



Press Release

Adarsh Realty and Hotels Private Limited

August 7, 2023

Ratings

Facilities	Amount (Rs. crore)	Ratings	Rating Action	Complexity Indicator
Long Term - NCD	80.00	IVR C/ Negative ISSUER NOT COOPERATING* (IVR Single C with Negative Outlook Issuer Not Cooperating)	Reaffirmed and moved to the 'Issuer Not Cooperating' category	Simple
Total	80.00 (Eighty crore only)			

**Issuer did not cooperate; based on best available information*

Details of Facilities are in Annexure 1

Detailed Rationale

The rating reaffirmation is because of lack of adequate information regarding Adarsh Realty and Hotels Private Limited's performance and hence the uncertainty around its credit risk. Infomerics assesses whether the information available about the company is commensurate with its rating and reviews the same as per its policy.

The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating as the rating may not adequately reflect the credit risk profile of the company.

Non-cooperation by Issuer

Infomerics has been regularly following up with the company to provide the required data & NDS to monitor its assigned rating to the bank facilities, vide email communications dated June 16, 2023, July 27, 2023, July 31, 2023, August 1, 2023, and August 2, 2023, and concurrently over several phone calls. However, despite repeated requests by Infomerics, the



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company's management has not submitted surveillance fees and all the essential details required for detailed review of the assigned ratings.

Availability of information is very critical in rating exercise. In the absence of the requisite information, in consonance with SEBI guidelines, Infomerics has to assign the rating based on the best available information. Accordingly, the long term rating of the NCD aggregating to INR 80.00 crore of Adarsh Realty and Hotels Private Limited shall be moved to the 'ISSUER NOT COOPERATING' category by Infomerics and the ratings will be at 'IVR C/ Negative ISSUER NOT COOPERATING based on best available information (IVR Single C with Negative outlook Issuer Not Cooperating).

Analytical Approach & Applicable Criteria: Standalone

[Guidelines on what constitutes Non-Cooperation by clients](#)

[Rating Methodology for Service Sector Companies](#)

[Financial Ratios & Interpretation \(Non-Financial Sector\)](#)

[Criteria of Rating Outlook](#)

About the Company

Adarsh Realty and Hotels Private Limited (ARHPL) incorporated in the year 1996 is promoted by Mr. B M Jayeshankar. ARHPL is engaged in providing hospitality services by running 3 prime hotels in Bangalore. Adarsh Realty & Hotels Private Limited (ARHPL) is a sister concern of Adarsh Developers which is into developing properties at prime locations in Bangalore.

Financials (Standalone)

(Rs. Crore)

For the year ended / INR. Crore	31-03-2022	31-03-2023
	Audited	Audited
Total Operating Income	69.51	173.13
EBITDA	-27.31	55.53
PAT	-117.35	155.40
Total Debt	746.32	560.80
Tangible Net Worth	-2.66	136.34
Ratios		



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EBITDA Margin (%)	-39.29	32.07
PAT Margin (%)	-109.08	45.46
Overall Gearing Ratio (x)	-280.47	4.11

* Classification as per Infomerics' standards

Status of non-cooperation with previous CRA: Nil

Any other information: NA

Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2023-24)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2022-23 (Aug 29, 2022)	Date(s) & Rating(s) assigned in 2021-22 (Aug 30, 2021)	Date(s) & Rating(s) assigned in 2020-21
1.	NCD	Long Term	80.00	IVR C/ Negative ISSUER NOT COOPERATING*	IVR C	IVR C	-
2.	Proposed NCD	Long Term	-	-	-	IVR C	-

* Issuer did not cooperate; based on best available information

Names and Contact Details of the Rating Analysts:

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About Infomerics:

Infomerics Valuation and Rating Private Ltd (Infomerics) was founded in the year 1986 by a team of highly experienced finance professionals for research and risk evaluation. Infomerics commenced its activities as External Credit Assessment Institution after obtaining registration from Securities Exchange Board of India (SEBI) and accreditation from Reserve Bank of India (RBI).

Adhering to best international practices and maintaining high degree of ethics, the team of analysts at Infomerics deliver quality credit ratings. Infomerics evaluates wide range of debt instruments which helps corporates access to financial markets and provides investors credit



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ratings backed by in-depth research. The transparent, robust, and credible ratings have gained the confidence of investors and the banks.

Infomerics has a pan India presence with Head Office in Delhi and Corporate Office at Mumbai, with branches in major cities and representatives in several locations.

Infomerics also has international presence with credit rating operations in Nepal through its JV subsidiary.

For more information visit www.infomerics.com

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, 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.

Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	ISIN No.	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
NCD	31.08.2021	INE561N07021	18.00%	31.12.2024	80.00	IVR C/ Negative ISSUER NOT COOPERATING*

**Issuer did not cooperate; based on best available information*

Annexure 2: Facility wise lender details: Not Applicable

Annexure 3: List of companies considered for consolidated analysis: Not Applicable



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Annexure 4: Detailed explanation of covenants of the rated instrument/facilities: Not Applicable

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

