



Press Release

Maghalakshmi Plazaaa

April 21, 2020

Rating Update

Total Bank Facilities Rated*	Rs. 66.35 crore
Long Term Rating	ACUITE B+ (Downgraded; Issuer not co-operating)

* Refer Annexure for details

Rating Rationale

Acuité has downgraded the long-term rating of '**ACUITE BB-**' (**read as ACUITE double B minus**) to '**ACUITE B+**' (**read as ACUITE B plus**) on the Rs. 66.35 crore bank facilities of MAGHALAKSHMI PLAZAA. This rating is now an indicative rating and is downgraded on the basis of information risk.

Maghalakshmi Plazaaa (MP), incorporated as a partnership firm in 2009, runs its own shopping mall in Villupuram (Tamil Nadu). It has various business segments which include grocery, textile, restaurants, hotel, theatre and others. Mall is spread on an area of ~1 lakh sq. ft. owned by the firm. It is managed by its partners, Mr. Ramesh K J, Mr. Prakash J, Mr. Venkatesh J and Mr. Kuber J and their sons. Their family is engaged in retail business for the past 100 years. The firm also has godown at about 1.3 kms from the mall which is of the size of 7000 sq. ft. and is fully utilised.

Analytical Approach

Acuité has considered the standalone business and financial risk profile of MP to arrive at the rating.

Non-cooperation by the issuer/ borrower:

Acuité has been requesting for data, information and undertakings from the rated entity for conducting surveillance & review of the rating. However, the issuer/borrower failed to submit such information before due date.

This rating is therefore being flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuité's policies.

Applicable Criteria

- Entities in Infrastructure Sector- <https://www.acuite.in/view-rating-criteria-51.htm>
- Default Recognition: <https://www.acuite.in/view-rating-criteria-52.htm>

Limitation regarding information availability:

The rating is based on information available from sources other than the issuer/borrower (in the absence of information provided by the issuer/borrower). Acuité endeavored to gather information about the entity / industry from the public domain. Therefore, Acuité cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

About the Rated Entity - Key Financials

The rated entity has not shared the latest financial statements despite repeated requests.

Status of non-cooperation with previous CRA (if applicable)

None

Any other information

Acuité is yet to receive the latest No Default Statement (NDS) from the rated entity, despite repeated requests and follow-ups.

Rating History (Up to last three years)

Date	Name of Instrument / Facilities	Term	Amount (Rs. Cr.)	Ratings/Outlook
February 01, 2019	Term Loan I	Long-Term	2.50	ACUITE BB- (Withdrawn)
	Term Loan II	Long-Term	17.50	ACUITE BB-/ Stable (Reaffirmed)
	Term Loan III	Long-Term	13.60	ACUITE BB-/ Stable (Reaffirmed)
	Term Loan IV	Long-Term	6.40	ACUITE BB-/ Stable (Reaffirmed)
	Term Loan V	Long-Term	0.15	ACUITE BB-/ Stable (Assigned)
	Term Loan VI	Long-Term	4.60	ACUITE BB-/ Stable (Assigned)
	Secured Overdraft	Long-Term	23.00	ACUITE BB-/ Stable (Reaffirmed)
	Proposed Bank Facilities	Long-Term	1.00	ACUITE BB-/ Stable (Assigned)
April 05, 2018	Term Loan I	Long-Term	2.50	ACUITE BB- (Indicative)
	Term Loan II	Long-Term	17.50	ACUITE BB- (Indicative)
	Term Loan III	Long-Term	13.60	ACUITE BB- (Indicative)
	Term Loan IV	Long-Term	6.40	ACUITE BB- (Indicative)
	Secured Overdraft	Long-Term	10.00	ACUITE BB- (Indicative)
February 13, 2017	Term Loan I	Long-Term	2.50	ACUITE BB-/ Stable (Assigned)
	Term Loan II	Long-Term	17.50	ACUITE BB-/ Stable (Assigned)

	Term Loan III	Long-Term	13.60	ACUITE BB-/ Stable (Assigned)
	Term Loan IV	Long-Term	6.40	ACUITE BB-/ Stable (Assigned)
	Secured Overdraft	Long-Term	10.00	ACUITE BB-/ Stable (Assigned)

***Annexure – Details of instruments rated**

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Cr.)	Ratings/Outlook
Term Loan II	Not applicable	Not applicable	Not applicable	17.60	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Term Loan III	Not applicable	Not applicable	Not applicable	13.60	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Term Loan IV	Not applicable	Not applicable	Not applicable	6.40	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Term Loan V	Not applicable	Not applicable	Not applicable	0.15	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Term Loan VI	Not applicable	Not applicable	Not applicable	4.60	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Secured Overdraft	Not applicable	Not applicable	Not applicable	23.00	ACUITE B+ (Downgraded; Issuer not-cooperating*)
Proposed Bank Facilities	Not applicable	Not applicable	Not applicable	1.00	ACUITE B+ (Downgraded; Issuer not-cooperating*)

Contacts

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About Acuite Ratings & Research:

Acuite Ratings & Research Limited (*Erstwhile SMERA Ratings Limited*) is a full-service Credit Rating Agency registered with the Securities and Exchange Board of India (SEBI). The company received RBI Accreditation

as an External Credit Assessment Institution (ECAI), for Bank Loan Ratings under BASEL-II norms in the year 2012. Since then, it has assigned more than 6,000 credit ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Mumbai.

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