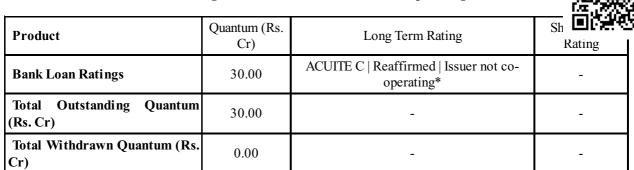


Press Release

TECHMAN BUILDWELL PRIVATE LIMITED October 22, 2024

Rating Reaffirmed and Issuer not co-operating



^{*} The issuer did not co-operate; based on best available information.

Rating Rationale

Acuité has reaffirmed the long-term rating of 'ACUITE C' (read as ACUITE C) n the Rs 30.00 crore bank facilities of Techman Buildwell Private Limited. The rating continues to be flagged as "Issuer Not Cooperating" and is based on the best available information.

About the Company

Techman Buildwell Private Limited (TBPL) was incorporated in 1997, by Mr. Vishwa Nath Agrawal. It is engaged in the business of developing residential and commercial real estate projects in Ghaziabad and Mathura.

Unsupported Rating

Not Applicable

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 the due date. Acuité believes that information risk is a critical component in such ratings, and non-cooperation by the issuer along with unwillingness to provide information could be a sign of potential deterioration in its overall credit quality.

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

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.

Rating Sensitivity

"No information provided by the issuer / available for Acuite to comment upon."

Liquidity Position

"No information provided by the issuer / available for Acuite to comment upon."

Outlook

Not Applicable

Other Factors affecting Rating

None

Key Financials

Particulars	Unit	FY 22 (Actual)	FY 21 (Actual)
Operating Income	Rs. Cr.	8.72	12.22
PAT	Rs. Cr.	0.29	0.16
PAT Margin	(%)	3.30	1.27
Total Debt/Tangible Net Worth	Times	3.12	3.50
PBDIT/Interest	Times	0.00	1.09

Status of non-cooperation with previous CRA

Not Applicable

Any other information

None

Applicable Criteria

- Infrastructure Sector: https://www.acuite.in/view-rating-criteria-51.htm
- Default Recognition: https://www.acuite.in/view-rating-criteria-52.htm
- Application Of Financial Ratios And Adjustments: https://www.acuite.in/view-rating-criteria-53.htm

Note on complexity levels of the rated instrument

In order to inform the investors about complexity of instruments, Acuité has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuite's categorisation of the instruments across the three categories is based on factors like variability of the returns to the investors, uncertainty in cash flow patterns, number of counterparties and general understanding of the instrument by the market. It has to be understood that complexity is different from credit risk and even an instrument categorized as 'Simple' can carry high levels of risk. For more details, please refer Rating Criteria "Complexity Level Of Financial Instruments" on www.acuite.in.

Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook		
25 Jul 2023	Term Loan	Long Term	10.00	ACUITE C (Downgraded & Issuer not co-operating* from ACUITE BB-)		
	Proposed Term Loan	Long Term	20.00	ACUITE C (Downgraded & Issuer not co-operating* from ACUITE BB-)		
15 Mar 2023	Term Loan	Long Term	10.00	ACUITE BB- (Reaffirmed & Issuer not co-operating*)		
	Proposed Term Loan	Long Term	20.00	ACUITE BB- (Reaffirmed & Issuer not co-operating*)		
16 Dec 2021	Proposed Long Term Loan	Long Term	20.00	ACUITE BB- (Downgraded & Issuer not co-operating* from ACUITE BB)		
	Term Loan	Long Term	10.00	ACUITE BB- (Downgraded & Issuer not co-operating* from ACUITE BB)		

^{*} The issuer did not co-operate; based on best available information.

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate		Quantum (Rs. Cr.)	Complexity Level	Rating
		Proposed Term Loan				20.00		ACUITE C Reaffirmed Issuer not co-operating*
Canara Bank	NI-41 /	Term Loan	NI-41 /	NI-41 /	NI-41 /	10.00	Simple	ACUITE C Reaffirmed Issuer not co-operating*

^{*} The issuer did not co-operate; based on best available information.

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About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & 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. Acuité has assigned 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 Kanjurmarg, Mumbai.

Disclaimer: An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Ratings assigned by Acuité are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind, arising from the use of its ratings. Ratings assigned by Acuité are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité. Please visit https://www.acuite.in/faqs.htm to refer FAQs on Credit Rating.