

May 29, 2024

Sumadhura Infracon 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-Term Loan	305.00	305.00	[ICRA]B+(Stable);ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category
Total	305.00	305.00	

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

[^]Instrument details are provided in Annexure-1

Rationale

ICRA has kept the Long-Term rating for the Bank facilities of Sumadhura Infracon 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 Sumadhura Infracon 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 the 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

Sumadhura Infracon Private Limited (SIPL) was formed in the year 2012 and is the flagship entity of Sumadhura Group involved

in real estate development. Mr. G Madhushudhan, holds 58% share in the company while the balance is held by his family members. The company is primarily involved in residential real estate development and is currently executing six projects with a total saleable area of 4.34 msft (company's share of 3.11 msft) in Bengaluru and Hyderabad. It has plans to launch five projects a total saleable area of 6.7 msft (company's share of 5.9 msft) in next two-three fiscals. The company is present primarily in the residential real estate segment, and has a track record of over 16 years in the sector. Recently the group has ventured into the commercial office space segment, currently developing 1.2 msf of commercial space in Bangalore.

Key financial indicators

	FY2021 (in crore)	FY2022 (in crore)
Operating income	291.40	406.65
PAT	120.84	213.16
OPBDIT/OI	100.6%	100.7%
PAT/OI	41.5%	52.4%
Total outside liabilities/Tangible net worth (times)	0.62	0.67
Total debt/OPBDIT (times)	0.42	0.38
Interest coverage (times)	0.64	0.75

Source: MCA

Status of non-cooperation with previous CRA:NA

Any other information: Not Applicable

Rating history for past three years

	Instrument	Current Rating (FY2025)				Chronology of Rating History for the past 3 years			
		Type	Amount Rated (Rs.Crore)	Amount Outstanding (Rs.Crore)	Date & Rating in	Date & Rating in FY2023	Date & Rating in FY2022		Date & Rating in FY2020
					29-May-2024		10-Dec-2021	21-Apr-2021	
1	Term-Loan	Long Term	305.00	-	[ICRA]B+ (Stable) ISSUER NOT COOPERATING	[ICRA]B+ (Stable) ISSUER NOT COOPERATING	[ICRA]BB+ (Stable) ISSUER NOT COOPERATING	[ICRA]BBB (Stable) ISSUER NOT COOPERATING	[ICRA]BBB (Positive)

Complexity level of the rated instrument

Instrument	Complexity Indicator
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 analyzing 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-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 1	Jan-17	-	Mar-20	35.70	[ICRA]B+ (Stable); ISSUER NOT COOPERATING
NA	Term-Loan 2	Jul-17	-	Jul-23	88.10	[ICRA]B+ (Stable); ISSUER NOT COOPERATING
NA	Term-Loan 3	May-18	-	Jul-22	31.20	[ICRA]B+ (Stable); ISSUER NOT COOPERATING
NA	Term-Loan 4	May-18	-	Jul-24	150.00	[ICRA]B+ (Stable); ISSUER NOT COOPERATING

Source: Sumadhura Infracon Private Limited

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

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About ICRA Limited:

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