

Meritra Homes Private Limited

March 27, 2026

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	28.19	CARE BB-; Stable; ISSUER NOT COOPERATING*	Downgraded from CARE BB; Stable and moved to ISSUER NOT COOPERATING category

Details of instruments/facilities in Annexure-1

*Issuer did not cooperate; based on best available information

Rationale & Key Rating Drivers

CARE Ratings Limited (CareEdge Ratings) has been seeking information from Meritra Homes Private Limited (MHPL) to monitor the rating vide e-mail communications dated January 06, 2026, January 12, 2026, January 24, 2026, February 03, 2026, February 12, 2026, February 18, 2026, February 26, 2026, March 03, 2026, March 06, 2026 and March 10, 2026 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, CareEdge Ratings has reviewed the rating on the basis of the best available information which however, in CareEdge Ratings' opinion is not sufficient to arrive at a fair rating. The ratings on MHPL's bank facilities will now be denoted as '**CARE BB-; Stable; 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).

The ratings assigned to the bank facilities of MHPL are revised on account of non-availability of requisite information. Further, ratings are constrained by relatively moderate scale of operations which is primarily confined to Ernakulam region, moderate construction progress across projects, execution risk associated with ongoing projects wherein dependence on customer advances is relatively high, inherent cyclicity and intense competition in the real estate industry. The ratings, however, derive strength from the experience of the promoters and long track record of operations, satisfactory sales velocity in the on-going projects.

Analytical approach: Standalone

Outlook: Stable

Detailed description of key rating drivers

At the time of last rating on March 12, 2025 the following were the rating strengths and weaknesses (updated from the information available from ROC)

Key weaknesses

Relatively moderate scale of operations

MHPL has nearly two decades of experience in executing residential real estate projects in the Ernakulam region. The scale of operations, although improving, continues to remain moderate with TOI increasing to ₹30.31 crore in FY25 (FY24: ₹19.34 crore). All the ongoing projects are situated in and around Ernakulam region which exposes the company to regional concentration risk.

Moderate construction progress and implementation risk

MHPL is currently executing four projects with total saleable area of 2.72 lakh square feet (Isf). The firm has achieved consolidated construction progress of 39% in ongoing projects as on November 30, 2024 which exposes MHPL to project implementation risk. Nevertheless, the project implementation risk is mitigated to some extent by the extensive experience of the promoters. Considering the gestation period of around three to four years for the completion, any volatility in the raw material prices will impact the cost of the projects. Going forward, the timely completion of the project remains critical from the credit perspective.

Exposure to inherent risks and cyclicity in the real estate industry

The company is exposed to the cyclicity associated with real estate sector which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available with individuals. In case of real estate

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

companies, the profitability is highly dependent on property markets. This exposes these companies to the vagaries of property markets. A high interest rate scenario could discourage the consumers from borrowing to finance the real estate purchases and may depress the real estate market.

Key strengths

Experienced promoters with long track record of operations

MHPL incorporated in the year 2006 is promoted by T.N. Ravishankar and Kala Krishna Iyer. T.N. Ravishankar possesses a master's degree in management from the United Kingdom and has extensive experience of nearly two decades in residential and commercial real estate. Under his guidance, MHPL has executed 8 projects till date encompassing ~1.1 million square feet of saleable area. MHPL is a closely held company, with entire stake held by promoters. The promoters also provide financial assistance to the company on need basis.

Comfortable sales velocity in the ongoing projects

MHPL has been marketing its projects under brand name 'Prime Meridian' and most of the projects are primarily in and around Ernakulam region. Sales velocity in ongoing projects has been satisfactory with 51% of the area sold as of November 30, 2024. Most projects are in prime localities in Ernakulam, which increase its saleability. Company has committed receivables of ₹59 crore from the sold units and the collections from the ongoing projects are also satisfactory and stood at ₹27.95 crore for past 12 months ended December 31, 2024. As the company is largely dependent on customer advances to fund the projects, its timely receipt will be crucial for project progress.

Liquidity: Stretched

The liquidity of the company remains stretched, as reflected by negative cash flow generation despite improved operating performance. While Cash and bank balance as on March 31, 2025, stood low at ₹1.21 crore (FY24: ₹3.56 crore) and GCA also was low at ₹0.93 crore in FY25.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks: Not applicable

Applicable criteria

[Information Adequacy Risk and Issuer Non-Cooperation](#)

[Definition of Default](#)

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

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Rating methodology for Real estate sector](#)

About the company and industry

Industry classification

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

MHPL is an Ernakulam-based company engaged in development of residential real estate projects, under the brand name 'Meridian Homes'. MHPL, promoted by Mr T N Ravishankar in the year 2005, specializes in development of luxury and premium villas. The company has completed over 8 projects encompassing ~1.1 million square feet of saleable area.

Brief Financials (₹ crore)	March 31, 2024 (A)	March 31, 2025 (A)
Total operating income	19.34	30.31
PBILDT*	2.99	4.69
Profit after tax (PAT)	0.33	0.69
Overall gearing (x)	2.11	2.38
Interest coverage (x)	1.25	1.63

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

*PBILDT: Profit before interest, lease rentals, depreciation and tax

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating history for last three years: Annexure-2

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-Term Loan		-	-	March 2031	28.19	CARE BB-; Stable; ISSUER NOT COOPERATING*

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

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 2025-2026	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
1	Fund-based - LT-Term Loan	LT	28.19	CARE BB-; Stable; ISSUER NOT COOPERATING*	-	1)CARE BB; Stable (12-Mar-25)	-	-

*Issuer did not cooperate; based on best available information. LT: Long term

Annexure-3: Detailed explanation of covenants of the rated instruments/facilities: Not Applicable

Annexure-4: Complexity level of the instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Fund-based - LT-Term Loan	Simple

Annexure-5: Lender details

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

Note on complexity levels of rated instruments: CareEdge 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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