

## India Home Loan Limited (Revised)

July 10, 2024

| Facilities/Instruments     | Amount (₹ crore) | Rating <sup>1</sup>             | Rating Action  |
|----------------------------|------------------|---------------------------------|--|
| Long Term Bank Facilities  | 200.00           | CARE D; ISSUER NOT COOPERATING* | Rating continues to remain under ISSUER NOT COOPERATING category |
| Non Convertible Debentures | 50.00            | CARE D; ISSUER NOT COOPERATING* | Rating continues to remain under ISSUER NOT COOPERATING category |

Details of instruments/facilities in Annexure-1.

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

### Rationale and key rating drivers

CARE Ratings Ltd. has been seeking information from India Home Loan Limited (IHLL) to monitor the ratings vide e-mail communications dated May 28, 2024, June 07, 2024, and June 12, 2024, among others and numerous phone calls. However, despite our repeated requests, the company has not provided the requisite information for monitoring the ratings. In line with the extant SEBI guidelines, CARE Ratings Ltd. has reviewed the rating on the basis of the best available information which, however, in CARE Ratings' opinion, is not sufficient to arrive at a fair rating. Further, IHLL has not paid the surveillance fees for the rating exercise as agreed to in its Rating Agreement. The rating on IHLL's bank facilities and instruments will now be denoted as **CARE D; ISSUER NOT COOPERATING\***.

**Users of this rating (including investors, lenders and the public at large) are hence requested to exercise caution while using the above rating(s).**

### Rating sensitivities: Factors likely to lead to rating actions

**Positive factors** – Not Applicable

**Negative factors** - Not Applicable

**Analytical approach:** Standalone

**Outlook:** Not Applicable

### Detailed description of the key rating drivers:

At the time of last rating on July 13, 2023, the following were the rating strengths and weaknesses: (updated for the information available from stock exchange etc).:

### Key weaknesses

**Delays in debt servicing:** There has been a delay in servicing of debt instruments on account of poor liquidity and operational difficulties. There have been ongoing delays in servicing of debt instruments on account of poor liquidity. IHLL has mentioned delay in servicing on its debt obligations in the monthly declaration to CARE Ratings dated July 01, 2023 for the month of June, 2023 and has intimated on BSE regarding default on principal repayment of non-convertible debenture which was due on June 30, 2023. Post which the company has not provided monthly declaration on default status to CARE Ratings Ltd.

**Key strengths** – Not Applicable

**Liquidity:** Poor

<sup>1</sup>Complete definition of the ratings assigned are available at [www.careedge.in](http://www.careedge.in) and other CARE Ratings Ltd.'s publications

## Applicable criteria

[Policy in respect of non-cooperation by issuers](#)

[Definition of Default](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios - Financial Sector](#)

[Housing Finance Companies](#)

## About the company and industry

### Industry classification

| Macro Economic Indicator | Sector             | Industry | Basic Industry          |
|--------------------------|--------------------|----------|-------------------------|
| Financial Services       | Financial Services | Finance  | Housing Finance Company |

IHLL was originally incorporated as 'Manoj Housing Finance Co. Ltd.' in 1990. New management under the leadership of Mr. Mahesh Pujara (having significant experience in the equity capital markets and real estate business over the last 25 years) took over the business of the loss making company in FY09 (refers to the period April 01 to March 31) and renamed the company as 'India Home Loan Limited'.

| Brief Financials (₹ crore) | March 31, 2022 (A) | March 31, 2023 (A) | March 31, 2024 (A) |
|----------------------------|--------------------|--------------------|--------------------|
| Total operating income     | 28.32              | 19.24              | 12.11              |
| PAT                        | 1.92               | 0.61               | -3.44              |
| Interest coverage (times)  | 1.24               | 1.08               | 0.64               |
| Total Assets               | 172.88             | 139.06             | 103.91             |
| Net NPA (%)                | 3.09               | 4.22               | 2.61               |
| ROTA (%)                   | 0.99               | 0.39               | -2.84              |

A: Audited Note: 'the above results are latest financial results available'

**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:** Annexure-4

**Lender details:** Annexure-5

**Annexure-1: Details of instruments/facilities**

| Name of the Instrument                | ISIN         | Date of Issuance (DD-MM-YYYY) | Coupon Rate (%) | Maturity Date (DD-MM-YYYY) | Size of the Issue (₹ crore) | Rating Assigned along with Rating Outlook |
|---------------------------------------|--------------|-------------------------------|-----------------|----------------------------|-----------------------------|---|
| Debentures-Non Convertible Debentures | INE274E07012 | June 30, 2022                 | 11%             | June 30, 2023              | 20.00                       | CARE D;<br>ISSUER NOT COOPERATING*        |
| Debentures-Non Convertible Debentures | Proposed     | -                             | -               | -                          | 30.00                       | CARE D;<br>ISSUER NOT COOPERATING*        |
| Fund-based - LT-Term Loan             | -            | -                             | -               | NA                         | 200.00                      | CARE D;<br>ISSUER NOT COOPERATING*        |

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

**Annexure-2: Rating history for the last three years**

| Sr. No. | Name of the Instrument/Bank Facilities | Current Ratings |                              |                                    | Rating History                              |   |   |  |
|---------|--|-----------------|------------------------------|------------------------------------|---|---|---|--|
|         |  | Type            | Amount Outstanding (₹ crore) | Rating                             | Date(s) and Rating(s) assigned in 2024-2025 | Date(s) and Rating(s) assigned in 2023-2024         | Date(s) and Rating(s) assigned in 2022-2023         | Date(s) and Rating(s) assigned in 2021-2022  |
| 1       | Fund-based - LT-Term Loan              | LT              | 200.00                       | CARE D;<br>ISSUER NOT COOPERATING* | -   | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(13-Jul-23) | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(15-Jul-22) | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(19-Jul-21)<br><br>2)CARE BBB-;<br>Negative;<br>ISSUER NOT COOPERATING*<br>(01-Apr-21) |
| 2       | Debentures-Non Convertible Debentures  | LT              | 50.00                        | CARE D;<br>ISSUER NOT COOPERATING* | -   | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(13-Jul-23) | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(15-Jul-22) | 1)CARE D;<br>ISSUER NOT COOPERATING*<br>(19-Jul-21)<br><br>2)CARE BBB-;<br>Negative;<br>ISSUER NOT COOPERATING*<br>(01-Apr-21) |

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

LT: Long term; ST: Short term; LT/ST: Long term/Short term

**Annexure-3: Detailed explanation of covenants of the rated instruments/facilities** – Not applicable**Annexure-4: Complexity level of the various instruments rated**

| Sr. No. | Name of the Instrument                | Complexity Level |
|---------|---------------------------------------|------------------|
| 1       | Debentures-Non Convertible Debentures | Simple           |
| 2       | Fund-based - LT-Term Loan             | Simple           |

**Annexure-5: Lender details**

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

**Note on the complexity levels of the rated instruments:** CARE Ratings 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.

## Contact us

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### About us:

Established in 1993, CARE Ratings is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India, it has been acknowledged as an External Credit Assessment Institution by the RBI. With an equitable position in the Indian capital market, CARE Ratings provides a wide array of credit rating services that help corporates raise capital and enable investors to make informed decisions. With an established track record of rating companies over almost three decades, CARE Ratings follows a robust and transparent rating process that leverages its domain and analytical expertise, backed by the methodologies congruent with the international best practices. CARE Ratings has played a pivotal role in developing bank debt and capital market instruments, including commercial papers, corporate bonds and debentures, and structured credit.

### Disclaimer:

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