



Press Release

Karle Infra Private Limited

September 28th, 2020

Rating

Sl. No.	Instrument/Facility	Amount (INR Crore)	Ratings	Rating Action
1.	Proposed Long Term Bank Facility (LRD Facility)	630.00	Provisional IVR BBB+/Stable Outlook (Provisional IVR Triple B Plus with Stable Outlook)*	Withdrawn
	Total	630.00		

*LRD rating -Based on proposed LRD Facility

Detailed Rationale, Key Rating Drivers and Detailed description of the key rating drivers

Infomerics has withdrawn the outstanding ratings of 'Provisional IVR BBB+/Stable Outlook' [Provisional IVR Triple B Plus with Stable Outlook] assigned to the proposed term loan (LRD Facility) of Karle Infra Private Limited with immediate effect as the company has not proceeded with the debt facilities as envisaged as confirmed by the company vide calls/verbal discussions. As per the Infomerics 'Policy on Provisional Ratings'; the provisional ratings need to be withdraw or shall be converted into final ratings within the maximum time period of 180 days.

Detailed Rationale

The rating is withdrawn in accordance with Infomerics' policy on withdrawal.

Link to the Press Release dated March 31st, 2020 published on Infomerics website:

https://www.infomerics.com/db-include/uploads/PR_Karle_Infra_31_03_2020.pdf

Analytical approach and Applicable Criteria

Policy on Provisional Ratings



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About the company

Karle Infra Private Limited (KIPL), is a real-estate and urban infrastructure development company headquartered in Bengaluru, India. With over two decades of experience in developing properties in Bengaluru, Goa and Mysore, the company is now focused on developing a community-centric township named, “Karle Town Centre”. The company (KIPL) has already constructed two commercial leasing properties, named; HUB1, HUB 2, recording 100% occupancy. Further, another commercial property is under construction (HUB 4) and OC is expected by June 2020.

Status of Non Co-operation with any other CRA: CARE has moved the rating of Karle Infra Private Limited into the Issuer Non-Cooperating category as the company did not co-operate in the rating procedure as per the Press Release dated February 28th, 2020

Any other information: None

Rating History for last three years:

Sl. No.	Name of Instrument/ Facilities	Current Rating (Year 2020-2021)			Rating History for the past 3 years		
		Type	Amount outstanding (INR Crore)	Rating	Date(s) & Rating(s) assigned in 2019-20 (March 31 st , 2020)	Date(s) & Rating(s) assigned in 2019-20 (March 17 th , 2020)	Date(s) & Rating(s) assigned in 2018-19
1.	Term Loan – LRD Facility	Long Term	730.00	IVR BBB+/ Stable Outlook	IVR BBB+/ Stable Outlook	IVR BBB+/ Stable Outlook	--
2.	Proposed Long Term Bank Facility – Proposed Lease Rental Discounting*	Long Term	630.00	Withdrawn	Provisional IVR BBB Minus/ Stable Outlook	--	--

*LRD rating based on proposed LRD Facility

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com.



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About Infomerics:

Infomerics commenced rating & grading operations in April 2015 after having spent over 25 years in various segments of financial services. Infomerics is registered with the Securities and Exchange Board of India (SEBI) and accredited by Reserve Bank of India. Company's long experience in varied spectrum of financial services is helping it to fine tune its product offerings to best suit the market.

Disclaimer: Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change, suspend or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.



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Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (INR Crore)	Rating Assigned/ Outlook
Term Loan – LRD Facility*	NA	NA	Dec 2034	730.00*	IVR BBB+/ Stable Outlook
Proposed Long Term Bank Facility – Proposed Lease Rental Discounting	NA	NA	NA	630.00	Withdrawn

**Total LRD facility amounts to Rs. 730.00 Crore*