

March 07, 2024

P.K.M. Projects Private Limited: Rating Moved to Issuer Non-Cooperating Category

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Fund-based – Term loan	28.00	28.00	[ICRA]D; ISSUER NOT COOPERATING; Rating moved to 'Issuer Not Cooperating' category
Total	28.00	28.00	

*Instrument details are provided in Annexure-I; Issuer did not cooperate; based on best available information

Rationale

ICRA has moved the ratings for the bank facilities of P.K.M. Projects Private Limited to the 'Issuer Not Cooperating' category. The rating is denoted as "[ICRA]D; ISSUER NOT COOPERATING".

As part of its process and in accordance with its rating agreement with P.K.M. Projects Private Limited, ICRA has been trying to seek information from the entity so as to monitor its performance. Further, ICRA has been sending repeated reminders to the entity for payment of surveillance fee that became due. Despite multiple requests by ICRA, the entity's management has remained non-cooperative. In the absence of requisite information and in line with the aforesaid policy of ICRA, the rating has been moved to the "Issuer Not Cooperating" category. The rating is based on the best available information.

Please refer to the following link for the previous detailed rationale that captures the Key rating drivers and their description, Liquidity position, Rating sensitivities, Key financial indicators: [Click here](#). ICRA is unable to provide the latest information because of non-cooperation by the entity.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Policy in respect of non-cooperation by the rated entity Policy On Default Recognition Rating Methodology - Hotels
Parent/Group support	Not Applicable
Consolidation/Standalone	For arriving at the ratings, ICRA has considered the standalone financials of PKM

About the company

Incorporated in 2006, PKM is a part of Mahesh Mehta Group, founded by Mr. Mahesh Mehta. The promoters have more than two decades of experience in real estate and hotel industry. The Group has presence in industries like Katha production, real estate and hospitality business through its group entities.

In 2015, PKM acquired a three-star hotel property constructed on the freehold land admeasuring approximately 6,850 sq. metres, in Candolim, Goa. The company has tied-up O&M agreement with Hyatt Group for 97 rooms spread across area of 6,650 sq. ft and was expected to achieve full COD in April 2023.

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Current Rating (FY2024)					Chronology of Rating History for the past 3 years			
Instrument		Type	Amount Rated (Rs. crore)	Amount outstanding as of Mar 31, 2022 (Rs. crore)	Date & Rating in	Date & Rating in FY2023	Date & Rating in FY2022	Date & Rating in FY2021
					Mar 07, 2024	20-Feb-23	17-Nov-21	-
1	Term Loan	Long-term	28.00	25.50*	[ICRA]D; ISSUER NOT COOPERATING.	[ICRA]D	[ICRA]B- (Stable)	-

*based on best possible information

Complexity level of the rated instruments

Instrument	Complexity Indicator
Long-term – Fund-based - Term Loan	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term Loan I	FY2014	NA	FY2027	28.00	[ICRA]D; ISSUER NOT COOPERATING.

Source: Company

Annexure II: List of entities considered for consolidated analysis: Not applicable

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About ICRA Limited:

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

For more information, visit www.icra.in

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Branches



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