Aniline Properties Private Limited

April 21, 2025

Facilities/Instruments	Amount (₹ crore)	Rating[1]	Rating Action
Non Convertible Debentures	68.00 (Reduced from 69.00)	CARE D	Downgraded from CARE C

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

The revision in the rating assigned to the Non-Convertible Debenture (NCD) issue of Aniline Properties Private Limited (APPL) takes into account the company's weak liquidity position with lower than envisaged collections from booked units and delay in launch of 'Tower D'. CARE Ratings Limited (CARE Ratings) notes that APPL approached the investor in February 2025, seeking moratorium for principal repayment, which was granted vide amendment agreement dated March 26, 2025. However, the liquidity available as on March 26, 2025 was insufficient to service the debt obligation due on March 31, 2025 (as per earlier schedule). CARE Ratings believes that the revision was done in order to avoid default, and accordingly, the rating revision is in line with its policy on default recognition.

As per the revised terms, the repayment of outstanding amount of ₹68 crore will now commence from December 31, 2025. Further, the coupon rate on NCDs issued by APPL has been increased by 150 bps.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Default-free track record coupled with healthy bookings and collections from timely launch of Tower D leading to improvement in liquidity position.

Analytical approach: Standalone

Outlook: Not Applicable

Detailed description of key rating drivers:

Key weaknesses

Change in repayment terms of NCDs

As per the original terms of the issue, the company had to service interest obligation of ₹3.99 crore and principal obligation of ₹11.50 crore on March 31, 2025. However, APPL approached the investor on February 17, 2025, seeking revision in repayment terms of its NCDs, which was granted vide amendment agreement dated March 26, 2025. Also, the company sought additional financing to cover the approval cost and expedite construction.

As per the revised terms, the company was granted additional moratorium for its principal repayment. APPL only serviced the interest obligation due on March 31, 2025. However, as on February 16, 2025 and March 26, 2025, the company had available balances of ₹1.41 crore and ₹1.04 crore respectively in its collection and escrow accounts, which was insufficient to service the debt obligation. Also, during Q4FY25 (refers to January 01 to March 31), APPL's collections of ₹15.65 crore from booked units were significantly lower than envisaged, impacting APPL's liquidity position. This implies that the revision in the repayment terms was done in order to avoid default.

Further, the NCDs have a high borrowing cost with coupon of 17.50% (revised from 16% for series A) and 21.50% (revised from 20% for Series B), which could impact the cash flows of the company especially in a scenario where the project bookings and/or sale proceeds get delayed.

Delay in launch of 'Tower D', adversely impacting the cash flows

The launch of 'Tower D' of APPL's project has been delayed, which has adversely impacted APPL's cashflows as bookings from the same were expected to shore up liquidity position of the company.

Liquidity: Poor

The liquidity position of the company continues to remain poor marked by significant delays in realizing collections and delay in launch of Tower D, resulting in stress on cash flows. Furthermore, the company has liquidated part of its DSRA for servicing its debt obligations, which is partly replenished.

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

Applicable criteria

Definition of Default
Liquidity Analysis of Non-financial sector entities
Rating Outlook and Rating Watch
Financial Ratios – Non financial Sector
Policy On Curing Period
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

Incorporated in February 2021, APPL is a part of the Dynamix group, promoted by Mr. Jayvardhan Goenka, who has experience of more than a decade in the industry. APPL is engaged in development of residential and commercial projects in Mumbai, Maharashtra. APPL has undertaken a residential project named "Avanya" (Prior to December 2021, the project was under Aniline Construction Company Private Limited (ACCPL) which is also a part of Dynamix group however for obtaining funding from lender, the project was transferred to APPL to provide NCLT compliant structure). The project is spread over total built up area of 6.70 lsf at Dahisar, Mumbai.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)
Total operating income	143.98	113.23
PBILDT	16.81	19.76
PAT	-1.97	-0.03
Overall gearing (times)	-15.03	-16.00
Interest coverage (times)	0.85	0.98

A: Audited; 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	INE0K0T07013	30-Dec-2021	17.50	30-Jun-2027	68.00	CARE D

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 2025-2026	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
1	Fund-based - LT-Term Loan	LT	-	-	-	-	1)Withdrawn (11-Oct-23) 2)CARE BBB-; Stable (14-Jul-23)	-
2	Debentures-Non Convertible Debentures	LT	68.00	CARE D	-	1)CARE C (28-Feb-25) 2)CARE D (18-Dec-24) 3)CARE D (03-Sep-24) 4)CARE D (04-Jul-24) 5)CARE BB; Stable (04-Apr-24)	1)CARE BBB-; Stable (11-Oct-23)	-

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.

Contact us

Media Contact	Analytical Contacts
Mradul Mishra Director **CARE Ratings Limited** Phone: +91-22-6754 3596 E-mail: mradul.mishra@careedge.in **Relationship Contact** Ankur Sachdeva Senior Director **CARE Ratings Limited** Phone: 912267543444 E-mail: Ankur.sachdeva@careedge.in	Akhil Goyal Director **CARE Ratings Limited** Phone: 022-67543590 E-mail: akhil.goyal@careedge.in Ashish Kashalkar Assistant Director **CARE Ratings Limited** Phone: 9102040009009 E-mail: Ashish.Kashalkar@careedge.in Aashvi Shah Lead Analyst **CARE Ratings Limited** E-mail: Aashvi.Shah@careedge.in

About us:
Established in 1993, CARE Ratings is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India, it has been acknowledged as an External Credit Assessment Institution by the RBI. With an equitable position in the Indian capital market, CARE Ratings provides a wide array of credit rating services that help corporates raise capital and enable investors to make informed decisions. With an established track record of rating companies over almost three decades, CARE Ratings follows a robust and transparent rating process that leverages its domain and analytical expertise, backed by the methodologies congruent with the international best practices. CARE Ratings has played a pivotal role in developing bank debt and capital market instruments, including commercial papers, corporate bonds and debentures, and structured credit.

For detailed Rationale Report and subscription information, please visit www.careedge.in