

March 13, 2025

Max Properties Private Limited: Continues to remain under 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	7.70	7.70	[ICRA]D; ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category
Long Term-Unallocated	1.80	1.80	[ICRA]D; ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category
Total	9.50	9.50	

*Issuer did not cooperate; based on best available information.

[^]Instrument details are provided in Annexure-I

Rationale

ICRA has kept the Long-Term rating of Max Properties Private Limited in 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 Max Properties 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 continued 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 Key rating drivers and their description, Liquidity position, Rating sensitivities: [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	Policy in respect of non-cooperation by the rated entity Corporate Credit Rating Methodology Policy on Default Recognition Realty - Commercial/Residential/Retail
Parent/Group Support	NA
Consolidation/Standalone	Standalone

About the company

Max Properties Private Limited (“MPPL / the company”) is a Madurai-based real estate developer/construction company. It was established in 2009 by Mr. Elango Packiaraj who was earlier executing several government contracts in his personal capacity. Such executed projects include construction of staff quarters in Tier II and Tier III cities for Tamil Nadu Electricity Board, BSNL Telephones, TWAD Board and Tamil Nadu Police Housing Corporation. MPPL undertakes developing or codeveloping on joint venture (JV) basis real estate projects for residential or commercial-cum-residential, multi-storied projects in Madurai and Theni. The company also undertakes civil construction for the projects it develops and has the necessary labor and plant & machinery for the same. The company is closely held by the family of the company’s promoter, Mr. Elango Packiaraj. The company has not disclosed any other associate / group companies.

Key financial indicators

	FY2023	FY2024
Operating income	16.4	17.4
PAT	1.0	0.9
OPBDIT/OI	6.3%	9.8%
PAT/OI	6.0%	5.2%
Total outside liabilities/Tangible net worth (times)	1.2	1.3
Total debt/OPBDIT (times)	10.7	8.1
Interest coverage (times)	1.0	1.3

OPBDIT: Operating Profit before Depreciation, Interest, Taxes and Amortisation

Source: MCA

Status of non-cooperation with previous CRA: NA

Any other information: None

Rating history for past three years

Instrument	Type	Amount Rated (Rs. Crore)	Current Rating (FY2025)	Chronology of Rating History for the past 3 years					
			Date & Rating in	FY2024		FY2023		FY2022	
			13-Mar-2025	Date	Rating	Date	Rating	Date	Rating
1	Term Loan	7.70	[ICRA]D; ISSUER NOT COOPERATING	8-Jan-24	[ICRA]D; ISSUER NOT COOPERATING	28-Oct-22	[ICRA]D; ISSUER NOT COOPERATING	23-Sep-21	[ICRA]B(Stable); ISSUER NOT COOPERATING
2	Unallocated	1.80	[ICRA]D; ISSUER NOT COOPERATING	8-Jan-24	[ICRA]D; ISSUER NOT COOPERATING	28-Oct-22	[ICRA]D; ISSUER NOT COOPERATING	23-Sep-21	[ICRA]B(Stable); ISSUER NOT COOPERATING

Complexity level of the rated instrument

Instrument	Complexity Indicator
Term Loan	Simple
Unallocated	Not Applicable

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, is available on ICRA's website: [Click Here](#)

Annexure-I: Instrument details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (RS Crore)	Current Rating and Outlook
NA	Long Term-Fund Based-Term Loan	-	-	-	7.70	[ICRA]D; ISSUER NOT COOPERATING
NA	Long Term-Unallocated	-	-	-	1.80	[ICRA]D; ISSUER NOT COOPERATING

Source: Max Properties Private Limited

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.

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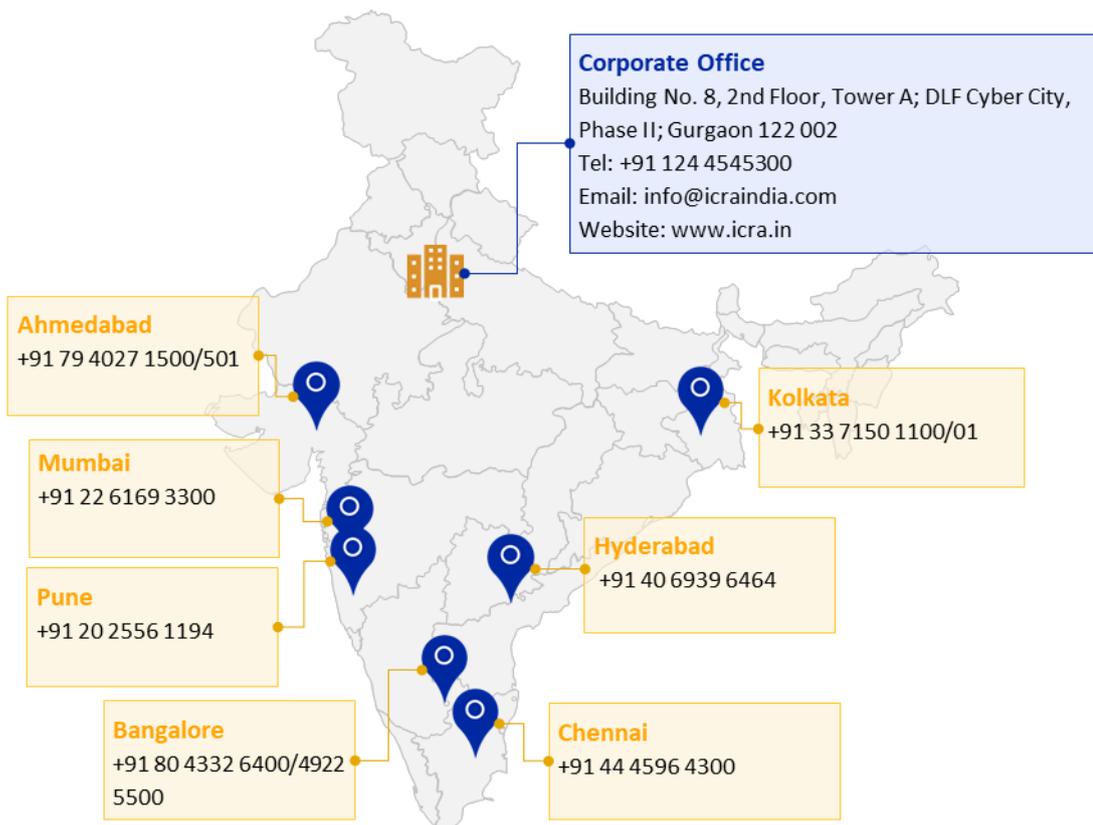


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