



Press Release

India Home Loans Limited

June 28, 2023

Ratings:

Instrument / Facility	Amount (INR Crore)	Ratings	Rating Action	Complexity Indicator
Fund Based Facility – Term Loans	98.70 (Reduced from 151.54)	IVR D; ISSUER NOT COOPERATING* (IVR D; Issuer not cooperating)	Reaffirmed and moved to ISSUER NOT COOPERATING category	Simple
Non -Convertible Debentures	20.00	IVR D; ISSUER NOT COOPERATING* (IVR D; Issuer not cooperating)	Revised and moved to ISSUER NOT COOPERATING category	Simple
Proposed Long Term Facility	10.30	IVR D; ISSUER NOT COOPERATING* (IVR D; Issuer not cooperating)	Reaffirmed and moved to ISSUER NOT COOPERATING category	Simple
Total	129.00			

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

Details of Facilities are in Annexure 1

Detailed Rationale:

The revision in ratings assigned to various bank facilities and NCDs of India Home Loans Limited (IHLL) reflects lack of adequate information available about the performance of the company and the uncertainty around its credit risk to meet its debt servicing in a timely manner. Infomerics assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its policy.

The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating as the rating may not adequately reflect the credit risk profile of the entity, despite the rating revision.



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Non-cooperation by Issuer:

Infomerics has been regularly following up with the company to provide the required data to monitor its assigned rating to the bank facilities, vide mail communications dated May 31, 2023, June 1, 2023, June 02, 2023, June 09, 2023, June 15, 2023, June 20, 2023, June 22, 2023 and June 23, 2023 and concurrently over several phone calls. However, despite repeated requests by Infomerics, the company's management has not submitted the essential details for surveillance exercise.

Availability of information is very critical in rating exercise. In the absence of the requisite information, in consonance with SEBI guidelines, Infomerics has to assign the rating based on the best available information. Accordingly, the rating of bank loan facilities and NCDs aggregating to INR 129.00 Crore of India Home Loans Limited has been moved to the 'ISSUER NOT COOPERATING' category by Infomerics and the rating be noted as IVR D; ISSUER NOT COOPERATING; based on best available information.

Analytical Approach: Standalone

Applicable Criteria:

[Guidelines on what constitutes Non-Cooperation by clients](#)

[Rating Methodology for Non- Banking Financial Companies](#)

[Criteria for default-recognition](#)

About the Company:

IHLL is registered as a Non-deposit taking Housing Finance Company with the National Housing Bank (NHB), and qualifies for Priority Sector Lending as per RBI guidelines and is listed on the Bombay Stock Exchange since 1995. The company was initially incorporated as 'Manoj Housing Finance Co. Ltd.' in 1990, which was later acquired in 2008 by Mr. Mahesh Pujara and his associates, where the name was subsequently changed to India Home Loans Limited (IHLL). IHLL operates through its head office in Mumbai with the central branch in Ahmedabad.



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Financials: Standalone

For the year ended / INR. Crore*	31-03-2022	31-03-2023
	Audited	Audited
Total Income	30.48	23.19
PAT	1.94	0.64
Tangible Net Worth	43.29	44.49
Total Debt	125.49	90.83
Total Loan Assets	155.11	97.57
Ratios		
ROTA (%)	0.99	0.39
Total CAR (%)	52.21%	47.70%
Gross NPA(%)	4.29%	4.60%
Net NPA (%)	3.09%	4.22%
Overall Gearing Ratio (x)	2.90	2.04

*Classification as per Infomerics' standards

The rating downgrade necessarily factors in the inadequate cash flows as per financials of 31 March 2023, for timely servicing of the debt obligations over the near term, including the NCD falling due for redemption.

Status of non-cooperation with previous CRA: CARE Ratings vide its press release dated July 15, 2022, has classified the case under Issuer Not Co-operating category on account of non-submission of relevant information.

Any other information: NA

Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Ratings (Year 2023-24)			Rating History for the past 3 years				
		Type	Amount outstanding (INR Crore)	Rating	Date(s) & Rating(s) assigned in 2022-23 (14-Jul-2022)	Date(s) & Rating(s) assigned in 2021-22 (15-Jul-2021)	Date(s) & Rating(s) assigned in 2021-22 (June 30, 2021)	Date(s) & Rating(s) assigned in 2021-22 (June 25, 2021)	Date(s) & Rating(s) assigned in 2020-21



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1.	Long Term Fund Based Facilities – Term Loans	Long Term	98.70	IVR D; ISSUER NOT COOPERATING *)	IVR D	IVR D	IVR BBB-; Under Credit Watch with Developing Implications	IVR BBB-; Under Credit Watch with Developing Implications	-
2.	NCDs	Long Term	20.00	IVR D; ISSUER NOT COOPERATING *)	IVR C	IVR C	IVR BBB-; Under Credit Watch with Developing Implications		-
3	Proposed Long Term Facility	Long Term	10.30	IVR D; ISSUER NOT COOPERATING *)	IVR D	-	-	-	-

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

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About Infomerics:

Infomerics was founded in the year 1986 by a team of highly experienced and knowledgeable finance professionals. Subsequently, after obtaining Securities Exchange Board of India registration and RBI accreditation and the activities of the company are extended to External Credit Assessment Institution (ECAI). Adhering to best International Practices and maintaining high degree of ethics, the team of knowledgeable analytical professionals deliver credible evaluation of rating.

Infomerics evaluates wide range of debt instruments which helps corporates open horizons to raise capital and provides investors enlightened investment opportunities. The transparent, robust and credible rating has gained the confidence of Investors and Banks. Infomerics has



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a pan India presence with Head Office in Delhi, branches in major cities and representatives in several locations. For more information visit www.infomerics.com.

Disclaimer: Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information, which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

Annexure 1: Details of Facilities:

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (INR Crore)	Rating Assigned/ Outlook
Long Term Fund Based Facilities – Term Loans	--	--	Up to March, 2027	98.70	IVR D;ISSUER NOT COOPERATING *)
NCDs	--	--	Up to June, 2023	20.00	IVR D; ISSUER NOT COOPERATING*)
Proposed Long Term Facility	--	--	--	10.30	IVR D; ISSUER NOT COOPERATING*)

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

Annexure 2: List of companies considered for consolidated analysis: Not Applicable.

Annexure 3: Facility wise lender details: Not Applicable

Annexure 4: Detailed explanation of covenants of the rated instrument/facilities: Not Applicable

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com