

RATING RATIONALE

AMBIENCE TOWERS PRIVATE LIMITED

Brickwork Ratings has reviewed the ratings for the Bank Loan Facilities of Rs 395.50 Crs. of Ambience Towers Private Limited based on best available information, as the issuer did not cooperate.

Particulars :

Facility**	Amount (Rs Crs)		Tenure	Rating#	
	Previous	Present		Previous Rating (22 May 2019)	Present Rating
Fund based	395.50	395.50	Long Term	BWR B+ (Stable)	BWR D (Issuer Not Cooperating)
Total	395.50	395.50	Rs Three Hundred Ninety five Crores Only		

Please refer to BWR website www.brickworkratings.com/ for definition of the ratings

**Details of Bank facilities/ is provided in Annexure-I

RATING ACTION / OUTLOOK / NATURE OF NON-COOPERATION

The rating was due for review in May 2020 and BWR took up with the issuer vide emails dated 10 May 2020, 25 May 2020 and over phone calls to provide required information. Despite the best efforts of BWR to get the minimum required information for a review, the entity has not provided the same. In the absence of adequate information from the Company, BWR is unable to assess the company's performance, its ability to service its debt and maintain a valid rating. Further, the bank has confirmed via email dated 28th May 2020 that the conduct of the account is not satisfactory and there are delays in servicing the debt on a continuous basis. Due to Issuer Non cooperation and delays in servicing of the debt BWR has reviewed the rating based on best available information and downgraded the rating to BWR D (ISSUER NOT COOPERATING).



LIMITATIONS OF THE RATING

Information availability risk is a key factor in the assessment of credit risk and non-cooperation by the issuer to provide required information for a review of the assigned rating may also be accompanied by financial stress. Users of the credit ratings should therefore take into account the possible deterioration in the credit quality of the rated entity arising from its non-transparency and withholding of information required for a review of the rating.

KEY FINANCIAL INDICATORS (in Rs Crs) [As available In May 2019)

Key Parameters	Units	FY 17	FY 18
Result Type		Audited	Audited
Operating Income	Rs in Crs	12.52	19.83
EBITDA	Rs in Crs	9.02	16.6
Net Profit	Rs in Crs	-11.18	-15.93
Tangible Net Worth*	Rs in Crs	273.21	283.33
Total debt*	Rs in Crs	479.9	479.25
Total Debt : Equity *	Rs in Crs	1.74	1.69
Current Ratio	Times	0.01	0.01

*Figures are arrived after adjusting for unsecured loans from promoters and related parties .

COMPANY PROFILE (As available In May 2019)

Incorporated in 2006 at New Delhi, Ambience Towers Pvt Ltd (ATPL) has completed the construction of two commercial towers at Rohini and Shalimar Bagh. The total leasable area in the Shalimar Bagh project is 3.25 lakhs Sq. Ft. and the Rohini project is 3.62 lakhs Sq. Ft. The total area in both the projects has been completely leased out. The company belongs to the New Delhi based Ambience Group, promoted by Mr. Raj Singh Gehlot, having its presence in the real estate construction and development activities in the NCR market. The group has its presence in residential, commercial as well as retail real estate segments.



NON-COOPERATION WITH PREVIOUS RATING AGENCY IF ANY - Not applicable

Rating History for Last Three Years (Including withdrawal and Suspended)

Instr ume nt / Facil ities	Current Rating (2020)				Rs in Crs						
		Tenure (Long Term/ Short Term)	Amoun t (Rs Crs)	Rating	22 May 2019*			07 Feb 2018			2017#
Bank Loan	Fund Base d	Long Term	395.50	BWR D (Issuer Not Cooperating) (Downgrade)	F B	395.50	BWR B+ (Stable) Reaffirm ation)	F B	434.70	BWR B+ (Stable) (Reaffir mation)	-
Tota l			395.50	Rs Three Hundred Ninety Five Crores and Fifty Lakhs Only							

Rating was moved to Rating Not Reviewed category on 27 October 2017

* Rating was moved to Rating Not Reviewed category on 08 May 2019 and on 26 May 2020



COMPLEXITY LEVELS OF THE INSTRUMENTS

For more information, visit www.brickworkratings.com/download/ComplexityLevels.pdf

Hyperlink/Reference to applicable Criteria

- **General Criteria**
- **Approach to Financial Ratios**
- **What Constitutes Non-Cooperation**
- **Default Recognition and Default curing Period**

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ANNEXURE I

**Ambience Towers Private Limited
Details of Bank Facilities rated by BWR**

Sl.No.	Name of the Bank	Type of Facilities	Long Term [Rs Crs]	Total [Rs Crs]
1	Bank of Maharashtra	Term Loans	115.50	115.50
2	Jammu and Kashmir Bank	Term Loans	280.00	280.00
TOTAL				395.50

Rs Three Hundred Ninety Five Crores and Fifty Lakhs Only

Additional information is available at www.brickworkratings.com. The ratings above were solicited by, or on behalf of, the issuer, and therefore, Brickwork Ratings has been compensated for the provision of the ratings.

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