



## Press Release

### Sunstream City Private Limited

June 25<sup>th</sup>, 2020

#### Ratings

Facilities	Amount (Rs. Crore)	Current Ratings	Rating Action
Non-Convertible Debentures (NCDs) (Zero Coupon Bonds)	817.9	IVR B-/ Negative ISSUER NOT COOPERATING*;  (IVR Single B Minus with Negative Outlook; ISSUER NOT COOPERATING)	Reaffirmed
<b>Total</b>	<b>817.9</b>		

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

#### Details of Facility are in Annexure 1

##### Detailed Rationale

The rating downgrade is because of lack of adequate information regarding Sunstream City Private Limited's performance and hence the uncertainty around its credit risk. 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 downgrade.

##### 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 communication dated June 12<sup>th</sup>, 2020 and concurrently over several phone calls. However, despite repeated requests by Infomerics, the company's management has not submitted the essential details and fees 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 long term ratings for the NCD facilities aggregating to Rs. 817.9 Crore of Sunstream City Private Limited shall be remained into the 'ISSUER NOT COOPERATING' category by Infomerics and the rating be reaffirmed as IVR



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B-/Negative: Issuer Not Co-operating; based on best available information (IVR Single B Minus with Negative Outlook: Issuer Not Co-operating); based on best available information.

Accordingly, the lenders, investors and other users of this rating are requested to exercise adequate caution while using this rating as this rating may not adequately reflect the current credit risk profile of the company.

### Analytical Approach & Applicable Criteria

Standalone

Financial Ratios & Interpretation (Non-Financial Sector)

Guidelines on what constitutes Non-Cooperation by clients

### About the Company

Sunstream City Pvt Ltd is coming up with its first project namely 'Sunstream City' project at Mumbai. The project is located off Eastern Express Highway in Mulund and Thane region. This region is part of the Eastern suburbs of Mumbai. The company is promoted by Hubtown group. The group was incorporated in 1989 with a focus on civil engineering and development projects mainly from the government (including Ministry of Defence). Later in 2002, it was established as a public limited company. Sunstream City Pvt Ltd is promoted by Hubtown, which has been promoted by Mr. Hemant Shah (Civil Engineer) and Mr. Vyomesh Shah (Chartered Accountant) who bring with them over 25 years of experience in construction and real estate.

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

### Rating History for last three years:

S. No	Name of Instrument/Facilities	Current Rating (Year 2020-21)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2019-20 (June 14 <sup>th</sup> , 2019)	Date(s) & Rating(s) assigned in 2017-18 (March 19 <sup>th</sup> , 2018)	Date(s) & Rating(s) assigned in 2017-18 (July 04 <sup>th</sup> , 2017)
1.	NCD	Long Term	817.9	IVR B-/ Negative; ISSUER NOT COOPERATING	IVR B-/ Negative; ISSUER NOT COOPERATING	IVR B-/ Negative; ISSUER NOT COOPERATING	IVR B-/ Negative



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**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](http://www.infomerics.com).

### Name and Contact Details of the Rating Analyst:

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### About Infomerics:

Infomerics commenced rating & grading operations in April 2015 after having spent over 25 years in various segments of financial services. Infomerics is registered with the Securities and Exchange Board of India (SEBI) and accredited by Reserve Bank of India. Company's long experience in varied spectrum of financial services is helping it to fine tune its product offerings to best suit the market.

**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, suspend 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 Facility

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
NCD	-	-	-	817.9	IVR B-/Negative Outlook; ISSUER NOT COOPERATING*

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