



Press Release

Mani Square Limited

December 18, 2020

Rating

Sl. No.	Instrument/Facility	Amount (Rs. Crore)	Rating	Rating Action
1.	Long Term Bank Facilities	197.78	IVR BB+/Negative Outlook (IVR Double B Plus with Negative Outlook)	Revised from IVR BBB-/Stable Outlook (IVR Triple B Minus with Stable Outlook)
		197.78 (Rupees one hundred ninety seven crore and seventy eight lakhs only)		

Details of Facilities are in Annexure 1.

Detailed Rationale

The revision in the ratings takes into account the expected deterioration in the financial risk profile and possibility of cash flow mismatches due to weak macro-economic environment amidst the ongoing pandemic.

Infomerics has a policy of keeping its accepted ratings under constant and ongoing monitoring and review. Accordingly, it seeks regular updates from companies on their business and financial performance. Infomerics is yet to receive adequate information from Mani Square Limited (MSL) to enable it to undertake a complete rating review. Infomerics is taking all possible efforts to get the rated entity to cooperate with its rating process for enabling it to carry out the complete rating review.

Infomerics views information availability risk as a key factor in its assessment of credit risk. If MSL continues to delay the provisioning of information required by Infomerics to undertake a complete rating review then, in accordance with circulars SEBI/HO/MIRSD/MIRSD4/CIR/P/2016/119 dated November 1, 2016, SEBI/HO/MIRSD/MIRSD4/CIR/P/2017/71dt.June 30,2017 and SEBI/HO/MIRSD/CRADT/CIR/P/2020/2 dated January 3, 2020 issued by Securities and Exchange Board of India, Infomerics will carry out the review based on best available information and issue a press release.

The outlook of the rating has been revised to negative from stable owing to uncertainty in the demand scenario in hospitality and real estate sector as it is amongst the worst hit sectors



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due to the pandemic. As a result of the same cash flow generating abilities of the company have been hampered. Further as per information received, MSL is planning to avail the facility of 'Rescheduling of Loans under Reserve Bank Guidelines on Resolution framework for COVID-19 related stress dated August 06, 2020 and September 07, 2020' and submitted a proposal for the same to its bankers.

Infomerics will continue to monitor the developments in these regards and will take a view on the ratings once the exact implications of the above on the credit risk profile of the company are clear.

For detailed press release issued earlier please refer the link:

https://infomerics.com/db-include/uploads/PR_Man_Square__20_02_2020.pdf

Analytical Approach: Standalone.

Applicable Criteria:

Rating Methodology for Real Estate Companies

Financial Ratios & Interpretation (Non-financial Sector)

Liquidity: Poor

Given the company is constrained to repay its liabilities in timely manner, the liquidity is poor.

About Mani Square Limited

Mani Square Limited belongs to Kolkata-based Mani Group is engaged in the construction, development and maintenance of commercial, retail as well as residential real estate. Mani Group promoted by Mr. Sanjay Jhunjhunwala is into Real Estate, Retail, Hospitality, Medical College & Hospitals and other activities for more than 3 ½ decades in Eastern India through various companies. It has a track record of delivering more than 52 real estate projects comprising both residential and commercial projects across IT/ ITeS, Commercial, Residential as well as Retail and Hospitality spanning Kolkata, Durgapur, Jaipur, Siliguri and Bhubaneswar. MSL owns and manages Mani SquareMall and the mall has enjoyed high occupancy levels (around 90%) and houses some of the leading national and international brands.

Financials (Standalone):

(Rs. crore)

For the year ended* / As On	31-03-2018	31-03-2019
	Audited	Audited
Total Operating Income	162.09	306.74
EBITDA	8.13	12.43
PAT	0.21	1.18
Total Debt	49.19	52.69
Tangible Net worth	20.72	26.15



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For the year ended* / As On	31-03-2018	31-03-2019
EBITDA Margin (%)	5.02	4.05
PAT Margin (%)	1.14	0.38
Overall Gearing Ratio (x)	2.37	2.01

*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 2019-20	Date(s) & Rating(s) assigned in 2018-19	Date(s) & Rating(s) assigned in 2017-18
2.	Long Term Fund Based Limits – Term Loan	Long Term	197.78	IVR BB+/ Negative Outlook	IVR BBB-/ Stable Outlook (February 20, 2020)	-	-

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.



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Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Ratings Assigned/ Outlook
Long Term Bank Facilities- Term Loan	-	-	May 2034	197.78	IVR BB+/ Negative Outlook
Total				197.78	