

India Ratings Affirms Bakeri Urban Development's NCDs and Bank Facilities at 'IND BB'/Stable

Mar 05, 2024 | Residential | Commercial Projects

India Ratings and Research (Ind-Ra) has affirmed Bakeri Urban Development Private Limited's (BUDPL) instruments as follows:

Instrument Type	Date of issuance	Coupon Rate (%)	Maturity Date	Size of Issue (million)	Rating assigned along with Outlook/ Watch	Rating Action
Non-convertible debentures (NCDs)*	-	-	-	INR1,050	IND BB/Stable	Affirmed
Working capital demand loan	-	-	-	INR100	IND BB/Stable	Affirmed
Unsupported rating\$	-	-	-	-	IND BB/Stable	Affirmed

*Details in Annexure

\$Ind-Ra has disclosed the unsupported rating in compliance with the Securities and Exchange Board of India's Master circular dated 3 July 2023. Securities backed by specified support considerations, as mentioned in the circular, rated with or without a CE-suffix would require to disclose unsupported ratings without factoring in the explicit credit enhancement from the specified support consideration.

NCD RATING:

Adequacy of Credit Enhancement: Bakeri Urban Development Private Limited (BPPL; debt rated at 'IND BB'/Stable) is BUDPL's 100% parent and has provided a corporate guarantee for the rated NCDs. However, since the guarantee does not specify the timeline for invocation to ensure payment on the due date, Ind-Ra has not considered the same as an explicit credit enhancement and hence not added the CE suffix to the NCD rating.

Unsupported Rating: Ind-Ra has applied its [Parent and Subsidiary Linkage Rating Criteria](#) and taken a consolidated view of BPPL, BUDPL, its group company Bakeri Residence LLP, together referred to as Bakeri group, owing to the strong legal, operational and financial linkages between them.

The rating affirmation reflects stability in the sales visibility and collection efficiency of Bakeri group, primarily on account of a continuous inflow of funds from the newly launched flagship project Stella in GIFT City. The group launched this project in August 2023, where the construction progress is around 5%. However, it has already sold out around 38% (343,000 sq ft) of its total area of 896,000 sq ft till January 2024 for INR2,781 million and collected INR368 million. The total project cost is INR4,000 million. The group has raised a term loan of INR1,000 million for funding the project which has a moratorium of 42 months. The remaining cost will be covered through customer advances.

Key Rating Drivers

Slow-paced Sales Booking in Projects Other Than Stella: Although the group has recorded adequate sales visibility on account of the new project launch, sales booking is slow paced in completed projects namely Serenity Meadows, Sarvesh Apartments, Sakar9, Serenity Proximus 1, due to the higher quoted prices which are not being absorbed by the market. Similarly, ongoing projects namely Samasta Arcade and Sylvan Golf and Homes are registering slow sales booking. Separately, Serenity Proximus 2 is stuck due to ongoing litigation with previous land owners.

High Debt Obligations Likely to Consume High Portion of Customer Advances: The group has high scheduled debt repayment obligations of INR455 million and INR340 million in FY25 and FY26, respectively, along with finance cost of

INR238 million and INR255 million. These repayments are likely to burn most of the customer advances, leading to lower availability of funds for completion of projects, as has been seen in the past 12 months. Furthermore, BUDPL's NCDs are redeemable in FY27 along with accrued interest for a total value around INR3,053 million. As per management, these NCDs however are fully subscribed by the promoters and likely to be rolled back without any outflow of funds.

High Geographical Concentration, Cyclicity and Regulatory Risks: The group heavily depends on one market – Ahmedabad and Gandhinagar belt. Furthermore, the Indian real estate industry is highly cyclical with volatile cash flows. The real estate sector is exposed to a number of regulatory requirements that are subject to frequent and unpredictable changes. This leads to confusion, non-compliance and delays in project execution.

Stable Revenue and Collection Visibility Backed by New Project Launch: The group's overall sales and collections were at INR3,562 million and INR1,104 million, respectively, during the 12 months ended January 2024. These numbers were primarily supported by strong sales bookings in the newly launched flagship project Stella in GIFT city, Ahmedabad. It is a residential project launched in August 2023 at the premium location of Sabarmati riverfront. This project is at a nascent stage (5% completed) and would entail a total cost of around INR4,000 million. The group has already sold out around 38% (343,000 sq ft) of its total area 896,000 sq ft till January 2024 for INR2.78 billion and collected INR368 million. Moreover, The group has an unsold ready inventory of about 473,834 sq ft valued at nearly INR2.9 billion along with an inventory of ongoing projects at an estimated value of over INR11.8 billion, which provides adequate revenue visibility. Ind-Ra expects the group to maintain the collection velocity as the company liquidates its completed inventory and receives funds from the sold units of the ongoing projects in a phased manner.

On a standalone basis, BPPL had sales and collection velocity of INR350 million in the 12 months ended January 2024. BPPL has two ongoing projects namely Samasta Arcade and Sujal Apartments (redevelopment) which are jointly 45% completed and 70% sold out. BPPL has a ready inventory of INR1,100 million from its completed projects, which are available for liquidation in the near to mid-term. Repayment obligation is INR254 million in FY25 and INR189 million in FY26.

Low Project Execution Risk; Experienced Promoters: The group faces low execution risk since many of its projects are already completed. Also, while it has achieved only 15% construction completion status on average in its ongoing four projects (Samasta Arcade at 45%, Stella GIFT City at 10%, Sujal Apartments at 1% and Sylvan Golf at 10%) as on 31 December 2023 and sizeable construction costs left, all the required approvals have already been obtained. Ind-Ra draws comfort from the promoters' more than six decades of experience in the real estate construction business, which has enabled the company to establish a brand presence. The group has developed over 25 million sf of plotted development and 17 million sf of constructed properties.

High Completion Status; Diversified Project Mix: The group has overall high project completion status of around 76% on a weighted average basis, as most of its projects are 100% completed and have a ready inventory for sale. There are four ongoing projects, which are under development with an average completion status of around 15%. The project mix is well diversified with availability of residential & commercial buildings and plotted developments.

Liquidity Indicator - Stretched: At end-November 2023, the group's projects (sold) had receivables of INR1,751 million and an unsold inventory of INR16,484 million, as against the pending construction cost of INR5,386 million. This, along with the repayment of the standing debt outstanding of INR1,510 million, pressures the group's liquidity. The Bakeri group's available cash and cash equivalent were INR9.5 million in FY23. The group has total debt repayments of around INR1,094 million and finance cost of INR760 million over FY25-FY27. The agency expects the liquidity to remain under pressure if the finished inventory is not liquidated, given the sizeable committed construction cost for under construction & new projects, along with sizeable scheduled debt repayments.

Rating Sensitivities

Both for NCD and Unsupported Ratings

Positive: Ramp-up in the execution of the project Stella, faster liquidity of the ready inventory (completed project), significant increase in sales realisation leading to an improvement in the liquidity position, could lead to a positive rating action.

Negative: Delays in the selling of the ready inventory (completed project), slow sales in ongoing projects, slowdown completion and/or collection leading to pressure on the liquidity position will be negative for the ratings.

ESG Issues

ESG Factors Minimally Relevant to Rating: Unless otherwise disclosed in this section, the ESG issues are credit neutral or have only a minimal credit impact on BUDPL, due to either their nature or the way in which they are being managed by the entity. For more information on Ind-Ra's ESG Relevance Disclosures, please [click here](#). For answers to frequently asked questions regarding ESG Relevance Disclosures and their impact on ratings, please [click here](#).

About the Company

Incorporated in 1996, BUDPL is a 100% subsidiary company of BPPL. The company is engaged in the business of construction, development, sale, management and operation of townships, plotted development, housing projects, commercial premises and other related activities. Bakeri Group was set up in 1959 and has developed more than 25 million sq ft of plotted development and 17 million sq ft of constructed properties in Ahmedabad.

KEY FINANCIAL INDICATORS

CONSOLIDATED

Particulars	FY23	FY22
Revenue (INR million)	659.96	1,512.05
EBITDAR (INR million)	232.23	674.31
EBITDAR margin (%)	35.19	44.60
Gross interest coverage (x)	1.65	3.67
Net leverage (x)	9.75	4.20
Source: BPPL Ind-Ra		

STANDALONE

Particulars	FY23	FY22
Revenue (INR million)	208.12	436.35
EBITDAR (INR million)	120.92	143.97
EBITDAR margin (%)	58.10	32.99
Gross interest coverage (x)	0.96	0.80
Net leverage (x)	20.67	20.22
Source: BUDPL; Ind-Ra		

Non-Cooperation with previous rating agency

BUDPL is listed under the non-cooperation by issuer category by Brickwork Ratings India Pvt Ltd due to the inadequate information provided by the company.

Rating History

Instrument Type	Current Rating/Outlook			Historical Rating/Outlook	
	Rating Type	Rated Limits (million)	Rating	22 September 2023	10 March 2023
Issuer Rating	Long-Term	-	-	WD	IND BB/Stable
NCDs	Long-Term	INR1,050	IND BB/Stable	-	IND BB/Stable
Working capital demand loan	Long-term	INR100	IND BB/Stable	-	IND BB/Stable
Unsupported rating	Long-term	-	IND BB/stable	-	IND BB/Stable

Bank wise Facilities Details

The details are as reported by the issuer as on (05 Mar 2024)

#	Bank Name	Instrument Description	Rated Amount (INR million)	Rating
1	Karur Vysya Bank	Working Capital Demand Loan	100	IND BB/Stable

Complexity Level of the Instruments

Instrument Type	Complexity Indicator
NCD	Low
Working capital demand loan	Low

For details on the complexity level of the instruments, please visit www.indiaratings.co.in/complexity-indicators.

Annexure

Issue Name/Type	ISIN	Date of Issuance	Coupon Rate (% p.a.)	Maturity Date	Size of Issue (million)	Rating/Outlook
NCD	INE325U08198	29 February 2016	10	29 April 2026	INR150	IND BB/Stable
NCD	INE325U08206	1 March 2016	10	30 April 2026	INR150	IND BB/Stable
NCD	INE325U08214	3 March 2016	10	1 May 2026	INR150	IND BB/Stable
NCD	INE325U08222	4 March 2016	10	3 May 2026	INR150	IND BB/Stable
NCD	INE325U08230	5 March 2016	10	4 May 2026	INR150	IND BB/Stable
NCD	INE325U08248	22 August 2016	10	21 April 2027	INR100	IND BB/Stable
NCD	INE325U08255	23 August 2016	10	22 April 2027	INR100	IND BB/Stable
NCD	INE325U08263	24 August 2016	10	23 April 2027	INR100	IND BB/Stable
	Total utilised limit				INR1,050	

Source: NSDL, BUDPL

Instrument Covenants

Annexure I: Covenants for Listed NCDs

- NCDs value of INR750 million

- 1) The guarantor's liability hereunder is co-extensive with that of the company. It shall remain in force and effect until the principle and interest have been finally paid in full, regardless of any intermediate payment or discharge;
- 2) Any variation in the terms and conditions of any agreement between the company and the debenture trustee/ debenture holder(s) shall not affect this guarantee and such variations shall be deemed to have been made with the guarantor's specific consent and notwithstanding that such consent may not have been specifically given.
- 3) This guarantee shall be in addition to and shall not be prejudiced by any other guarantee or other security by way of mortgage, charge, hypothecation, lien, escrow or otherwise which the debenture trustee/debenture holder(s)/may or at any time hereafter have or hold from the guarantor, company/obligors or any other party for all or any of the monies hereby secured.
- 4) Until the amount due has been irrevocably paid and discharged in full, the guarantor will exercise any rights, to be indemnified by the company, which the guarantor may have availed by reason of performance by the guarantor of the company's obligations.
- 5) The guarantor hereby represents, undertakes and warrants that:

- The guarantor has full the power, authority and capacity to execute, deliver and perform its obligations under this guarantee, and has taken all necessary actions (statutory or otherwise) to comply with the conditions and covenants

contained herein. The execution or performance of this guarantee does not and will not conflict with its constitutional documents or any other agreement or document or applicable Laws to which the guarantor is a party or by which it is bound or affected.

- No steps have been taken or legal proceedings been initiated against it at the time of entering into this guarantee or extending this guarantee with respect to the insolvency or bankruptcy or winding up of the guarantor or for the appointment of a receiver official liquidator, administrator, trustee or similar officer in respect of any or all of the guarantor's assets or revenues.

- The guarantor shall intimate the debenture trustee, without delay, on the invocation of any of the guarantor's guarantee by any third party

6) The guarantor hereby consents to the debenture trustee to:

- give time to the company for the payment of the amounts due in respect of the debentures
- make any composition with the company
- grant any indulgence to the company

7) Before taking steps to enforce this guarantee, it shall not be necessary for the debenture trustee:

- to obtain any judgment against the company, and/or the guarantor in any court or other tribunal
- to make or file any claim for liquidation of the company and/or the guarantor
- to take any action other than providing notice of demand under this guarantee in accordance with terms hereof on the guarantor, with a copy to the company

8) Any accounts settled, or stated by or between the debenture trustee/ debenture holder(s) and the company, or admitted by the company or on its behalf, may be adduced by the debenture trustee/ debenture holder(s) at its option and shall in that case be accepted by the guarantor as conclusive evidence that the balance or amount thereby appearing is actually due from/in the company to the debenture holder(s) & debenture trustee or their nominees.

9) Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this guarantee may be given by facsimile, by courier, by personal delivery, by electronic form, by prepaid registered mail to the party concerned at its address or the fax numbers or e-mail address set out below and/or any other address subsequently notified to the other party with a prior 10 days clear notice in writing from any change thereof, for the purposes of this section, a delivery shall be deemed to be effective:

- in the case of registered mail when delivered to the postal authorities
- in the case of facsimile at the time when dispatched with a report confirming proper transmission
- in the case of personal delivery, at the time of delivery
- in case of courier, when delivered to the overnight courier
- in case of e-mail, at the time when it is sent.

Any notice / communication to be given or made by the parties hereto shall be in the manner as provided for herein above, at the address as provided for herein.

The guarantor shall be under an obligation at all times to intimate any change in its address set-out in schedule-1 hereto to the debenture trustee.

Notwithstanding anything contained herein above, any notice given to the debenture trustee under this guarantee shall be deemed to have been served upon the debenture trustee when it is actually received by the officer of the debenture, trustee and such receipt is acknowledged by the officer of the debenture trustee in whose attention the notice is addressed.

10) The guarantor agrees that the liability of the guarantor hereunder shall not exceed the amount due payable by the company to the debenture holder(s) as per the debenture term sheet.

11) This guarantee is a continuing guarantee and is without prejudice to and in addition to any other security or security documents already held or which the debenture trustee may hold hereafter on account or in relation to the redemption of debentures in terms of debenture term sheet, as amended from time to time. Notwithstanding anything contained in these deeds, this guarantee shall remain in force till all the amount due have been finally paid in full.

12) This guarantee may be invoked by the debenture trustee in part(s) without affecting its rights to invoke this guarantee for any liabilities that may devolve later.

13) This guarantee shall be governed by and construed in accordance with the applicable laws of India. It is agreed between the debenture trustee and the guarantor that for enforcing this guarantee the courts in Ahmedabad shall have the exclusive jurisdiction and the guarantor hereby submits to the same and agrees and undertakes that the guarantor will not in any way object that the courts in Ahmedabad shall not have jurisdiction.

14) If at any time any provision of this deed is or becomes illegal, invalid or unenforceable in any respect under the applicable law of any jurisdiction or the legality, validity and enforceability of such provision under the applicable law of any other jurisdiction, the remaining provisions of this deed shall not be affected or impaired thereby. In the event that any of the terms or provisions of this deed or portions or applications thereof, are held to be prohibited, unenforceable or invalid under any applicable law, a reasonable adjustment in such term or provision shall be made with a view towards effecting the purpose of such terms and provisions of this deed, and the enforceability and validity of the remaining terms and provisions, or portions or applications thereof, shall not be affected thereby.

- NCDs value INR300million

1) Corporate covenants: The issuer shall carry out and conduct its business with due diligence and efficiency and in accordance with sound managerial and financial standards and business practices with qualified and experienced management and personnel and shall diligently preserve its corporate existence and status and all rights contracts, privileges and concessions now held or hereafter acquired by it in the conduct of its business and it will comply with applicable law and shall engage in business which is permitted by its Memorandum and Articles.

The issuer will not do or voluntarily suffer or permit to be done any act or thing whereby its right to transact its business might or could be terminated or whereby payment of any of the debt might or would be hindered or delayed.

2) Compliance with Applicable Law: The issuer shall comply in all respects with the applicable law including the SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015.

3) Debenture Documents: The issuer shall comply in all respects with the provisions of the debenture documents; and the issuer covenants that there are no agreements or instruments, which have been executed by the issuer, which have the effect of amending or modifying the debenture documents.

4) Use of Issue Proceeds: The proceeds of the issue shall be utilised in the business of the company and especially for the purpose of discharging the debt obligation, to meet the working capital and capital expenditure requirement and for general corporate business purposes.

5) Maintenance of Books: The issuer shall keep books of account as required by the act and in accordance with the generally accepted accounting principles and applicable accounting practices in India, and therein make true and proper entries of all dealings and transactions of and in relation to the business of the issuer.

The issuer shall keep the said books of account and all other books, registers and other documents relating to the affairs of the Issuer at its registered office or, where permitted by law, at other place or places where the books of account and documents of a similar nature may be kept.

6) Anti-corruption compliance: Neither the issuer nor any of its principals, owners, officers, or directors will promise to make, or will cause to be made, in connection with this deed, any payments, (i) to or for the use or benefit of any government official; (ii) to any other person either for an advance or reimbursement, if it knows or has reason to know that any part of such payment will be directly or indirectly given or paid by such other person, or will reimburse such other person for payments previously made, to any government official; or (iii) to any other person or entity, to obtain or keep business or to secure some other improper advantage, the payment of which would violate applicable anti-corruption laws.

Compliance:

1) The issuer shall:

(a) comply with all laws, rules, regulations and guidelines, as may be in force from time to time during the currency of the debentures, including SEBI (Issue and Listing of Debt Securities) Regulations, 2008, SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015, as amended from time to time and the provisions of the listing agreement entered into by the issuer with BSE;

(b) comply with the SEBI (Debentures Trustee) Regulations, 1993 as in force from time to time, in so far as they are applicable to the debentures and furnish to the debenture trustee such data, information, statements and reports as may be deemed necessary by the debenture trustee in order to enable them to comply with the provisions of Regulation 15 thereof in performance of their duties in accordance therewith to the extent applicable to the debentures;

(c) comply with the provisions of the act;

(d) promptly and expeditiously attend to and redress the grievances, if any, of the debenture holders. The issuer further undertakes that it shall promptly comply with the suggestions and directions that may be given in this regard, from time to time, by the debenture trustee and shall advise the debenture trustee periodically of such compliance;

(e) The company shall to the extent required under the debt listing agreement entered into between the Company and the BSE Limited and SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 submit to BSE for dissemination, along with the half yearly financial results, a half-yearly communication, counter signed by the debenture trustee, containing, inter alia, the following information:

- credit rating and change in credit rating (if any)
- asset cover available, in case of non-convertible debt securities
- debt-equity ratio
- previous due date for the payment of interest/dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares /non-convertible debt securities and whether the same has been paid or not
- next due date for the payment of interest/dividend of non-convertible preference shares /principal along with the amount of interest/ dividend of non-convertible preference shares payable and the redemption amount
- debt service coverage ratio
- interest service coverage ratio
- outstanding redeemable preference shares (quantity and value)
- capital redemption reserve/debenture redemption reserve
- net worth
- net profit after tax
- earnings per share

2) The issuer is to maintain listing of debentures and shall ensure that the debentures are listed with BSE within stipulated time.

3) The issuer to maintain rating of debentures and shall ensure that the debentures are rated by the rating agency and applicable criteria for the ratings are continued to the satisfaction of the debenture trustee till the final settlement date.

4) Allotment and compliance of terms of debentures: The issuer shall, in accordance with the provisions of the information memorandum, allot the debentures and continue to observe and act in accordance with the terms of debentures as set out in the information memorandum and in the other debenture documents.

8) Payments: At all times as and when payable, make payments of interest, default interest, penal interest, principal amounts, costs, expenses and other fees to the debenture holders as per the terms of the debentures as set out in the debenture documents.

9) Redressal of grievances of debenture holders: The issuer promptly and expeditiously attend to and redress the grievances, if any, of the debenture holders. The issuer further undertakes that it shall promptly comply with the suggestions and directions that may be given in this regard, from time to time, by the debenture trustee and shall advise the debenture trustee periodically of such compliance.

Information Covenants

The issuer shall, as soon as possible but not later than (unless otherwise specified) five business days from the occurrence of any of the events set out below, inform the debenture trustee:

1) if it has the notice of (a) any event which constitutes an event of default, specifying the nature of such event of default and any steps the issuer has taken or proposes to take to remedy the same; (b) any application for its winding up having been made or any statutory notice of its winding up under the provisions of the Act having been received, or other legal process intended to be filed or initiated against the issuer and affecting the title to the issuer's properties or if a receiver is appointed of any of its properties or business or undertaking; (c) any litigation or governmental proceeding pending or to the extent material threatened against the issuer; or (d) any proposal by any government authority to acquire compulsorily, the issuer;

2) Inform the debenture trustee (a) of any significant change in composition of its board; (b) of any change in its registered office address; (c) of any change in the nature and conduct of business of the issuer before such change; (d) of any amalgamation, merger or reconstruction scheme proposed by the issuer;

3) Submit to the debenture trustee all documents dispatched by it to its shareholders (or any class of them) or its creditors generally at the same time as they are dispatched, which impact the rights of the debenture holders;

4) Submit to the debenture trustee (a) within 45 days from the end of the half year its unaudited financial results on a half yearly basis and (b) within 180 days from the end of each financial year its duly audited annual accounts; Provided that (a) each set of financial statements delivered by the issuer pursuant to this sub clause shall be certified by a director as fairly representing its financial condition as at the date on which those financial statements were drawn up; and (b) The issuer shall not change its financial year without the written consent of the debenture trustee;

5) Provide to the debenture trustee such further information regarding the financial condition, business and operations of the issuer as the debenture trustee may reasonably request;

6) Provide to the debenture trustee notice of any change in authorised signatories of the issuer (for the accounts mentioned before) signed by a director or company secretary of the issuer accompanied by specimen signatures of any new authorised signatories;

7) Shall furnish reports to the debenture trustee within 45 days from the end of each quarter containing the following particulars (a) updated list of the names and addresses of the debenture holders; (b) details of any payment due, but unpaid and reasons thereof; (c) details and nature of grievances received from the debenture holders and resolved (if at all) and unsolved (if at all) by the issuer; and (d) confirmation that it is in compliance with any directions given by the debenture trustee; and

8) Shall furnish, upon the request of the debenture trustee, such documentation and other evidence as is reasonably requested by the debenture trustee (including on behalf of any prospective new debenture holders) in order for such debenture holders or any prospective new debenture holders to conduct any "know your customer" or other similar procedures under Applicable Laws.

Covenants to Pay

The issuer covenants with the debenture holders and the debenture trustees that the issuer shall pay, on the relevant due dates, to the debenture holders, all the amounts due on the debentures under this deed.

Contact

Primary Analyst

Himanshu Sharma

Analyst

India Ratings and Research Pvt Ltd

Wockhardt Towers, 4th Floor, West Wing, Bandra Kurla Complex, Bandra East, Mumbai - 400051

+91 22 40001723

For queries, please contact: infogrp@indiaratings.co.in

Secondary Analyst

Barath Ramjee

Director

+91 44 43401716

Media Relation

Ameya Bodkhe

Marketing Manager

+91 22 40356121

About India Ratings and Research: India Ratings and Research (Ind-Ra) is committed to providing India's credit markets accurate, timely and prospective credit opinions. Built on a foundation of independent thinking, rigorous analytics, and an open and balanced approach towards credit research, Ind-Ra has grown rapidly during the past decade, gaining significant market presence in India's fixed income market.

Ind-Ra currently maintains coverage of corporate issuers, financial institutions (including banks and insurance companies), finance and leasing companies, managed funds, urban local bodies and project finance companies.

Headquartered in Mumbai, Ind-Ra has seven branch offices located in Ahmedabad, Bengaluru, Chennai, Delhi, Hyderabad, Kolkata and Pune. Ind-Ra is recognised by the Securities and Exchange Board of India, the Reserve Bank of India and National Housing Bank.

India Ratings is a 100% owned subsidiary of the Fitch Group.

For more information, visit www.indiaratings.co.in.

Solicitation Disclosures

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

Ratings are not a recommendation or suggestion, directly or indirectly, to you or any other person, to buy, sell, make or hold any investment, loan or security or to undertake any investment strategy with respect to any investment, loan or security or any issuer.

APPLICABLE CRITERIA AND POLICIES

Parent and Subsidiary Rating Linkage

Evaluating Corporate Governance

Policy for Credit Enhanced (CE) Ratings

Corporate Rating Methodology

The Rating Process

DISCLAIMER

All credit ratings assigned by india ratings are subject to certain limitations and disclaimers. Please read these limitations and disclaimers by following this link: <https://www.indiaratings.co.in/rating-definitions>. In addition, rating definitions and the terms of use of such ratings are available on the agency's public website www.indiaratings.co.in. Published ratings, criteria, and methodologies are available from this site at all times. India ratings' code of conduct, confidentiality, conflicts of interest, affiliate firewall, compliance, and other relevant policies and procedures are also available from the code of conduct section of this site.