

Mr. NITAN CHHATWAL  
 Director  
 Shrem Infra Structure Private Limited  
 Shrem Group, 1001, Viraj Towers,  
 Junction Of Andheri Kurla Rd., Western Express Highway,  
 Near Landmark Building, Andheri (E), Mumbai-400 069

August 14, 2023

*Dear Sir/Madam,*

**Re: Rating Letter for NCD of Shrem Infra Structure Private Limited**

India Ratings and Research (Ind-Ra) has taken the following rating actions on Shrem Infra Structure Private Limited's (SISPL) debt instruments:

Instrument Type	Size of Issue (million)	Rating/Outlook	Rating Action
Non-convertible debentures (NCDs)#,*	INR600	IND AA/Stable	Assigned
NCDs*	INR1,200	IND AA/Stable	Affirmed
NCDs#,*	INR500	IND AA/Stable	Assigned
NCDs*	INR1,850 (outstanding INR1,337.5)	IND AA/Stable	Affirmed
Proposed NCDs^	INR950	Provisional IND AA/Stable	Affirmed
Principal protected market linked debentures (PP-MLDs)*	INR2,740 (outstanding INR2,740)	IND PP-MLD AA/Stable	Affirmed

\*Details in annexure

#The final rating has been assigned on the receipt of the executed debenture trust deed and other financing documents confirming that the final key sanction terms are in line with the draft financing documents referred for assigning provisional ratings.

^The rating is provisional and on conformance of the executed documents in line with the originally envisaged draft documents. A final rating shall be assigned within 90 days from the date of issuance of the debt instrument. The provisional rating may be extended by another 90 days, subject to Ind-Ra's policy, if the execution of the documents is pending. In the absence of the documentation considered while assigning the provisional rating, the agency would not have assigned any rating to the proposed instrument.

In issuing and maintaining its ratings, India Ratings relies on factual information it receives from issuers and underwriters and from other sources India Ratings believes to be credible. India Ratings conducts a reasonable investigation of the factual information relied upon by it in accordance with its ratings methodology, and obtains reasonable verification of that information from independent sources, to the extent such sources are available for a given security.

The manner of India Ratings factual investigation and the scope of the third-party verification it obtains will vary depending on the nature of the rated security and its issuer, the requirements and practices in India where the rated security is offered and sold, the availability and nature of relevant public information, access to the management of the issuer and its advisers, the availability of pre-existing third-party verifications such as audit reports, agreed-upon procedures letters, appraisals, actuarial reports, engineering reports, legal opinions and other reports provided by third

parties, the availability of independent and competent third-party verification sources with respect to the particular security or in the particular jurisdiction of the issuer, and a variety of other factors.

Users of India Ratings ratings should understand that neither an enhanced factual investigation nor any third-party verification can ensure that all of the information India Ratings relies on in connection with a rating will be accurate and complete. Ultimately, the issuer and its advisers are responsible for the accuracy of the information they provide to India Ratings and to the market in offering documents and other reports. In issuing its ratings India Ratings must rely on the work of experts, including independent auditors with respect to financial statements and attorneys with respect to legal and tax matters. Further, ratings are inherently forward-looking and embody assumptions and predictions about future events that by their nature cannot be verified as facts. As a result, despite any verification of current facts, ratings can be affected by future events or conditions that were not anticipated at the time a rating was issued or affirmed.

India Ratings seeks to continuously improve its ratings criteria and methodologies, and periodically updates the descriptions on its website of its criteria and methodologies for securities of a given type. The criteria and methodology used to determine a rating action are those in effect at the time the rating action is taken, which for public ratings is the date of the related rating action commentary. Each rating action commentary provides information about the criteria and methodology used to arrive at the stated rating, which may differ from the general criteria and methodology for the applicable security type posted on the website at a given time. For this reason, you should always consult the applicable rating action commentary for the most accurate information on the basis of any given public rating.

Ratings are based on established criteria and methodologies that India Ratings is continuously evaluating and updating. Therefore, ratings are the collective work product of India Ratings and no individual, or group of individuals, is solely responsible for a rating. All India Ratings reports have shared authorship. Individuals identified in an India Ratings report were involved in, but are not solely responsible for, the opinions stated therein. The individuals are named for contact purposes only.

Ratings are not a recommendation or suggestion, directly or indirectly, to you or any other person, to buy, sell, make or hold any investment, loan or security or to undertake any investment strategy with respect to any investment, loan or security or any issuer. Ratings do not comment on the adequacy of market price, the suitability of any investment, loan or security for a particular investor (including without limitation, any accounting and/or regulatory treatment), or the tax-exempt nature or taxability of payments made in respect of any investment, loan or security. India Ratings is not your advisor, nor is India Ratings providing to you or any other party any financial advice, or any legal, auditing, accounting, appraisal, valuation or actuarial services. A rating should not be viewed as a replacement for such advice or services. Investors may find India Ratings ratings to be important information, and India Ratings notes that you are responsible for communicating the contents of this letter, and any changes with respect to the rating, to investors.

It will be important that you promptly provide us with all information that may be material to the ratings so that our ratings continue to be appropriate. Ratings may be raised, lowered, withdrawn, or placed on Rating Watch due to changes in, additions to, accuracy of or the inadequacy of information or for any other reason India Ratings deems sufficient.

Nothing in this letter is intended to or should be construed as creating a fiduciary relationship between India Ratings and you or between India Ratings and any user of the ratings.

In this letter, "India Ratings" means India Ratings & Research Pvt. Ltd. and any successor in interest.

We are pleased to have had the opportunity to be of service to you. If we can be of further assistance, please email us at [infogrp@indiaratings.co.in](mailto:infogrp@indiaratings.co.in)

Sincerely,

India Ratings



**Dr Devendra Pant**  
**Senior Director**

**Annexure: Facilities Breakup**

Instrument Description	Banks Name	Ratings	Outstanding/Rated Amount(INR million)
Non Convertible Debenture	IL&FS Infrastructure Debt Fund	IND AA/Stable	500.00
Non Convertible Debenture	IL&FS Infrastructure Debt Fund	IND AA/Stable	1350.00
Non Convertible Debenture	NA	IND PP-MLD AA/Stable	2740.00
Non Convertible Debenture	Aditya Birla Capital Limited	IND AA/Stable	1500.00
Non Convertible Debenture	NA	IND AA/Stable	800.00
Non Convertible Debenture	NA	Provisional IND AA/Stable	950.00

**NCDs**

ISIN	Date of Issue	Coupon Rate (%)	Maturity date	Size of Issue (million)	Rating/Outlook
INE391V07026	14 September 2021	14.25	20 December 2024	INR500	IND AA/Stable
INE391V07034	25 February 2022	8.39	31 August 2023	INR600	IND AA/Stable
INE391V07042	25 February 2022	8.39	31 August 2024	INR750	IND AA/Stable
INE391V07109	9 May 2023	9.75	15 May 2028	INR1,200	IND AA/Stable
INE391V07125	18 May 2023	9.75	15 May 2025	INR500	IND AA/Stable
INE391V07133	15 June 2023	9.75	15 May 2028	INR600	IND AA/Stable
<b>Total</b>	-	-	-	<b>INR4,150</b>	-

**PP-MLDs**

ISIN	Date of Issue	Coupon Rate (%)	Maturity Date	Size of Issue (million)	Rating/Outlook
INE391V07067	10 March 2022	-	10 June 2024	INR1,370	IND PP-MLD AA/Stable
INE391V07075	10 March 2022	-	10 September 2024	INR1,370	IND PP-MLD AA/Stable
<b>Total</b>				<b>INR2,740</b>	

*Abhinav*