

July 02, 2020

Tata Housing Development Company Limited: Rating reaffirmed and withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Non-Convertible Debenture Programme	1250.0	1250.0	[ICRA]AA (Stable); Re-affirmed and withdrawn
Total	1250.0	1250.0	

*Instrument details are provided in Annexure-1

Rationale

In accordance with ICRA's policy on withdrawal and suspension, and as desired by the company, the rating has been withdrawn as the rated amount has been fully redeemed.

Key rating drivers and their description: Not Applicable

Liquidity Position: Not Applicable

Rating sensitivities

Rating sensitivities have not been captured as the ratings are being withdrawn.

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	Consolidation: ICRA has consolidated THDCL along with its operational subsidiaries, joint ventures and associate companies (mentioned in Annexure 2) on account of the strong business and financial linkages between these entities.

About the company:

Established in 1984, Tata Housing Development Company Limited is a closely held public limited company engaged in real estate development, the company is a subsidiary of Tata Sons Private Limited (TSPL) which holds 99.93% stake in the company.

THDCL's project portfolio comprises varied offerings catering to various income group segments, ranging from low cost to premium/luxury projects spread across metros and tier-I cities including Mumbai, Delhi NCR, Bangalore, Kolkata, Chennai, Pune amongst other. THDCL focuses on premium and luxury projects, while the low cost and affordable projects is undertaken by its wholly owned subsidiary, namely, Tata Value Homes Limited (TVHL).

Key financial indicators (Consolidated, Audited)

	FY2018	FY2019
Operating Income (Rs. crore)	756.2	1475.5
PAT (Rs. crore)	-318.2	-340.8
OPBDIT/OI (%)	-41.1%	-16.3%
PAT/OI (%)	-42.1%	-23.1%
Total Outside Liabilities/Tangible Net Worth (times)	4.7	3.5
Total Debt/OPBDIT (times)	-14.0	-15.5
Interest Coverage (times)	-1.5	-0.8

Status of non-cooperation with previous CRA: Not applicable

Any other information: No

Rating history for last three years:

	Instrument	Current Rating (FY2021)				Rating History for the Past 3 Years			
		Type	Amount Rated	Amount Outstanding	Rating	FY2020	FY2019		FY2018
					2-July-2020	13-Dec-2019	15-Mar-2019	24-Aug-2018	2-Feb-2018
1	NCD	Long Term	1250.0	0.0	[ICRA]AA (Stable); reaffirmed and withdrawn	[ICRA]AA (Stable)	[ICRA]AA (Stable)	[ICRA]AA (Stable)	[ICRA]AA (Stable)

Amount in Rs. crore

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
INE582L07096	NCD	10-Oct-16	8.50%	20-Apr-20	200.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07104	NCD	18-Nov-16	8.25%	27-Feb-20	200.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07112	NCD	23-Dec-16	8.19%	23-Apr-20	100.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07120	NCD	23-Dec-16	8.19%	23-Dec-19	100.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07138	NCD	24-Jan-17	8.19%	23-Apr-20	400.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07146	NCD	23-Aug-18	9.15%	27-Sep-21	100.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
INE582L07153	NCD	27-Dec-19	8.80%	26-Dec-22	100.00	[ICRA]AA (Stable); Re-affirmed and withdrawn
-	NCD	Yet to be placed	-	-	50.00	[ICRA]AA (Stable); Re-affirmed and withdrawn

Source: THDCL

Annexure-2: List of entities considered for consolidated analysis

Company Name	Ownership	Consolidation Approach
Tata Value Homes Limited	100%	Full Consolidation
Concept Developers & Leasing Limited	100%	Full Consolidation
Kriday Realty Private Limited	100%	Full Consolidation
Promont Hillside Private Limited	100%	Full Consolidation
Ardent Properties Private Limited	85%	Full Consolidation
THDC Management Services Limited	100%	Full Consolidation
Smart Value Homes (Boisar) Private Limited	100%	Full Consolidation
HLT Residency Private Limited	100%	Full Consolidation
North Bombay Real Estate Private Limited	100%	Full Consolidation
Synergizers Sustainable Foundation	100%	Full Consolidation
Technopolis Knowledge Park Limited	50%	Full Consolidation
Apex Realty Private Limited	65%	Full Consolidation
World-One Development Company Pte. Limited	100%	Full Consolidation
World-One (Srilanka) Projects Pte. Limited	100%	Full Consolidation
One Colombo Project (Private) Limited	100%	Full Consolidation
Princeton Infrastructure Private Limited	100%	Full Consolidation
Arvind and Smart Value Homes LLP	50%	Full Consolidation
Sohna City LLP	50%	Full Consolidation
One Bangalore Luxury Projects LLP	51%	Full Consolidation
HL Promoters Private Limited	51%	Full Consolidation
Smart Value Homes (New Project) LLP	51%	Full Consolidation
Kolkata-One Excelton Private Limited	51%	Full Consolidation
Promont Hilltop Private Limited	74%	Full Consolidation

Sector 113 Gatevida Developers Private Limited	51%	Full Consolidation
Smart Value Homes (Peenya Project) Private Limited	51%	Full Consolidation

ANALYST CONTACTS

Shubham Jain

+91 124 4545 306

shubhamj@icraindia.com

Anand Kulkarni

+91 226 1693 326

anand.kulkarni@icraindia.com

Ashirbad Rath

+91 80 4332 6416

ashirbad.rath@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar

+91 22 6114 3406

shivakumar@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

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ICRA Limited

Corporate Office

Building No. 8, 2nd Floor, Tower A; DLF Cyber City, Phase II; Gurgaon 122 002

Tel: +91 124 4545300

Email: info@icraindia.com

Website: www.icra.in

Registered Office

1105, Kailash Building, 11th Floor; 26 Kasturba Gandhi Marg; New Delhi 110001

Tel: +91 11 23357940-50

Branches

Mumbai + (91 22) 24331046/53/62/74/86/87
Chennai + (91 44) 2434 0043/9659/8080, 2433 0724/ 3293/3294,
Kolkata + (91 33) 2287 8839 /2287 6617/ 2283 1411/ 2280 0008,
Bangalore + (91 80) 2559 7401/4049
Ahmedabad+ (91 79) 2658 4924/5049/2008
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Pune + (91 20) 2556 0194/ 6606 9999

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