

May 17, 2019

SNN Spiritua Developers: Ratings withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Fund Based- Term Loan	50.0	50.0	[ICRA]BBB+ (Stable); Withdrawn
Total	50.0	50.00	

*Instrument details are provided in Annexure-1

Rationale

The rating assigned to the bank lines of the company has been withdrawn as there is no outstanding amount against the rated instrument.

Outlook: Not Applicable

Key rating drivers

Key Rating drivers has not been captured as the rated instrument is being withdrawn.

Liquidity Position: Not Applicable

Analytical approach:

Analytical Approach	Comments
Applicable Rating Methodologies	Corporate Credit Rating Methodology ICRA Policy on Withdrawal and Suspension of Credit Rating
Parent/Group Support	Not Applicable
Consolidation / Standalone	For arriving at the rating, ICRA has taken a consolidated view of SNN Spiritua Developers along with its group entities—SNN Builders Private Limited, SNN Properties LLP, Ibrox Real Estate Development Private Limited and SNN Homes LLP since all the companies operate in the same line of business, have strong operational and financial linkages and share a common management.

About the company:

SNN Spiritua Developers (SSD) is a partnership firm with SNN Builders Private Limited as the largest partner. SSD was incorporated in October 2013 and is currently undertaking a premium residential apartment project named 'Spiritua' in Banshankari, Bengaluru. The project was launched in February 2014. The project has a saleable area of 187,400 sq. ft. with a total estimated development cost (including land) of Rs 70.2 crore. As on January 2019, sales tie-up for 37% of the area has been completed and the project is complete.

At present, the SNN Group has a portfolio of seven projects (including five projects which have recently been completed) with three projects under SNN Builders Private Limited and one project each under SNN Properties LLP, SNN Homes LLP, SNN Spiritua Developers and Ibrox Real Estate Development Private Limited.

Key financial indicators

	FY2017	FY2018
Operating Income (Rs. crore)	19.1	5.2
PAT (Rs. crore)	0.0	-1.9
OPBDIT/OI (%)	0.6%	-73.7%
RoCE (%)	0.3%	-3.0%
Total Debt/TNW (times)	8.8	20.4
Total Debt/OPBDIT (times)	354.7	-15.7
Interest coverage (times)	1.6	-7.8

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for last three years:

Current Rating (FY2020)					Chronology of Rating History for the Past 3 Years		
Instrument	Type	Amount Rated (Rs. crore)	Amount Outstanding (Rs. crore)	Date & Rating	Date & Rating in FY2019	Date & Rating in FY2018	Date & Rating in FY2017
1 Term Loan	Long Term	50.0	-	May 2019 [ICRA]BBB+ (Stable) withdrawn	Apr 2018 [ICRA]BBB + (Stable)	-	Mar 2017 & May 2016 [ICRA]BBB+ (Stable)

Complexity level of the rated instrument:

ICRA has classified various instruments based on their complexity as "Simple", "Complex" and "Highly Complex". The classification of instruments according to their complexity levels is available on the website www.icra.in

Annexure-1: Instrument Details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term Loan	Jun 2016	10.2%	Dec 2018	50.0	[ICRA]BBB+ (Stable) withdrawn

Source: SNN Spiritua Developers

Annexure-2: List of entities considered for consolidated analysis- Not Applicable

Company Name	Ownership	Consolidation Approach
SNN Homes LLP	Group Company	Full Consolidation
SNN Builders Private Limited	Group Company	Full Consolidation
SNN Properties LLP	Group Company	Full Consolidation
Ibrox Real Estate Development Private Limited	Group Company	Full Consolidation

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