

ATS Heights Private Limited

December 23, 2024

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Non Convertible Debentures	80.00	CARE D; ISSUER NOT COOPERATING*	Rating continues to remain under ISSUER NOT COOPERATING category
Non Convertible Debentures	85.00	CARE D; ISSUER NOT COOPERATING*	Rating continues to remain under ISSUER NOT COOPERATING category

Details of instruments/facilities in Annexure-1.

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

Rationale and key rating drivers

CARE Ratings Ltd. has been seeking information from ATS Heights Private Limited (AHPL) to monitor the ratings vide various email communications dated November 28, 2024, November 13, 2024, November 11, 2024 and numerous phone calls. However, despite our repeated requests, the company has not provided the requisite information for monitoring the ratings. 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).

The rating has been reaffirmed on account of non-availability of requisite information due to non-cooperation by ATS Heights Private Limited with CARE Ratings Ltd.'s efforts to undertake a review of the rating outstanding. CARE Ratings Ltd. views information availability risk as a key factor in its assessment of credit risk. The reaffirmed in ratings assigned to the instruments of ATS Heights Private Limited continues to remain constrained by stretched liquidity position of the company leading to delays in repayment of NCD's.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Timely repayment of debt
- Ability to complete the project within envisaged cost and timeline

Analytical approach: Standalone

Outlook: Not Applicable

Detailed description of key rating drivers:

Key weaknesses

Delays in servicing of debt obligations:

Due to stretched liquidity position and slow sales collection momentum there are delays in repayment of NCD's amount Rs.85 crore and Rs.80 crore.

Project execution risk:

AHPL is currently executing a project with total saleable area of 31.45 lsf in two divisions residential and commercial. As on December 31, 2022, company has launched only residential division and commercial division is yet to be launched. Further, in terms of construction AHPL has already incurred ~36% of the total construction cost incurred out of the total estimated cost of Rs.566 cr as on Dec 31, 2022. Till December 31, 2022, AHPL have been able to sold area of 8.4 lsf i.e.~61.58% out of the total saleable area of 13.64lsf with collection amounting Rs.409 crore. Since, the company is successfully executing the projects and the past experience of the promoters of delivery of projects mitigates risks of project execution to some extent.

¹Complete definition of ratings assigned are available at www.careedge.in and other CARE Ratings Limited's publications.

Subdued industry scenario:

The company is exposed to the cyclicity associated with the real estate sector which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available with individuals. In case of real estate companies, the profitability is highly dependent on property markets. A high interest rate scenario could further discourage the consumers from borrowing to finance the real estate purchases and may depress the real estate market.

Liquidity: Poor

The liquidity profile of ATS Heights Private Limited remains poor. Due to mismatch between project receipts vis a vis the short-term debt repayment obligation the liquidity of ATS Heights Private Limited remains constrained.

Assumptions/Covenants

Name of the Instrument	Detailed Explanation
Covenants	
I. Coupon Rate	<ul style="list-style-type: none"> 13%(Payable subject to availability of surplus cash flows) ;Size of the issue Rs. 80 crore 10%(Payable subject to availability of surplus cash flows); Size of the issue Rs. 85 crore
II. Repayment Date	<ul style="list-style-type: none"> 72 months from the first day of allotment i.e. March, 2023 ;Size of the issue Rs. 80 crore 49 months from the date of first allotment i.e. January, 2022 which was further extended and tenure has been revised from January 28, 2022 to June 30, 2023 based on the request of company on January 06, 2023.

Environment, social, and governance (ESG) risks: Not Applicable

Applicable criteria

[Definition of Default](#)

[Policy in respect of non-cooperation by issuers](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Liquidity Analysis of Non-financial sector entities](#)

[Rating methodology for Real estate sector](#)

About the company and industry**Industry classification**

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

The company, incorporated as Logix Realtech Private Limited on July 07, 2010 was renamed to ATS Heights Private Limited (AHPL) in 2015. AHPL is a part of ATS group (ATS) which has a long-standing presence in real estate industry primarily in north India. The promoter of the group, Mr. Getamber Anand, has more than two decades of experience in the real estate industry. In the past, the group has successfully completed seven residential/group housing projects with total saleable area of about 113 lakh square feet (Isf). At present, the ATS group is developing 22 residential projects across North India (mainly Delhi NCR) having total saleable area of approximately 361 Isf with an estimated cost of Rs.13074 crore.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)	H1FY25 (UA)
Total operating income	0.00	0.00	0.00
PBILDT	-4.42	-0.49	NA
PAT	-2.81	-5.28	-0.96
Overall gearing (times)	NM	NM	NA
Interest coverage (times)	-20,623.62	-5,209.18	NA

A: Audited UA: Unaudited NM: Not Meaningful NA: Not available; Note: these are latest available financial results

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

Complexity level of instruments rated: Annexure-4

Lender details: Annexure-5

Annexure-1: Details of instruments/facilities

Name of the Instrument	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Debentures-Non Convertible Debentures	INE679U07026	07-Mar-2017	13%	06-Mar-2023	80.00	CARE D; ISSUER NOT COOPERATING*
Debentures-Non Convertible Debentures	INE679U08040^	29-Dec-2017	10%	30-Jun-2023	85.00	CARE D; ISSUER NOT COOPERATING*

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

^the ISIN number has been changed after restructuring from INE679U08032

Annexure-2: Rating history for 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 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022
1	Debentures-Non Convertible Debentures	LT	80.00	CARE D; ISSUER NOT COOPERATING *	-	1)CARE D; ISSUER NOT COOPERATING * (08-Jan-24)	1)CARE D (27-Jan-23)	1)CARE D (31-Jan-22)
2	Debentures-Non Convertible Debentures	LT	85.00	CARE D; ISSUER NOT COOPERATING *	-	1)CARE D; ISSUER NOT COOPERATING * (08-Jan-24)	1)CARE D (27-Jan-23)	1)CARE D (31-Jan-22)

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

LT: Long term;

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

Annexure-4: Complexity level of instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Debentures-Non Convertible Debentures	Simple

Annexure-5: Lender details

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

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

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About us:

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