

## Ozone Realtors Private Limited

August 19,2022

### Rating

Facilities/Instruments	Amount (₹ crore)	Rating <sup>1</sup>	Rating Action
Non Convertible Debentures	60.00	CARE D; ISSUER NOT COOPERATING* (Single D ISSUER NOT COOPERATING*)	Rating continues to remain under ISSUER NOT COOPERATING category
<b>Total Long Term Instruments</b>	<b>60.00</b> <b>(₹ Sixty Crore Only)</b>		

Details of instruments/facilities in Annexure-1.

### Detailed rationale and key rating drivers

CARE had, vide its press release dated August 27,2021, placed the rating of Ozone Realtors Private Limited. (ORPL) under the 'issuer non-cooperating' category as ORPL 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. ORPL continues to be non-cooperative despite repeated requests for submission of information through phone calls and emails dated July 13, 2022, July 22, 2022 and July 25, 2022 among others. E-mail sent to the investor has also not elicited any response.

In line with the extant SEBI guidelines, CARE has reviewed the rating on the basis of the best available information which however, in CARE'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

At the time of last rating on August 27,2021, the following were the rating weaknesses

### Key Rating Weaknesses

**Non Payment of coupon on NCD:** As confirmed by the debenture trustee to CARE over the telephonic discussion dated August 12, 2021 that company has not been servicing quarterly coupon payments of the rated NCDs which fell due from Sept 15, 2020.However ,CARE couldn't reach the debenture trustee during the current review period.

**Analytical approach:** Standalone

### Applicable criteria

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

[Policy on default recognition](#)

[Financial Ratios - Financial Sector](#)

[Financial Ratios – Non financial Sector](#)

[Rating Outlook and Credit Watch](#)

[Rating methodology for Real estate sector](#)

### About the company

Ozone Realtors Private Limited (ORPL) is a SPV floated by Ozone Group is based out of Bengaluru, for developing residential project 'Polestar' in North Bengaluru. The project has been approved by Karnataka RERA and was launched in Dec'17. The project involves construction of 100 units with cumulative saleable area of 1.58l sf.

Brief Financials (₹ crore)	March 31, 2021*	March 31, 2022*	June 30,2022*
Total operating income	NA	NA	NA
PBILD	NA	NA	NA
PAT	NA	NA	NA
Overall gearing (times)	NA	NA	NA
Interest coverage (times)	NA	NA	NA

A: Audited; NA: Not Available ;\*No Financials available post FY20(A)

### Status of non-cooperation with previous CRA: Nil

\*Issuer Not Cooperating; Based on best available information

<sup>1</sup>Complete definition of the ratings assigned are available at [www.careedge.in](http://www.careedge.in) and other CARE Ratings Ltd.'s publications

**Any other information:** Not applicable

**Rating history for the last three years:** Please refer Annexure-2

**Covenants of the rated instruments/facilities:** Detailed explanation of covenants of the rated instruments/facilities is given in 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 (₹ crore)	Rating Assigned along with Rating Outlook
Debentures-Non Convertible Debentures	INE010T07034	January 15, 2018	14% p.a.	January 15, 2022	60.00	CARE D; ISSUER NOT COOPERATING*

\*Issuer Not Cooperating; Based on best available information

#### Annexure-2: Rating history for the last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ 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	Debentures-Non Convertible Debentures	LT	60.00	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (27-Aug-21)	1)CARE D; ISSUER NOT COOPERATING* (29-Dec-20) 2)CARE BB-; Negative; ISSUER NOT COOPERATING* (24-Sep-20) 3)CARE BB+; Negative (06-Apr-20)	-

LT:Long term;

\*Issuer Not Cooperating; Based on best available information

#### Annexure-3: Detailed explanation of the covenants of the rated instruments/facilities

Name of the Instrument	Detailed Explanation
<b>A. Financial covenants</b>	<ul style="list-style-type: none"> <li>Interest rate of 14.00% and interest shall be payable on quarterly basis</li> <li>The debentures shall rank pari passu inter se without any preference of one over the others</li> <li>On occurrence of default, the outstanding principal together with all other amounts due shall, forthwith, become due and payable to the debenture holders along with default interest.</li> </ul>
<b>B. Non-Financial Covenants</b>	<ul style="list-style-type: none"> <li>Company has to open escrow accounts wherein all project receivables are to be deposited.</li> <li>Execute Power of attorney where upon occurrence of event of default, the trustee can enforce the mortgage and sell the units to recover the dues Until final settlement date, the issuer shall not without prior permission: <ul style="list-style-type: none"> <li>Effect any change to issuer's capital structure</li> <li>Under take guarantee obligations on behalf of any other person</li> <li>Declare or pay any dividends, interest or distributions of any nature</li> </ul> </li> </ul>

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

Sr. No.	Name of Instrument	Complexity Level
1	Debentures-Non Convertible Debentures	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 instruments:** CARE Ratings 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](mailto:care@careedge.in) for any clarifications.

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#### About us:

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