



Rating Rationale

Atria Constructions

2 Feb 2017

Brickwork Ratings assigns ratings for the Proposed Bank Loan Facilities of Atria Constructions

Particulars

Facility Rated	Amount (Rs. Crs)	Tenure	Rating *
Fund Based Term Loan (Proposed)	25.00	Long Term	BWR BB- Outlook:Stable
Total	Rs. 25.00 Crores (Rupees Twenty Five Crores Only.)		

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

Rationale/Description of Key Rating Drivers/Rating sensitivities:

The ratings continue to factor in partner's extensive experience and improvement of firm reflected in top & bottom line in FY16. The ratings, however is constrained by nascent stage of the project, project execution risk, high reliance on customer advances for funding the project and high degree of competition from other real estate players in the market.

Rating Outlook: Stable

BWR believes the **Atria Construction's** business risk profile will be maintained over the medium term. The 'Stable' outlook indicates a low likelihood of rating change over the medium term. The rating outlook may be revised to 'Positive' in case the revenues and profit show sustained improvement. The rating outlook may be revised to 'Negative' if the revenues go down and profit margins show lower than expected figures.

About the Firm

"Atria Constructions" came in to existence on 07th November 2010 and is primarily managed by Mr. Dhananjay Thite. The firm is engaged in construction of residential & commercial real estate projects. The firm has completed two residential projects with saleable area of over 1.6 million square feet across various locations in Maharashtra.

2 Feb 2017



Atria Constructions has launched luxurious project “Atria Grande” in July 2016 .This is the 3rd project of Atria Constructions. The Atria Grande is situated at Handewadi, (Mohammadwadi) Tal: Haveli, Dist: Pune. The project of “Atria Grande” is spread over 8.00 acres of land. The project will have 548 residential units and 32 commercial units. The project is expected to be completed in the FY20.

Company Financial Performance

Total operating income stood at Rs27.70 Cr for FY16 compared to Rs16.75 in FY15. PAT stood at Rs8.05 Cr in FY16 compared to Rs6.43 Cr in FY15.

Rating History for the last three years: (including withdrawn/suspended ratings)

Sl. No.	Instrument/Facility	Current Rating (Year 2017)			Rating History		
		Type (Long Term/Short Term)	Amount (Rs Crs)	Rating	FY16	FY15	FY14
1	Fund Based:Term Loan(Proposed)	Long Term	25	BB-	-	-	-

Hyperlink/Reference to Applicable Criteria

- [General Criteria](#)
- [Approach to Financial Ratios](#)
- [Services Sector](#)

Analytical Contacts	Media
Dinesh Mahabal GM Ratings analyst@brickworkratings.com	media@brickworkratings.com
	Relationship Contact bd@brickworkratings.com
Phone: 1-860-425-2742	

**For print and digital media**

The Rating Rationale is sent to you for the sole purpose of dissemination through your print, digital or electronic media. While it may be used by you acknowledging credit to BWR, please do not change the wordings in the rationale to avoid conveying a meaning different from what was intended by BWR. BWR alone has the sole right of sharing (both direct and indirect) its rationales for consideration or otherwise through any print or electronic or digital media.

Note on complexity levels of the rated instrument:

BWR complexity levels are meant for educating investors. The BWR complexity levels are available at www.brickworkratings.com/download/ComplexityLevels.pdf Investors queries can be sent to info@brickworkratings.com.

About Brickwork Ratings

Brickwork Ratings (BWR), a SEBI registered Credit Rating Agency, has also been accredited by RBI and empaneled by NSIC, offers Bank Loan, NCD, Commercial Paper, MSME ratings and grading services. NABARD has empaneled Brickwork for MFI and NGO grading. BWR is accredited by IREDA & the Ministry of New and Renewable Energy (MNRE), Government of India. Brickwork Ratings has Canara Bank, a Nationalized Bank, as its promoter and strategic partner.

BWR has its corporate office in Bengaluru and a country-wide presence with its offices in Ahmedabad, Chandigarh, Chennai, Guwahati, Hyderabad, Kolkata, Mumbai and New Delhi along with representatives in 150+ locations. BWR has rated debt instruments/bonds/bank loans, securitized paper of over ₹ 9,30,000 Cr. In addition, BWR has rated about 5000 MSMEs. Also, Fixed Deposits and Commercial Papers etc. worth over ₹19,700 Cr have been rated. Brickwork has a major presence in rating of nearly 100 cities.

DISCLAIMER

Brickwork Ratings (BWR) has assigned the rating based on the information obtained from the issuer and other reliable sources, which are deemed to be accurate. BWR has taken considerable steps to avoid any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented “as is” without any express or implied warranty of any kind. BWR does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by BWR should be treated as an opinion rather than a recommendation to buy, sell or hold the rated instrument and BWR shall not be liable for any losses incurred by users from any use of this report or its contents. BWR has the right to change, suspend or withdraw the ratings at any time for any reasons.