



Press Release
ADARSH HEIGHTS PRIVATE LIMITED
February 11, 2025
Rating Assigned and Reaffirmed

| Product | Quantum (Rs. Cr) | Long Term Rating | Short Term Rating |
|---|------------------|----------------------------------|-------------------|
| Bank Loan Ratings | 15.00 | ACUITE BBB Stable Assigned | - |
| Bank Loan Ratings | 250.00 | ACUITE BBB Stable Reaffirmed | - |
| Total Outstanding Quantum (Rs. Cr) | 265.00 | - | - |
| Total Withdrawn Quantum (Rs. Cr) | 0.00 | - | - |

Rating Rationale

Acuite has reaffirmed its long-term rating of ‘**ACUITE BBB**’ (read as **ACUITE triple Bo**)n the Rs. 250.00 Cr. bank facilities of Adarsh Heights Private Limited. The outlook remains ‘**Stable**’.

Acuite has also assigned its long-term rating of ‘**ACUITE BBB**’ (read as **ACUITE triple Bo**)n the Rs.15 Cr. additional bank facilities of Adarsh Heights Private Limited. The outlook is ‘**Stable**’.

Rationale for rating

The rating reaffirmation continues to reflect Beekay group’s established position in Ranchi, diversified revenue profile, and the steady cash flows from the completed as well as ongoing projects. The residential and the hotel projects are in the end stages of completion. Despite delays in date of commencement of commercial operations (DCCO), the group has made incremental progress in its ongoing projects, thereby reducing project risk to some extent. The rating also draws comfort from secured tenant agreements for the mall, ensuring guaranteed rental income from the start of operations. However, these strengths are partially offset by the group’s moderate financial risk profile and vulnerability to cyclical in the real estate sector. Going forward, timely completion of ongoing projects and achieving DCCO within the revised timelines will be a key rating monitorable.

About the Company

Incorporated in 2011, Adarsh Heights Private Limited (AHPL) is engaged in carrying out the business of development and construction of residential and commercial projects. The company is managed by Mr. B.K. Agrawala and Mrs. Anushri Agrawala. AHPL developed a multiplex cum shopping mall “Nucleus Mall” in Ranchi in 2017 which is spread across 1.59 acres of land with total built up area of 3.50 lakh square feet. The mall is located at the Circular Road one of the most important locality of Ranchi near the Lalpur Chowk. The mall is fully occupied with reputed tenants, namely Smart Bazaar, Reliance Trends, Shoppers Stop, Allen Solly, Manyavar, Bata, Lenskart, KFC and others with PVR running the multiplex. The company is based in Kolkata.

About the Group

Established in 2015, Chalice Real Estate LLP (CREL) is engaged in carrying out the business of development and construction of residential and commercial projects. The firm is also engaged in the construction and development of a multiplex cum shopping mall “Nucleus City” in Ranchi. CREL has acquired 9.50 acre of land out of which 6.83 acres of land is distributed for building the mall and the rest 2.67 is for the construction of the residential

projects. The company is based in Kolkata.

Incorporated in 2012, Arrowline Realestate Private Limited (ARPL) is engaged in setting up a Shopping Complex cum Hotel known as Nucleus Heights with the star category hotel to be known as Courtyard 'a brand owned by Marriott'. The entire project consists of Shopping mall, Food Court and Hotel (Courtyard) including Banquet Hall, business centre and car parking facilities. The project comprises of retail mall/spaces which takes up the ground, 1st, 2nd and 3rd floor of the building area and the 4th to 10th floor is dedicated for the hotel. The company is based in Kolkata.

Unsupported Rating

Not applicable

Analytical Approach

Extent of Consolidation

- Full Consolidation

Rationale for Consolidation or Parent / Group / Govt. Support

For arriving at this rating, Acuité has consolidated the business and financial risk profiles of Adarsh Heights Private Limited (AHPL), Chalice Real Estate LLP (CREL) and Arrowline Realestate Private Limited (ARPL) together referred to as the 'Beekay Group' (BG). The consolidation is in view of common management, similar line of business and strong operational linkages between the entities and cash flow fungibility.

Key Rating Drivers

Strengths

Experienced management in real-estate business

The group is promoted by Mr. B.K. Agrawala having an experience of more than two decades. He is further supported by Mrs. Anushri Agrawala, having around two decades of experience in the real estate business. The extensive experience of the promoters is reflected through the long-term lease agreements with its reputed tenants such as Shoppers Stop, Smart Bazaar, Reliance Trends, PVR Ltd among others. The long-term lease agreements ensure stable and timely rental income during the lease period. Acuité believes that the experienced management and long-term lease agreements with the reputed clientele will continue to benefit the group going forward.

Locational advantage

"Nucleus Mall" has the locational advantage, as it is located at Circular Road, Ranchi at the heart of the city and is surrounded by affluent residential colonies. The mall is around 4 kms from Ranchi Railway station and 8 kms from the airport. The close proximity of railway station and airport will help in attracting a lot of business travellers. The proposed shopping mall, "Nucleus City" will be located at Gymkhana Road, Ranchi at the heart of the city and is surrounded by affluent residential colonies. It's the first ever project in the vicinity and is expected to draw huge customers. The site is around 7 Kms from Ranchi Railway station and 13 kms from the airport. Various infrastructure facilities such as power, water telecommunication is also easily available in the area. Further, labours both skilled and unskilled are abundantly available from surrounding areas.

Steady scale of operations

The group has achieved revenues of Rs. 54.42 Cr. in FY2024 as compared to Rs. 52.37 Cr. in FY2023. The steady stream of revenues is supported by the two fully operational malls. The "Nucleus mall" is fully occupied with reputed tenants namely, Shoppers Stop, Allen Solly, Manyavar, Bata, Lenskart, KFC, PVR, among others. The mall has signed lease agreements for 9-19 years with minimum 1-5 years lock in period and price escalation after every three years. Moreover, the "Nucleus Heights Mall" is fully operational since April 2022 and it has tied up with reputed brands like Shoppers Stop, Color Bar Cosmetics Pvt. Ltd., Inc5 Shoes Pvt. Ltd., The Crepe Café. In addition to this, the management has been able to formally enter into an agreement with Shoppers Stop, Pantaloons, Inox, Mamaearth, Sketchers, Tata Croma, Turtle Limited to set up their store inside the upcoming "Nucleus City" mall which is a part of CREL. The "Nucleus City" mall is expected to become operational from August 2025. Acuite believes that the revenue profile is expected to be stable backed by confirmed lease agreements with reputed clientele.

Weaknesses

Moderate financial risk profile

The group's moderate financial risk profile is marked by improving network, high gearing and moderate debt protection metrics. The net worth of the group increased to Rs.85.97 Cr. as on March 31, 2024 from Rs.74.56 Cr. as on March 31, 2023. Gearing of the group stood high at 6.55 times as on March 31, 2024 as against 6.79 times as on March 31, 2023. The bank debt has increased during FY2024, with the incremental debt primarily comprising of LRD loans and loans taken for capital expenditure, but the debt is substantially backed by stable rent generating assets. The Interest Coverage Ratio stood at 1.85 times in FY2024 as against 2.04 times in FY2023. Acuité believes the steady lease rentals from the commercial portfolio and good saleability in residential projects and off-take from hotel business shall help in improving the financial risk profile characterized by a modest debt

service coverage ratio over the medium term.

Risks related to execution of the ongoing projects

The group has three ongoing projects with two projects (Mall and Residential Project) in CREL and one project (Hotel) in ARPL. The group is engaged in the construction of a residential project spread across 2.67 acre of land with 4 residential towers of 2 basement + G + 13 structures. The project is expected to be completed by end of FY2025. Further, the group is constructing the Nucleus City Mall under CREL, the Commercial Operation Date (COD) of the mall has been revised for the second time to Q2 FY2026 on account of operational delays faced by the group. In addition to this, the expected completion of the hotel under ARPL is also postponed to end of FY2025 owing to operational delays. Acuité believes that timely completion of the said projects without further delays will remain a key rating sensitivity factor.

Rating Sensitivities

- Improvement and maintenance of debt service coverage ratio well above 1 time over the medium term.
- Maintenance of adequate liquidity position.
- Timely execution and scaling up of projects.

Liquidity position: Adequate

The group's adequate liquidity position is expected to support debt servicing as well as capex in the near-to medium term on account of presence of escrow accounts and significant customer advances from sale of residential units to ensure timely repayment. The loans availed have cross-collateralization clauses and a well-defined waterfall mechanism, due to which the surplus available in any of the rated entities post debt servicing and operational funding requirements, would first be utilized towards meeting any debt servicing shortfalls in any of the other rated entities. Additionally, presence of DSRA equivalent to interest repayment of three quarters provides additional comfort towards liquidity. The current ratio stood comfortable at 2.65 times as on March 31, 2024 as compared to 2.49 times as on March 31, 2023. The cash and bank balances of the group stood at Rs.7.30 Cr. as on March 31, 2024 as compared to Rs.2.19 Cr. as on March 31, 2023 providing additional liquidity comfort. Acuité notes that liquidity of the group is supplemented by strong refinancing ability as well as the ability to raise additional lease rental discounting loans, if required.

Outlook: Stable

Other Factors affecting Rating

None

Key Financials

| Particulars | Unit | FY 24 (Actual) | FY 23 (Actual) |
|-------------------------------|---------|----------------|----------------|
| Operating Income | Rs. Cr. | 54.42 | 52.37 |
| PAT | Rs. Cr. | 11.42 | 12.24 |
| PAT Margin | (%) | 20.98 | 23.38 |
| Total Debt/Tangible Net Worth | Times | 6.55 | 6.79 |
| PBDIT/Interest | Times | 1.85 | 2.04 |

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

Not applicable

Any Other Information

None

Applicable Criteria

- Application Of Financial Ratios And Adjustments: <https://www.acuite.in/view-rating-criteria-53.htm>
- Consolidation Of Companies: <https://www.acuite.in/view-rating-criteria-60.htm>
- Default Recognition: <https://www.acuite.in/view-rating-criteria-52.htm>
- Real Estate Entities: <https://www.acuite.in/view-rating-criteria-63.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. Acuité'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 |
|-------------|--------------------------------|-----------|-----------------|--|
| 14 Nov 2023 | Lease Rental Discounting | Long Term | 167.00 | ACUITE BBB Stable (Reaffirmed) |
| | Lease Rental Discounting | Long Term | 83.00 | ACUITE BBB Stable (Reaffirmed) |
| 18 Aug 2022 | Lease Rental Discounting | Long Term | 167.00 | ACUITE BBB Stable (Reaffirmed) |
| | Lease Rental Discounting | Long Term | 83.00 | ACUITE BBB Stable (Reaffirmed) |
| 18 Apr 2022 | Lease Rental Discounting | Long Term | 167.00 | ACUITE BBB Stable (Reaffirmed) |
| | Lease Rental Discounting | Long Term | 83.00 | ACUITE BBB Stable (Assigned) |
| 07 Apr 2022 | Lease Rental Discounting | Long Term | 167.00 | ACUITE BBB Stable (Upgraded from ACUITE BBB- Stable) |

Annexure - Details of instruments rated

| Lender's Name | ISIN | Facilities | Date Of Issuance | Coupon Rate | Maturity Date | Quantum (Rs. Cr.) | Complexity Level | Rating |
|-----------------------|----------------------|----------------------------------|-------------------------|----------------------|----------------------|--------------------------|-------------------------|----------------------------------|
| Central Bank of India | Not avl. / Not appl. | Lease Rental Discounting | Not avl. / Not appl. | Not avl. / Not appl. | 01 Nov 2034 | 189.17 | Simple | ACUITE BBB Stable Reaffirmed |
| Central Bank of India | Not avl. / Not appl. | Lease Rental Discounting | Not avl. / Not appl. | Not avl. / Not appl. | 31 Oct 2039 | 60.00 | Simple | ACUITE BBB Stable Reaffirmed |
| Central Bank of India | Not avl. / Not appl. | Lease Rental Discounting | Not avl. / Not appl. | Not avl. / Not appl. | 31 Oct 2039 | 15.00 | Simple | ACUITE BBB Stable Assigned |
| Not Applicable | Not avl. / Not appl. | Proposed Long Term Bank Facility | Not avl. / Not appl. | Not avl. / Not appl. | Not avl. / Not appl. | 0.83 | Simple | ACUITE BBB Stable Reaffirmed |

***Annexure 2 - List of Entities (applicable for Consolidation or Parent / Group / Govt. Support)**

| Sr. No. | Company name |
|----------------|---------------------------------------|
| 1 | Adarsh Heights Private Limited |
| 2 | Arrowline Real Estate Private Limited |
| 3 | Chalice Real Estate LLP |

Contacts

| | |
|---|---|
| Mohit Jain Senior Vice President-Rating Operations | Contact details exclusively for investors and lenders |
| Katta Akhil Senior Analyst-Rating Operations | Mob: +91 8591310146 Email ID: analyticalsupport@acuite.in |

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.

Note: None of the Directors on the Board of Acuité Ratings & Research Limited are members of any rating committee and therefore do not participate in discussions regarding the rating of any entity.