Press Release

Agni Estates and Foundations Private Limited

July 24, 2020

Rating Update

Total Bank Facilities Rated*	Rs. 83.50 Cr. #
Long Term Rating	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*

 # Refer Annexure for details
** The issuer did not co-operate; Based on best available information.*

Rating Rationale

Acuité has downgraded the long-term rating to **'ACUITE BB+' (read as ACUITE double B plus)** from **'ACUITE BBB-' (read as ACUITE triple B minus)** on the Rs. 83.50 crore bank facilities of Agni Estates and Foundations Private Limited. This rating is now an indicative rating and is downgraded on account of information risk.

Agni Estates and Foundations Private Limited were incorporated in 1992. It was the flagship company of Agni Group. The company is engaged as a real estate developer. The company operates in Chennai. The company mainly builds for middle-income group and low-income group of people. It has completed 23 projects of real estate development comprising of residential flats and villas.

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.

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

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

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 endeavoured 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)

Not Applicable

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
17-May-2019	Secured Overdraft	Long Term	5.00	ACUITE BBB-/ Stable (Reaffirmed)
	Cash Credit	Long Term	9.50	ACUITE BBB-/ Stable (Reaffirmed)
	Drop line Overdraft	Long Term	26.00	ACUITE BBB-/ Stable (Assigned)
	Term Loan I	Long Term	12.01	ACUITE BBB-/ Stable (Assigned)
	Term Loan II	Long Term	0.02	ACUITE BBB-/ Stable (Assigned)
	Term Loan III	Long Term	5.91	ACUITE BBB-/ Stable (Assigned)
	Term Loan IV	Long Term	3.38	ACUITE BBB-/ Stable (Assigned)
	Term Loan V	Long Term	0.41	ACUITE BBB-/ Stable (Assigned)
	Term Loan VI	Long Term	14.81	ACUITE BBB-/ Stable (Assigned)
	Term Loan VII	Long Term	5.37	ACUITE BBB-/ Stable (Assigned)
	Proposed Bank Facility	Long Term	1.07	ACUITE BBB-/ Stable (Assigned)
02-May-2019	Over Draft	Long Term	5.00	ACUITE BBB-/ Stable (Assigned)
	Cash Credit	Long Term	3.50	ACUITE BBB-/ 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
Secured Overdraft	Not Applicable	Not Applicable	Not Applicable	5.00	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Cash Credit	Not Applicable	Not Applicable	Not Applicable	9.50	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Drop line Overdraft	Not Applicable	Not Applicable	Not Applicable	26.00	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan I	Not Available	Not Applicable	Not Available	12.01	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan II	Not Available	Not Applicable	Not Available	0.02	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan III	Not Available	Not Applicable	Not Available	5.91	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*

Term Loan IV	Not Available	Not Applicable	Not Available	3.38	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan V	Not Available	Not Applicable	Not Available	0.41	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan VI	Not Available	Not Applicable	Not Available	14.81	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Term Loan VII	Not Available	Not Applicable	Not Available	5.37	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*
Proposed Bank Facility	Not Applicable	Not Applicable	Not Applicable	1.07	ACUITE BB+ (Downgraded from ACUITE BBB-/ Stable) Issuer not co-operating*

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

Contacts

Analytical	**Rating Desk**
Aditya Gupta Vice President – Corporate & Infrastructure Sector Tel: 022-4929 4041 aditya.gupta@acuite.in Sruthi Talanki Rating Analyst - Rating Operations Tel: 040-4004 2327 sruthi.talanki@acuite.in	Varsha Bist Senior Manager - Rating Desk Tel: 022-4929 4011 rating.desk@acuite.in

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.