

Press Release
Sandwoods Infratech Projects Private Limited

March 30, 2021



Rating Indicative

Total Bank Facilities Rated*	Rs. 42.00 Cr.
Long Term Rating	ACUITE D (Indicative)

* Refer Annexure for details

Rating Rationale

Acuité has reviewed the long term rating of '**ACUITE D' (read as ACUITE D)** on the Rs. 42.00 crore bank facilities of Sandwoods Infratech Projects Private Limited. The rating is on account of the best available information.

About the company

New Delhi based, Sandwoods Infratech Projects Private Limited (SIPPL) incorporated in 2004, the operations of the company are led by Mr. S. K. Bagolia and Mrs. Uma Bagolia who have more than one decade of presence in real estate industry. The principle activities are that of property investor and developer, in Delhi and NCR with a focus on luxury residences. The company is well known and reputed player in Delhi, NCR region.

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.

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

Applicable Criteria

- Default Recognition - <https://www.acuite.in/view-rating-criteria-52.htm>
- Real Estate Entities- <https://www.acuite.in/view-rating-criteria-63.htm>
- Financial Ratios And Adjustments - <https://www.acuite.in/view-rating-criteria-53.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.

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

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

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 (Upto last three years)

Date	Name of Instrument / Facilities	Term	Amount (Rs. Cr)	Ratings/Outlook
31-Dec-19	Term Loan	Long term	25.00	ACUITE D (Downgraded from ACUITE BB/ Stable)
	Term Loan	Long term	15.00	ACUITE D (Downgraded from ACUITE BB/ Stable)
	Term Loan	Long term	2.00	ACUITE D (Downgraded from ACUITE BB/ Stable)
09-Oct-18	Term Loan	Long term	25.00	ACUITE BB/Stable (Assigned)
	Term Loan	Long term	15.00	ACUITE BB/Stable (Assigned)
	Term Loan	Long term	2.00	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. Crore)	Ratings/Outlook
Term loan	Not Available	Not Available	Not Available	25.00	ACUITE D (Indicative)
Term loan	Not Available	Not Available	Not Available	15.00	ACUITE D (Indicative)
Mortgage loan facility	Not Available	Not Available	Not Available	2.00	ACUITE D (Indicative)

Contacts

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About Acuité Ratings & Research:

Acuité Ratings & Research 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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