

**Rating Rationale**

**Aliens Developers Private Limited**

**Brickwork Ratings reaffirms ratings for the Non-Convertible Debentures (NCDs) of ₹. 150.00 Crores of Aliens Developers Private Limited.**

**Particulars**

Facility**	Amount (₹ Cr)			Tenure	Rating*	
	Previous Amount (Rs. Crs)	Present Amount (Rs. Crs)	Amount Raised (Rs. Crs)		Previous (May, 2020)	Present
NCD	150.00	<b>150.00</b>	75.00	Long Term	BWR D	<b>BWR D Reaffirmed</b>
<b>Total</b>		<b>150.00</b>	<b>INR One Hundred Fifty Crores Only</b>			

\*Please refer to BWR website [www.brickworkratings.com/](http://www.brickworkratings.com/) for definition of the ratings

\*\* Details of NCD is provided in Annexure-I

Brickwork Ratings (BWR) has principally relied upon the audited financial results up to FY19, FY20 (Provisional financials), publicly available information and information/clarification provided by the company's management.

**Rationale:**

BWR has reaffirmed its rating on NCDs of Aliens Developers Private Limited at 'BWR D' due to the continued delay in debt servicing.

**Rating Sensitivity**

**Positive factors:**

- Curing period of at least over 90 days post servicing of the debt.
- Sustained improvement in financial risk profile.

**Analytical Approach**

For arriving at its ratings, BWR has applied its rating methodology as detailed in the Rating Criteria detailed below (hyperlinks provided at the end of this rationale).

**Rating Outlook:** Not Applicable

**About the Company**

Aliens Group was incorporated in 2004 by Mr. Hari Challa and Mr. Venkata Prasanna Challa in Hyderabad. Till date the group has completed 6 real estate projects with a total area of around 2 million sq. ft. in the city. The current project "Aliens Space Station" is located in Gachibowli, Hyderabad and was launched in 2008 by group company Aliens Developers Private Limited



(ADPL). The project has total 13 stations (each station having 6 to 7 towers) with total 83 towers and 30 floors in each tower, consisting total no. of 2193 flats with total area of 41.79 lac sq ft (lsf), out of which developers share is 1906 flats and rest 287 flats are landlord's share. Due to Telangana issue and uncertainties regarding the status of the city of Hyderabad, the project was unable to raise external funding and couldn't progress further after initial stages of construction. Aggrieved customers who had booked flats, took the developer to the consumer forum. As part of the settlement, the developer had to refund the money to the customers. As of 31-3-2020, dues payable to customers on cancellation of flats amounting to Rs. 115.91 Crs (FY19: Rs. 122.85 Crs).

As of 29-4-2020, 49% of the cost has been incurred by the company and the expected date of completion of the project is by Feb-24 as informed by the company. The company has sold 1391 flats out of the total units of 2193 flats as of 29-4-2020.

#### Rating History for the last three years

Instrument/ Facility	Current Rating (2021)			Rating History		
	Type (Long Term/Short Term)	Amount (Rs. Crs)	Rating	May- 2020	2019	March-2018
NCD	Long Term	150.00	BWR D (Reaffirmed)	BWR D	BWR D (May-2019)  BWR C (March-2019)	BWR C-
<b>Total</b>		<b>150.00</b>	<b>(INR One Hundred Fifty Crores Only)</b>			

**Status of non-cooperation with previous CRA (if applicable): Reason and comments:** Not Applicable

**Any other information:** NIL

#### **Key Financial Indicators<sup>s</sup>**

Amounts in Rs. Cr.	FY 18 (Audited)	FY 19 (Audited)
Total Operating Income	31.76	118.10
PAT	-65.36	-9.91
Tangible Net worth	-279.57	-289.45
Total Debt	84.17	81.97

<sup>s</sup>As per BWR calculations



## Annexure I

Instrument	Rated Amount (Rs. Crs)	Amount raised (Rs. Crs)	Issue Date	Coupon	Maturity Date	ISIN
NCD	150.00	75.00	27-March-2018	14% p.a.	31-March-2022	INE223Y07017

## COMPLEXITY LEVELS OF THE INSTRUMENTS-Complex

### Hyperlink/Reference to applicable Criteria

- [General Criteria](#)
- [Approach to Financial Ratios](#)

For any other criteria obtain hyperlinks from website

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