

May 17, 2021

Akarshak Infrastructure Private Limited: Ratings withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term Fund-based – Term Loan	1800.00	1800.00	[ICRA]BBB (Stable); withdrawn
Total	1800.00	1800.00	

*Instrument details are provided in Annexure-1

Rationale

ICRA has withdrawn the ratings assigned to the term loan facilities of Akarshak Infrastructure Private Limited since the company ceases to exist, post its amalgamation into RMZ Hotels Private Limited (RHPL), in accordance with ICRA's policy on withdrawal and suspension. ICRA has not reviewed the rating at the time of withdrawal, as the company now ceases to exist. The Key rating drivers, Liquidity position, Rating sensitivities and key financial indicators have not been captured as the rated instruments are being withdrawn. The previous detailed rating rationale is available at the following link: [Click here.](#)

Analytical approach

Analytical Approach	Comments
Applicable Rating Methodologies	Corporate Credit Rating Methodology Rating Methodology for Debt Backed by Lease Rentals Policy on Withdrawal of Credit Ratings
Parent/Group Support	Not Applicable.
Consolidation/Standalone	The rating is based on standalone profile of the rated entity.

About the company

AIPL was a company promoted by the Adarsh Group. It was incorporated on 27th June 2008 to construct, develop and manage a five-star hotel and serviced apartments. The 14.2 acres of Land at Outer Ring Road, Bangalore was subsequently bought by RMZ Group. RMZ Group is one of the leading players in the commercial real-estate segment in Bangalore. The hotel project was subsequently demolished, and the Group is now undertaking a commercial office development project at the location.

AIPL was wholly owned by RMZ Hotels Private Limited (RHPL), which in turn was a 51% subsidiary of Millennia Realtors Private Limited, the ultimate holding company of the RMZ group. The remaining 49% stake was held by the CapitalM Investments Pte Limited. CapitalM Investments Pte Limited is in turn held by the trusts of the promoters, Raj and Manoj Menda, based out of Singapore. The company had entered into an agreement with Mitsui Fudosan (Asia) Pte. Ltd (Mitsui), for a 50% share in the company. Recently, NCLT has approved the amalgamation of AIPL into RHPL. Upon the completion of the amalgamation, AIPL now ceases to exist and all the properties, assets, liabilities, rights, benefits and interests of AIPL stand amalgamated in RHPL, effective from the appointed date of April 01, 2019.

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

	Instrument	Current Rating (FY2022)			Chronology of Rating History for the past 3 years			
		Type	Amount Rated (Rs. crore)	Amount Outstanding as of Mar 31, 2021 (Rs. crore)	Date & Rating in	Date & Rating in FY2021	Date & Rating in FY2020	Date & Rating in FY2019
					May 17, 2021	-	Feb 27, 2020	-
1	Term Loan	Long-term	1800.0	541.0	[ICRA]BBB (Stable); withdrawn	-	[ICRA]BBB (Stable)	-

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 analyzing 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, is available on ICRA's website: www.icra.in

Annexure-1: Instrument details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (RS Crore)	Current Rating and Outlook
NA	Term Loan-I	March 2019	-	March 2023	450.0	[ICRA]BBB (Stable); withdrawn
NA	Term Loan-II	July 2020	-	October 2024	900.0	[ICRA]BBB (Stable); withdrawn
NA	Term Loan-II	July 2020	-	October 2024	450.0	[ICRA]BBB (Stable); withdrawn

Source: Company

Annexure-2: List of entities considered for consolidated analysis – Not Applicable

ANALYST CONTACTS

Shubham Jain

+91 124 4545 306

shubhamj@icraindia.com

Mathew Kurian Eranat

+91 80 4332 6415

mathew.eranat@icraindia.com

Ishan Luthra

+91 80 4332 6426

ishan.luthra@icraindia.com

RELATIONSHIP CONTACT

L Shivakumar

+91 22 6114 3406

shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani

Tel: +91 124 4545 860

communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

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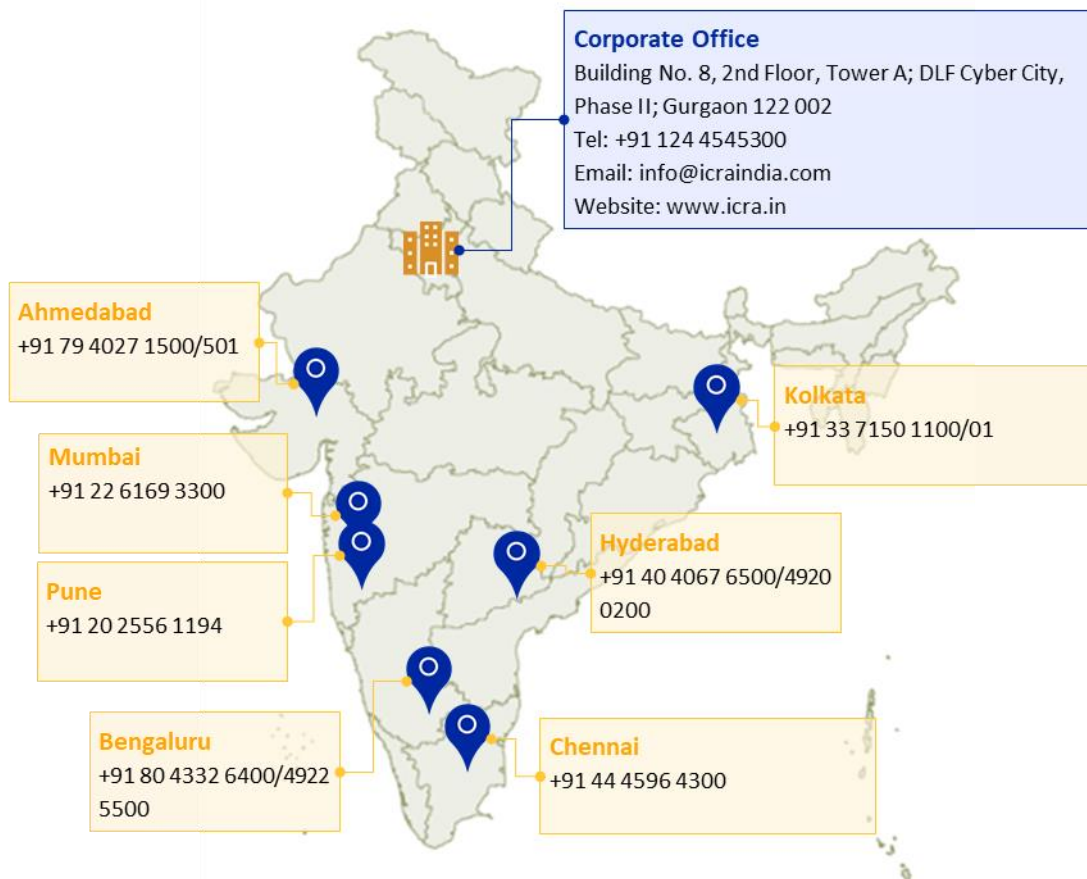
Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



Branches



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