

Iskrupa Mall Management Company Private Limited

May 03, 2022

Ratings

| Facilities/Instruments | Amount (Rs. crore) | Rating ¹ | Rating Action |
|------------------------------|--|----------------------|-----------------------------------|
| Long Term Bank Facilities | 80.85 | CARE D (Single D) | Revised from CARE C (Single C) |
| Total Bank Facilities | 80.85 (Rs. Eighty Crore and Eighty-Five Lakhs Only) | | |

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

The revision in ratings assigned to the bank facilities of Iskrupa Mall Management Company Private Limited takes into account delay in servicing of its debt repayment obligation.

Rating Sensitivities

Positive factors

- Default free track record of the company for a period of 90 days
- Improvement in operating performance and profitability of the company on sustained basis

Detailed description of the key rating drivers

Key Rating Weaknesses

Delays in Debt Servicing

The company has failed to service its debt repayment obligation.

Key Rating Strengths: Not Applicable

Liquidity: Poor

The company has failed to service its debt repayment obligation.

Analytical approach: Standalone

Applicable Criteria

[Policy on default recognition](#)

[Financial Ratios – Non financial Sector](#)

[Rating Outlook and Credit Watch](#)

[Service Sector Companies](#)

[Liquidity Analysis of Non-Financial Sector Entities](#)

About the Company

M/s. Iskrupa Mall Management Company Private Limited (IMMCPL) is a wholly owned subsidiary of Bansi Mall Management Co. Private Limited, a company wholly owned by the promoters of Future group led by Mr Kishore Biyani. IMMCPL is engaged in the business of mall management advisory services, space hire, consultancy and fabric trading business. Most of the activities of the company are aligned to the retail business where its associate companies Future Enterprises Limited (FEL) and Future Lifestyle Fashions Limited (FLFL) are engaged. IMMCPL has also emerged as the Innovation and Incubation arm of Future Group with the mandate to integrate consumer insights with design-led thinking and latest developments to develop, prototype and incubate new businesses, ideas for Future Group and some external organizations. IMMCPL seeds innovative initiatives at the confluence of business, design and technology that bring in new thoughts, ideas, products, brands and experiences for business houses, social organizations and government bodies. Its methods include design-led approach towards consumer research, social, community and ethnographic studies and using behavioral sciences to decode consumers and communities. IMMCPL currently derives its revenue from leasing, trading businesses and consultancy services.

IMMCPL also owns a property (1.80 Isf) at Vadodara, which has been entirely given on a leave and license basis to Future Lifestyle Fashions Limited (CARE C/CARE A4; Issuer Not Cooperating; CARE D) which is operating its Central brand of lifestyle retail stores at the property. The Mall is situated at Genda (Rhino) Circle, Vadodara and is in close proximity to the bus terminal & railway station.

| Brief Financials (Rs. crore) | 31-03-2020 (A) | 31-03-2021 (A) | 9MFY22(UA) |
|------------------------------|----------------|----------------|------------|
| Total operating income | 5.94 | 5.69 | NA |
| PBILDT | 4.29 | 4.71 | NA |
| PAT | -0.09 | -30.90 | NA |
| Overall gearing (times) | 5.95 | NM | NA |
| Interest coverage (times) | 1.48 | 0.49 | NA |

A: Audited; NA: Not available; NM: Not meaningful

¹Complete definition of the ratings assigned are available at www.careedge.in and other CARE Ratings Ltd.'s publications

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating history for last three years: Please refer Annexure-2

Covenants of rated instrument / facility: Detailed explanation of covenants of the rated instruments/facilities is given in Annexure-3

Complexity level of various instruments rated for this company: Annexure 4

Annexure-1: Details of Instruments / Facilities

| Name of the Instrument | ISIN | Date of Issuance | Coupon Rate | Maturity Date | Size of the Issue (Rs. crore) | Rating assigned along with Rating Outlook |
|--|------|------------------|-------------|----------------|-------------------------------|---|
| Fund-based - LT-Term Loan | | - | - | September 2022 | 59.65 | CARE D |
| Fund-based - LT-Lease rental discounting/ Rent Receivables Financial | | - | - | September 2026 | 21.20 | CARE D |

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 2022-2023 | Date(s) & Rating(s) assigned in 2021-2022 | Date(s) & Rating(s) assigned in 2020-2021 | Date(s) & Rating(s) assigned in 2019-2020 |
| 1 | Fund-based - LT-Term Loan | LT | 59.65 | CARE D | - | 1)CARE C (25-Feb-22) | 1)CARE B (CWD) (22-Mar-21) 2)CARE B (CWD) (19-Oct-20) 3)CARE BB; Stable (14-Aug-20) | 1)CARE BBB-; Stable (24-Dec-19) |
| 2 | Fund-based - LT-Lease rental discounting/ Rent Receivables Financial | LT | 21.20 | CARE D | - | 1)CARE C (25-Feb-22) | 1)CARE B (CWD) (22-Mar-21) 2)CARE B (CWD) (19-Oct-20) 3)CARE BB; Stable (14-Aug-20) | 1)CARE BBB-; Stable (24-Dec-19) |

* Long Term / Short Term

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 instrument | Complexity level |
|--------|--|------------------|
| 1 | Fund-based - LT-Lease rental discounting/ Rent Receivables Financial | Simple |
| 2 | Fund-based - LT-Term Loan | Simple |

Annexure 5: Bank Lender Details for this Company

To view the lender wise details of bank facilities please [click here](#)

Note on complexity levels of the rated instrument: CARE has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for any clarifications.

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About CARE Ratings Limited:

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