has delivered 560 plus homes from 16 projects. The operations of the company are managed by the two directors-Mr Ujwal D'souza and Mr Naveen Cardoza. The promoters are civil engineers and have experience of more than 20 years in the industry.

Key financial indicators

	FY2023	FY2024
Operating income	22.6	25.3
PAT	0.5	-0.9
OPBDIT/OI	23.3%	14.7%
PAT/OI	2.0%	-3.6%
Total outside liabilities/Tangible net worth (times)	10.3	12.4
Total debt/OPBDIT (times)	17.9	28.5
Interest coverage (times)	1.1	0.7

OPBDIT: Operating Profit before Depreciation, Interest, Taxes and Amortisation

Source: MCA

Status of non-cooperation with previous CRA:

CRA	Rating Action	Date of Release
CARE	CARE B(Stable) Issuer Not Cooperating	February 25, 2025

Any other information: None

Rating history for past three years

Instrument	Type	Amount Rated (Rs. Crore)	Current Rating (FY2026)	Chronology of Rating History for the past 3 years						
			Date & Rating in	FY2025		FY2024		FY2023		
			20-Jun-2025	Date	Rating	Date	Rating	Date	Rating	
1	Cash Credit	Long Term	5.00	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	24-Apr-2024	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	-	-	24-Feb-2023	[ICRA]B+ (Stable); ISSUER NOT COOPERATING
2	Term Loan	Long Term	4.50	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	24-Apr-2024	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	-	-	24-Feb-2023	[ICRA]B+ (Stable); ISSUER NOT COOPERATING

Complexity level of the rated instrument

Instrument	Complexity Indicator
Cash Credit	Simple
Term Loan	Simple

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: [Click Here](#)

Annexure-I: Instrument details

ISI N No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (RS Crore)	Current Rating and Outlook
NA	Cash Credit	-	-	-	5.00	[ICRA]B+(Stable); ISSUER NOT COOPERATING
NA	Term Loan	-	-	-	4.50	[ICRA]B+(Stable); ISSUER NOT COOPERATING

Source: Marian Projects Private Limited

Annexure-II: List of entities considered for consolidated analysis: Not Applicable

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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.

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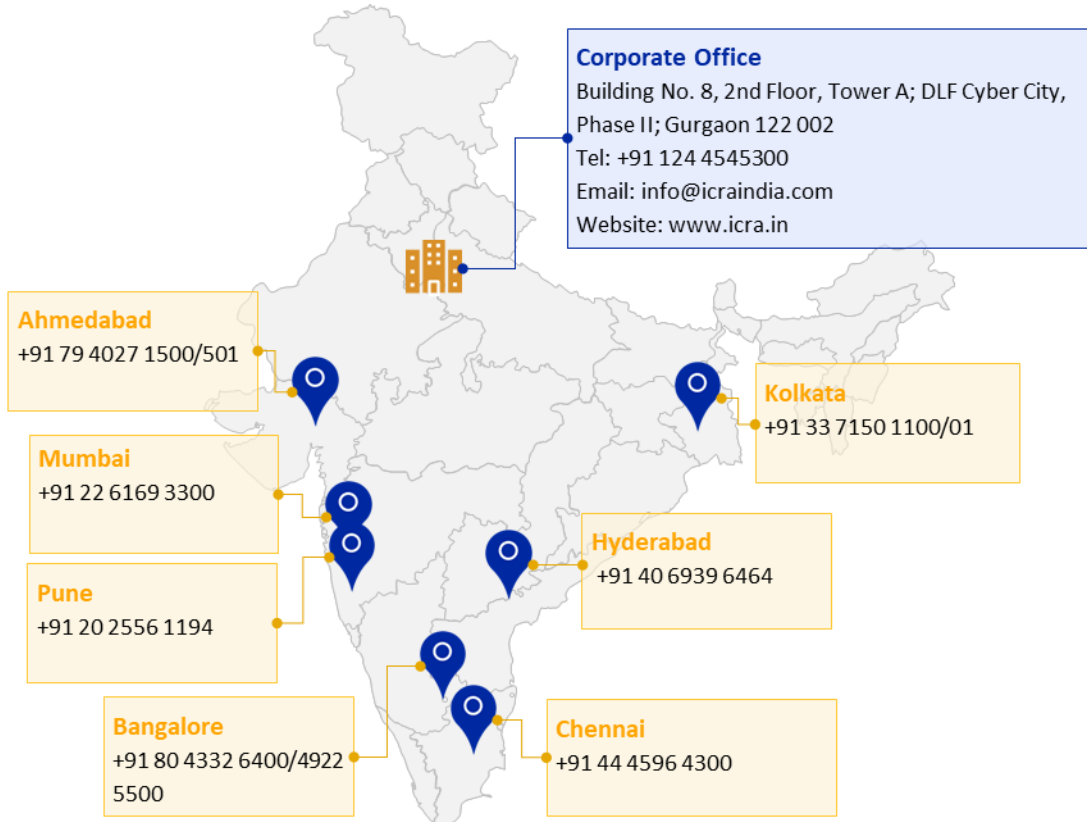


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