

Emerald Heights Academy & Realty Private Limited

December 01, 2022

Ratings

Facilities / Instruments	Amount (Rs. crore)	Rating ¹	Rating Action
Long Term Bank Facilities	23.39	CARE B+; Stable; ISSUER NOT COOPERATING* (Single B Plus; Outlook: Stable; ISSUER NOT COOPERATING*)	Rating continues to remain under ISSUER NOT COOPERATING category
Total Facilities	23.39 (Rs. Twenty-Three Crore and Thirty-Nine Lakhs Only)		

Details of instruments/facilities in Annexure-1

**Issuer not cooperating; Based on best available information*

Detailed Rationale & Key Rating Drivers

CARE Ratings Ltd. had, vide its press release dated September 16, 2021, placed the rating(s) of Emerald Heights Academy & Realty Private Limited (EHARPL) under the 'issuer non-cooperating' category as EHARPL had failed to provide information for monitoring of the rating and had not paid the surveillance fees for the rating exercise as agreed to in its Rating Agreement. EHARPL continues to be non-cooperative despite repeated requests for submission of information through e-mails, phone calls and a letter/email dated August 02, 2022, August 12, 2022, August 22, 2022.

In line with the extant SEBI guidelines, CARE Ratings Ltd. has reviewed the rating on the basis of the best available information which however, in CARE Ratings Ltd.'s opinion is not sufficient to arrive at a fair rating.

Users of this rating (including investors, lenders and the public at large) are hence requested to exercise caution while using the above rating(s).

Detailed description of the key rating drivers

Please refer to PR dated [September 16, 2021](#)

Analytical approach: Standalone

Applicable Criteria

[Policy in respect of Non-cooperation by issuer](#)

[Policy on default recognition](#)

[Criteria on assigning outlook and credit watch](#)

About the Company

Indore (Madhya Pradesh) based Emerald Heights Academy and Realty Private Limited (EHARPL) was incorporated in January 1991 by Mr Muktesh Singh Girnar along with his family members with an objective to provide educational support activities to Emerald Heights School Samitee (EHSS) which runs a senior secondary day-cum boarding co-educational school since 1982 under the name of Emerald Heights International School (EHIS). EHAR has given two academic buildings on lease to EHSS and also provide 700 bed hostel facilities, catering, house- keeping and other service as well as school training and coaching facility to EHSS. Further, the company is also operating a pre-primary school.

Brief Financials (Rs. crore)	FY21 (A)	FY22(A)	H1FY23 (Prov.)
Total operating income	17.28	24.50	NA
PBILDT	6.33	9.13	NA
PAT	4.70	6.06	NA
Overall gearing (times)	0.47	0.56	NA
Interest coverage (times)	2.57	4.77	NA

A: Audited; Prov.: Provisional; NA: Not Available

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating History for last three years: Please refer Annexure-2

¹Complete definitions of the ratings assigned are available at www.careedge.in and in other CARE Ratings Ltd.'s publications

**Issuer did not cooperate; Based on best available information*

Covenants of rated instrument/facility: Annexure-3

Complexity level of various instruments rated for this company: Annexure-4

Annexure-1: Details of Instruments/Facilities

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating Assigned along with Rating Outlook
Fund-based - LT-Bank Overdraft		-	-	-	3.50	CARE B+; Stable; ISSUER NOT COOPERATING*
Fund-based - LT-Term Loan		-	-	September 2024	19.89	CARE B+; Stable; ISSUER NOT COOPERATING*

*Issuer did not cooperate; Based on best available information

Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/ Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022	Date(s) and Rating(s) assigned in 2020-2021	Date(s) and Rating(s) assigned in 2019-2020
1	Fund-based - LT-Term Loan	LT	19.89	CARE B+; Stable; ISSUER NOT COOPERATING*	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (16-Sep-21)	1)CARE BB-; Stable; ISSUER NOT COOPERATING* (12-Aug-20)	1)CARE BB+; Stable (03-Jan-20) 2)CARE BB+; Stable (04-Apr-19)
2	Fund-based - LT-Bank Overdraft	LT	3.50	CARE B+; Stable; ISSUER NOT COOPERATING*	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (16-Sep-21)	1)CARE BB-; Stable; ISSUER NOT COOPERATING* (12-Aug-20)	1)CARE BB+; Stable (03-Jan-20) 2)CARE BB+; Stable (04-Apr-19)

*Issuer did not cooperate; Based on best available information

Annexure-3: Detailed explanation of the covenants of the rated instruments/facilities: Not Applicable

Annexure 4: Complexity level of various instruments rated for this company

Sr. No.	Name of Instrument	Complexity Level
1	Fund-based - LT-Bank Overdraft	Simple
2	Fund-based - LT-Term Loan	Simple

Annexure-5: Bank Lender Details for this Company

To view the lender wise details of bank facilities please [click here](#)

Note on complexity levels of the rated instrument: CARE Ratings Ltd. has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for any clarifications.

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About CARE Ratings Limited:

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With an established track record of rating companies over almost three decades, we follow a robust and transparent rating process that leverages our domain and analytical expertise backed by the methodologies congruent with the international best practices. CARE Ratings Limited has had a pivotal role to play in developing bank debt and capital market instruments including CPs, corporate bonds and debentures, and structured credit.

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