

Press Release

Precious Infra Projects Private Limited

March 18, 2020



Rating Update

Total Bank Facilities Rated*	Rs. 20.00 Cr .#
Long Term Rating	ACUITE B Issuer not co-operating*

#Refer Annexure for details

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

Acuité has reviewed the long term rating of '**ACUITE B**' (**read as ACUITE B**) on the Rs.20.00 crore bank facilities of Precious Infra Projects Private Limited (PIPPL). This rating is now an indicative rating and is based on the best available information.

PIPPL, incorporated in 2009, is a Kerala-based real estate company promoted by Mr. Leo Louis and Mr. Joe Louis. The company is engaged in the construction of shopping malls, business centres among others. Since 2013, the company has leased its mall (total approx 1, 05,000 sq.ft) to The Mall of Joy, Thrissur for 25 years and has been generating income from lease rentals

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 continues to be flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuité's policies.

Applicable Criteria

- Default Recognition : <https://www.acuite.in/criteria-default.htm>
- Infrastructure Entities : <https://www.acuite.in/view-rating-criteria-14.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
10 Jan, 2019	Term Loan (Rent Securitization loan)	Long Term	19.00	ACUITE B Issuer not co-operating*
	Proposed Bank	Long Term	1.00	ACUITE B

	Loan			Issuer not co-operating*
17 Nov, 2017	Term Loan (Rent Securitization loan)	Long Term	19.00	ACUITE B/Stable (Assigned)
	Proposed Bank Loan	Long Term	1.00	ACUITE B/Stable (Assigned)

#Annexure – Details of instruments rated

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Ratings/Outlook
Term Loan (Rent Securitization loan)	Not Applicable	Not Applicable	Not Applicable	19.00	ACUITE B Issuer not co-operating*
Proposed Bank Loan	Not Applicable	Not Applicable	Not Applicable	1.00	ACUITE B Issuer not co-operating*

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

Contacts

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About Acuité Ratings & Research:

Acuité 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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