Rating Rationale

Soham Leisure Venture Pvt Ltd.

12th April 2017

Brickwork Ratings assigns ratings for the Bank Loan Facilities of Rs. 116.65 of Soham Leisure Venture Pvt Ltd.

Particulars

Facility Rated	Amount (Rs. Crs)	Tenure	Rating *
Fund Based Term loan – I Term loan – II Rupee term loan	 4.56 14.00 98.09	**Long Term**	**BWR BB (Pronounced as BWR BB)** **Outlook: Stable**
Non-Fund Based Capex LC Buyers Credit LUT	 (20.00) (20.00)	**Short Term**	**BWR A4 (Pronounced as BWR A four)**
Total	**Rs. 116.65 Crores (Rupees One Hundred and Sixteen Crores and Sixty Five lakhs Only.)**		

***** Please refer to BWR website www.brickworkratings.com/ for definition of the ratings

Rationale/Description of Key Rating Drivers/Rating sensitivities:

The Rating draws strength from the promoter having an experience in construction and hospitality industry along with the experience and influence of the management (Hilton Worldwide 'Hilton' Brand) to run the day to day operations. The Rating is constraint by high gearing ratio and being in operations, less than a month.

Rating Outlook: Stable

BWR believes the Soham Leisure Venture Pvt Ltd. business risk profile will be maintained over the medium term. The 'Stable' outlook indicates a low likelihood of rating change over the medium term. The rating outlook may be revised to 'Positive' in case the revenues and profit show sustained improvement. The rating outlook may be revised to 'Negative' if the revenues go down and profit margins show lower than expected figures.

About the Company

Soham Leisure Ventures Private Limited (SLVPL), was incorporated on 02 August 2011, is a private limited company owned by Mr. Suraj Morajkar and Mrs. Sanjana Morajkar. It was formed with the intention of developing a luxury 5 star resort in Goa.

Company Financial Performance

Freshly infused capital as of January 2017, has reduced the debt to equity ratio to 1.92x from 5.12x as per audited FY16 financials, lack of realized income since Entity in operations for less than a month.

Rating History for the last three years: (including withdrawn/suspended ratings)

Sl. No.	Instrument/Facility	Current Rating (Year 2017)			Rating History		
		Type (Long Term/Short Term)	Amount (Rs Crs)	Rating	Date in 2016	Date in 2015	Date in 2014
	Fund Based Term loan – I Term loan – II Rupee term loan **Non-Fund Based** Capex LC Buyers Credit LUT	**Long term** **Short term**	4.56 14.00 98.09 (20.00) (20.00)	**BWR BB** **BWR A4**	Rating details	Rating details	Rating details

Hyperlink/Reference to Applicable Criteria

- General Criteria
- Approach to Financial Ratios
- Short Term Debt

For any other criteria obtain hyperlinks from website

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Note on complexity levels of the rated instrument:
BWR complexity levels are meant for educating investors. The BWR complexity levels are available at www.brickworkratings.com/download/ComplexityLevels.pdf Investors queries can be sent to info@brickworkratings.com.

About Brickwork Ratings

Brickwork Ratings (BWR), a SEBI registered Credit Rating Agency, has also been accredited by RBI and empaneled by NSIC, offers Bank Loan, NCD, Commercial Paper, MSME ratings and grading services. NABARD has empaneled Brickwork for MFI and NGO grading. BWR is accredited by IREDA & the Ministry of New and Renewable Energy (MNRE), Government of India. Brickwork Ratings has Canara Bank, a Nationalized Bank, as its promoter and strategic partner.

BWR has its corporate office in Bengaluru and a country-wide presence with its offices in Ahmedabad, Chandigarh, Chennai, Guwahati, Hyderabad, Kolkata, Mumbai and New Delhi along with representatives in 150+ locations. BWR has rated debt instruments/bonds/bank loans, securitized paper of over ₹ 9,30,000 Cr. In addition, BWR has rated about 5000 MSMEs. Also, Fixed Deposits and Commercial Papers etc. worth over ₹19,700 Cr have been rated. Brickwork has a major presence in rating of nearly 100 cities.

DISCLAIMER
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