

**Aster Infrahome Private Limited**

January 05, 2021

**Rating**

Facilities/Instruments	Amount (Rs. crore)	Ratings	Rating Action
Non -Convertible Debentures	50.00	CARE D; ISSUER NOT COOPERATING* (Single D ISSUER NOT COOPERATING*)	Rating continues to remain under ISSUER NOT COOPERATING category and Revised from CARE B+; Stable; (Single B Plus; Outlook: Stable)
<b>Total Long Term Instruments</b>	<b>50.00</b> <b>(Rs. Fifty Crore Only)</b>		

Details of facilities in Annexure-1

**Detailed Rationale and key rating drivers**

The rating has been revised on account of ongoing delays in servicing of its debt obligations due to stressed liquidity position. The interest due for December 31, 2020 has been received by the Debenture holders, however principal due has not been received.

**Key Rating Sensitivity****Positive Factors**

- Timely repayment of its debt on timely basis.

**Detailed description of the key rating drivers****Key Rating Weaknesses****Delays in servicing of debt obligations**

There has been ongoing delays in servicing of its debt obligations due to stressed liquidity position. The interest due for December 31, 2020 has been received by the Debenture holders, however principal due has not been received.

**Liquidity: Weak**

The liquidity profile of Aster Infrahome Private Limited remains weak. Due to mismatch between project receipts vis a vis the debt repayment obligations the liquidity of Aster Infrahome Private Limited remains constrained.

**Subdued real estate scenario coupled with impact of Covid-19**

In Real estate sector, prices are likely to remain stagnant and developers will continue to focus on clearing existing inventory rather than launching new projects as they continue to grapple with regulatory changes like Real estate (regulation and development) Act, 2016 (RERA), goods and services tax (GST) and overall subdued demand. In fact, 2020 is expected to be another tough year for real estate developers, given the ongoing liquidity problem, owing to the NBFC crisis.

Now, in light of the situation which was created by COVID-19 it had worsened the persisting liquidity crunch in the real estate sector. Various restrictions imposed by the Indian Government to curb the pandemic had also led to a temporary halt in ongoing real estate projects which also had a domino effect w.r.t. the large scale reverse migration of labourers and disruption in supply chain of materials.

**Analytical Approach:** Standalone**Applicable Criteria**
[Policy in respect of Non-cooperation by issuer](#)
[Criteria on assigning 'outlook' and 'credit watch' to Credit Ratings](#)
[Rating Methodology – Real Estate Sector](#)
[CARE's Policy on Default Recognition](#)
[Liquidity Analysis of Non-Financial Sector Entities](#)
[Financial ratios – Non-Financial Sector](#)
**About the Company**

Aster Infrahome Pvt Ltd (AIPL), a real estate development company, incorporated in May, 2011, is a part of the 'Shree Vardhman Group'. The company is currently engaged in developing a residential project 'Green Court' located in Sector90, Gurgaon, having total saleable area of 8.19 Isf. Shree Vardhman group has been engaged in real estate development and is developing several projects through different SPVs (Special Purpose Vehicles). The group has already completed a township at Kurukshetra and group

housing project at Sonipat constituting total saleable area of 13.34 Isf. Ongoing projects of the Group includes Shree Vardhman Gardenia, Shree Vardhman Olive, Shree Vardhman Flora (Shree Vardhman Infrahome Pvt Ltd), Shree Vardhman Mantra (Shree Vardhman Buildprop Pvt Ltd), Green Space (Green Space Infraheights Pvt Ltd) etc. The total area being developed in various group entities is 67.09 Isf.

(Rs. In crores)

Brief Financials (Rs. crore)	31-03-2017	31-03-2018
	<b>A</b>	<b>A</b>
Total operating income	3.58	99.96
PBILDT	4.67	10.12
PAT	1.23	1.66
Overall gearing (times)	11.41	8.26
Interest coverage (times)	1.67	1.30

A-Audited

**Status of non-cooperation with previous CRA:** Not Applicable

**Any other information:** Not Applicable

**Rating History (Last three years):** Please refer Annexure-2

**Annexure-1: Details of Instruments/Facilities**

Name of the Instrument	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating assigned along with Rating Outlook
Debentures-Non Convertible Debentures (ISIN: INE155W07015)	January 04, 2017	15.25%	12/31/2021	50.00	CARE D; ISSUER NOT COOPERATING*

\*Issuer did not cooperate; Based on best available information

**Annexure-2: Rating History of last three years**

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
1.	Debentures-Non Convertible Debentures	LT	50.00	CARE D; ISSUER NOT COOPERATING*	1)CARE B+; Stable; ISSUER NOT COOPERATING* (03-Apr-20)	-	1)CARE BB; Stable (11-Feb-19)	1)CARE BB; Stable (29-Jan-18)

\*Issuer did not cooperate; Based on best available information

**Annexure-3: Detailed explanation of covenants of the rated instrument / facilities:** Not Applicable

**Annexure 4: Complexity level of various instruments rated for this Company**

Sr. No.	Name of the Instrument	Complexity Level
1.	Debentures-Non Convertible Debentures	Simple

**Note on complexity levels of the rated instrument:** CARE has classified instruments rated by it on the basis of complexity. This classification is available at [www.careratings.com](http://www.careratings.com). Investors/market intermediaries/regulators or others are welcome to write to [care@careratings.com](mailto:care@careratings.com) for any clarifications.

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