



ICRA Limited

Ref: ICRA/Weisshorn Realty Private Limited/11012024/1

Date: January 11, 2024

Mr. Ajay Sirohi

Director

WEISSHORN REALTY PRIVATE LIMITED

(formerly known as PICARD ANGST INDIA PRIVATE LIMITED)

81, Hemkunt Colony,

Level 1, Opp. Nehru Place,

New Delhi- 110048

Dear Sir,

Re: Surveillance of ICRA-assigned Credit Rating for Rs. 195.00 crore Non Convertible Debenture (NCD) Programme of Weisshorn Realty Private Limited (Formerly Known As Picard Angst India Private Limited)

Please refer to the Rating Agreement/ Statement of Work dated December 7, 2022 executed between ICRA Limited ("ICRA") and your company, whereby, ICRA is required to review its ratings, on an annual basis, or as and when the circumstances so warrant. Based on a review of the latest developments, the Rating Committee of ICRA, after due consideration has **reaffirmed** the long-term rating at **[ICRA]B** (pronounced ICRA B) ("Rating"). The outlook on the long-term rating is **Stable**. This rating indicates high risk of default regarding timely servicing of financial obligations.

In any of your publicity material or other document wherever you are using the above Rating(s), it should be stated as **[ICRA]B(Stable)**.

The Rating(s) are specific to the terms and conditions of the NCDs as indicated to us by you, and any change in the terms or size of the same would require a review of the Rating(s) by us. In case there is any change in the terms and conditions or the size of the rated NCDs, the same must be brought to our notice before the NCDs is used by you. In the event such changes occur after the Rating(s) have been assigned by us and their use has been confirmed by you, the Rating(s) would be subject to our review, following which there could be a change in the Rating(s) previously assigned. Notwithstanding the foregoing, any change in the over-all limit of the NCDs from that specified in the first paragraph of this letter would constitute an enhancement that would not be covered by or under the said Rating Agreement.

The Rating(s) assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated NCDs availed/issued by your company.

Building No. 8, 2nd Floor, Tower A
DLF Cyber City, Phase II
Gurugram – 122002, Haryana

Tel.: +91.124.4545300
CIN : L749999DL1991PLC042749

Website: www.icra.in
Email: info@icraindia.com
Helpdesk: +91 9354738909

Registered Office: B-710, Statesman House, 148, Barakhamba Road, New Delhi 110001. Tel. :+91.11.23357940-41

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You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system. Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We look forward to your communication and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

Anupama Reddy
Vice President & Co-Group Head
anupama.reddy@icraindia.com