

Ariel SBL IFMR Capital 2015
(Originator: Aptus Value Housing Finance India Limited)

September 17, 2020

Ratings

Transaction	Instrument	Rating	Remarks
Ariel SBL IFMR Capital 2015	Series A1 PTC	--	Withdrawn
	Series A2 PTC	--	

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

CARE has withdrawn the rating assigned to the above-mentioned instruments issued by Ariel SBL IFMR Capital 2016 backed by Small Business Loan receivables originated by Aptus Value Housing Finance India Limited (AVHFIL). The rating is withdrawn as all the payouts have been made to the investors in full and there is no amount outstanding as on date.

Detailed description of the key rating drivers

Not Applicable

Analytical approach

Not Applicable

Applicable Criteria

[Policy on Withdrawal of ratings](#)

About the Company

Aptus Value Housing Finance India Limited (AVHFIL) is a housing finance company registered with National Housing Bank (NHB). The Company was incorporated on December 11, 2009. As on September 30, 2019, promoter and his relatives held 26.62% stake, West Bridge Capital (35.97%), JIH II (held 8.66%), Aravalli Investment Holdings (4.14%), Granite Hill India Opportunities Fund Mauritius (4.19%), Madison India Opportunities Fund(3.37%), Steadview Capital Mauritius Fund(3.38%), Malabar India Fund Limited (3.63%), Malabar Select Fund Limited (3.63%), Malabar Value Fund(0.62%) and remaining 5.81% stake is held by other investors. AVHFIL is essentially catering to the housing finance needs of self-employed, informal segment of customers, belonging to middle/low income group, primarily from semi-urban and rural markets. The non-housing loan portfolio is constituted by SME (Small & Medium Enterprises) business loans. The average tenure of housing loan is 15 years and non-housing loan is 8 years. The average ticket size is Rs.8 lakh. AVHFIL had a loan portfolio of Rs.2,247 crore (including off-book portfolio of Rs.11 crores) as on March 31, 2019(Rs.2,734 crore as on September 30, 2019), of which housing segment constituted 56% with the rest being non-housing portfolio. The proportion of housing and non-housing loan portfolio of AVHFIL (on a standalone basis) stood at 62% and 38% respectively as on March 31, 2019(61% and 39% as on September 30, 2019). The IRR for housing loans is generally 14-17% while that of the non-housing loan is 18.0-21.0%. The company extends housing loans with between Rs.5 to Rs.25 lakhs. The company is one of the early private sector entrants in South India catering to the affordable housing segment. As on March 2019, AVHFIL had 143 branches (167 branches as on September 30, 2019) in the states of Tamil Nadu (67), Karnataka (15), Telangana (14) and Andhra Pradesh (47).

Currently, AVHFIL has outstanding rating of 'CARE A+; Stable' on long term instruments.

Brief Financials (Rs. crore)	FY18 (A)	FY19 (A)
Total operating income	204	338
PAT	67	112
Interest Coverage (times)	2.92	2.33
Total Assets	1,465	2,363
Net NPA (%)	0.40	0.32
ROTA (%)	5.77	5.84

A: Audited

Status of non-cooperation with previous CRA:

Not Applicable

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

Annexure-1: Details of Instruments/Facilities

Name of the Instrument	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating assigned along with Rating Outlook
Series A1 Pass Through Certificates	-	-	-	0.00	Withdrawn
Series A2 Pass Through Certificates	-	-	-	0.00	Withdrawn

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 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
1.	Series A1 Pass Through Certificates	LT	-	-	-	1)CARE A- (SO) (27-Sep-19)	1)CARE A- (SO) (21-Jun-18)	1)CARE A- (SO) (27-Mar-18) 2)CARE A- (SO) (05-Jun-17)
2.	Series A2 Pass Through Certificates	LT	-	-	-	1)CARE BBB+ (SO) (27-Sep-19)	1)CARE BBB+ (SO) (21-Jun-18)	1)CARE BBB+ (SO) (27-Mar-18) 2)CARE BBB+ (SO) (05-Jun-17)

Annexure 3: Complexity level of various instruments rated for this company

Sr. No	Name of Instrument	Complexity Level
1	Pass through Certificates	Highly Complex

Note on complexity levels of the rated instrument: CARE has classified instruments rated by it on the basis of complexity. This classification is available at www.careratings.com. Investors/market intermediaries/regulators or others are welcome to write to care@careratings.com for any clarifications.

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