

Mantri Developers Private Limited

February 28, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	230.00	CARE D	Reaffirmed

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

The rating assigned to the bank facilities of Mantri Developers Private Limited factors in the continuing ongoing delays in the debt servicing in the rated facilities and the account consistently being classified under SMA1/SMA2 category as confirmed by the lender.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Continuous timely servicing of the term loan with no delays for period of more than 3 months and improvement in liquidity profile.

Negative factors : Not Applicable

Analytical approach: Standalone

Outlook: Not Applicable

Detailed description of key rating drivers:

Key weaknesses

Ongoing delays in debt servicing

The audit report for FY24 has reported that the company has defaulted in payment of interest and principal and the loans have been classified as NPA as on 31st March , 2024. Further as per banker interaction, it is observed that there are ongoing delays in debt servicing of the LRD loan facility and the account is consistently under SMA1/SMA2 category.

Liquidity: Poor

The liquidity profile of the MDPL is expected to remain poor due to slow project progress in its under-construction portfolio associated with significantly high debt repayment obligations over burden of debt for the group. The company is meeting the repayment obligations with a lag of 1-2 months. Due to delay in ongoing projects the company is facing issues in relation to returning the customer advances which may pose material uncertainty in relation to the going concern of the company.

Applicable criteria

[Definition of Default](#)

[Liquidity Analysis of Non-financial sector entities](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Rating methodology for Debt backed by lease rentals](#)

[Rating methodology for Real estate sector](#)

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

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

Mantri developers Private limited (MDPL) was established in July 1999 and is the flagship company of Mantri Group. The group is engaged into residential and commercial real-estate- development and hospitality sector. The Group has developed around 21.44 msf of residential projects and 5.23 msf of commercial property majorly in Bengaluru, Karnataka. MDPL also manages the commercial project in Pune "Business @ Mantri" with leasable area of 4.0 lsf.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)
Total operating income	405.25	184.08
PBILDT	-355.41	49.12
PAT	-209.98	-44.93
Overall gearing (times)	2.12	1.82
Interest coverage (times)	-2.81	0.34

A: Audited UA: Unaudited; Note: these are latest available financial results

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

Complexity level of 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 and Rating Outlook
Fund-based - LT-Lease rental discounting/ Rent Receivables Financial		-	-	-	230.00	CARE D

Annexure-2: Rating history for 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-Lease rental discounting/ Rent Receivables Financial	LT	230.00	CARE D	1)CARE D (01-Apr-24)	1)CARE D (05-Apr-23)	-	-

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

Annexure-3: Detailed explanation of covenants of rated instruments/facilities : Not Applicable**Annexure-4: Complexity level of instruments rated**

Sr. No.	Name of the Instrument	Complexity Level
1	Fund-based - LT-Lease rental discounting/ Rent Receivables Financial	Simple

Annexure-5: Lender details

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

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

Contact us

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About us:

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Disclaimer:

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