



Press Release

Fabworth Promoters Pvt Ltd

December 01, 2020

Rating

Instrument / Facility	Amount (Rs. Crore)	Rating	Rating Action
Long Term Bank facilities	565.00	IVR BB; ISSUER NOT COOPERATING* (IVR Double B; Issuer Not Cooperating)	Revised from IVR BB+/Negative (IVR Double B Plus with Negative outlook) and moved to Issuer not Cooperating category
Total	565.00 (Rs. Five hundred and sixty five crore only)		

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

Details of Facility are in Annexure 1

Detailed Rationale

The rating revision is because of lack of adequate information regarding Fabworth Promoters Pvt Ltd performance and hence the uncertainty around its credit risk. Infomerics assesses whether the information available about the company 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 firm.

Non-cooperation by Issuer

Infomerics has been regularly following up with the firm to provide the required data to monitor its assigned rating to the bank facilities, vide E-mail communications dated , July 06, 2020, August 17, 2020, October 23, 2020, November 23, 2020 and November 25, 2020 and concurrently over several phone calls. However, despite repeated requests by Infomerics, the firm's management has not submitted all the essential details.

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



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on the best available information. Accordingly, the long- term ratings for the bank loan facilities of Fabworth Promoters Pvt Ltd aggregating to Rs.565.00 crore shall be moved to the 'ISSUER NOT COOPERATING' category by Infomerics and the rating be noted as "IVR BB; Issuer Not Co-operating; Based on best available information (IVR Double B; Issuer Not Co-operating; Based on best available information)".

Analytical Approach & Applicable Criteria:

Standalone

Guidelines on what constitutes Non-Cooperation by clients

Rating Methodology for Infrastructure Companies

Financial Ratios & Interpretation (Non-Financial Sector)

About Fabworth Promoters Pvt Ltd

Fabworth Promoters Private Limited (FPPL) was incorporated in 2006 by Emaar MGF Land Limited (EMGF) of Delhi. In August 2010, FPPL was converted into a joint venture company, with other business groups (Sattva Group of Bangalore, Mani group of Kolkata and SPS Group of Kolkata) taking stake in the company. EMGF retained 26% stake in the joint venture and sold the remaining stake to the aforementioned groups. In August 2010, EMGF and SPS Group exited the JV. Presently, FPPL is a Special Purpose Vehicle (SPV) jointly owned by Mani Group (80%) and Sattva Group (20%).

The company was formed for the development and operations of a 281 key Five-Star hotel along with 51 service apartments on the Eastern Metropolitan Bypass, Kolkata in a phased manner. FPPL has entered into a hotel operating agreement with Marriott Hotel India Pvt Ltd for operating the hotel under its luxury brand name- "JW Marriott" for a period of 30 years. Hotel operations commenced in November, 2016 and presently all the 281 rooms and facilities are operational.

Financials (Standalone):

(Rs. crore)

For the year ended* / As On	31-03-2018	31-03-2019
	Audited	Provisional
Total Operating Income	166.76	150.83
EBITDA	34.37	50.53
PAT	-30.89	-24.35



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For the year ended* / As On	31-03-2018	31-03-2019
Total Debt (Excl. Subordinated Loans)	555.08	595.75
Tangible Net worth	346.73	322.38
EBITDA Margin (%)	20.61	33.51
Overall Gearing Ratio (x)(Excl. Subordinated Loans)	1.60	1.85

*Classification as per Infomerics' standards.

Status of non-cooperation with previous CRA: NA

Any other information: NA

Rating History for last three years:

Sr. 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 2020-21	Date(s) & Rating(s) assigned in 2019-20	Date(s) & Rating(s) assigned in 2018-19
1.	Long Term Fund Based Limits - Cash Credit	Long Term	25.00	IVR BB; ISSUER NOT COOPERATING	IVR BB+/ Negative Outlook (October 23, 2020)	IVR BBB/ Stable Outlook (September 09, 2019)	-
2.	Long Term Fund Based Limits – Term Loan	Long Term	535.00	IVR BB; ISSUER NOT COOPERATING	IVR BB+/ Negative Outlook (October 23, 2020)	IVR BBB/ Stable Outlook (September 09, 2019)	-
3.	Long Term Non-Fund Based Limits – BG	Long Term	5.00	IVR BB; ISSUER NOT COOPERATING	IVR BB+/ Negative Outlook (October 23, 2020)	IVR BBB/ Stable Outlook (September 09, 2019)	-

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.

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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. It is gradually gaining prominence in domestic rating and/or grading space. Infomerics is striving for positioning itself as the most trusted & credible rating agency in the country and is gradually widening its product portfolio. 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 Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
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Long Term Fund Based Limits–Cash Credit	-	-	-	25.00	IVR BB/ ISSUER NOT COOPERATING*
Long Term Fund Based Limits–Term Loan	-	-	June 2032	535.00	IVR BB/ ISSUER NOT COOPERATING*
Long Term Non-Fund Based Limits–BG	-	-	-	5.00	IVR BB/ ISSUER NOT COOPERATING*

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

