

Press Release

Realtech Developments and Infrastructure India Private Limited

September 27, 2022



Rating Reaffirmed and Issuer not co-operating

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Bank Loan Ratings	1.50	ACUITE D Reaffirmed Issuer not co-operating*	-
Bank Loan Ratings	5.95	-	ACUITE D Reaffirmed Issuer not co-operating*
Total Outstanding Quantum (Rs. Cr)	7.45	-	-
Total Withdrawn Quantum (Rs. Cr)	0.00	-	-

Rating Rationale

Acuite has reaffirmed the long-term rating of '**ACUITE D**' (read as **ACUITE D**) and the short-term rating of '**ACUITE D**' (read as **ACUITE D**) on the Rs. 7.45 Crore bank facilities of Realtech Developments and Infrastructure India Private Limited (RDIPL). The rating continues to be flagged as "Issuer Not Cooperating" and is based on the best available information.

About the Company

The Delhi-based, RDIPL was incorporated in 2012 by Mr. Hitesh Yadav and Mr. Atul Yadav. RDIPL is engaged in developing residential and commercial complexes. The company has land bank of 25 acres. Currently, RDIPL is developing a residential project named 'The Luxurium' having saleable area of 332160 square feet. The project was launched in 2015 consisting of 207 units and located in Gurgaon (Delhi).

Non-cooperation by the issuer/borrower:

Acuite has been requesting for data, information and undertakings from the rated entity for conducting surveillance & review of the rating. However, the issuer/borrower failed to submit such information before the due date. Acuite believes that information risk is a critical component in such ratings, and noncooperation by the issuer along with unwillingness to provide information could be a sign of potential deterioration in its overall credit quality. This rating is, therefore, being flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuite's policies.

Limitation regarding information availability:

The rating is based on information available from sources other than the issuer/borrower (in the absence of information provided by the issuer/borrower). Acuite endeavored to gather information about the entity/industry from the public domain. Therefore, Acuite cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

About the Rated Entity - Key Financials

The rated entity has not shared the latest financial statements despite repeated requests.

Rating Sensitivity

"No information provided by the issuer / available for Acuite to comment upon."

Material Covenants

None

Liquidity Position

"No information provided by the issuer / available for Acuite to comment upon."

Outlook

Not Applicable

Other Factors affecting Rating

None

Status of non-cooperation with previous CRA

None

Any other information

Acuite is yet to receive the latest No Default Statement (NDS) from the rated entity, despite repeated requests and follow-ups.

Applicable Criteria

- Default Recognition: <https://www.acuite.in/view-rating-criteria-52.htm>
- Application Of Financial Ratios And Adjustments: <https://www.acuite.in/view-rating-criteria-53.htm>
- Real Estate Entities: <https://www.acuite.in/view-rating-criteria-63.htm>

Note on Complexity Levels of the Rated Instrument

<https://www.acuite.in/view-rating-criteria-55.htm>

Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook
05 Jul 2021	Secured Overdraft	Long Term	1.50	ACUITE D (Issuer not co-operating*)
	Bank Guarantee	Short Term	5.95	ACUITE D (Issuer not co-operating*)
09 Apr 2020	Bank Guarantee	Short Term	5.95	ACUITE D (Issuer not co-operating*)
	Secured Overdraft	Long Term	1.50	ACUITE D (Issuer not co-operating*)
25 Jan 2019	Secured Overdraft	Long Term	1.50	ACUITE D (Downgraded from ACUITE B+)
	Bank Guarantee	Short Term	5.95	ACUITE D (Downgraded from ACUITE A4)
19 Sep 2018	Secured Overdraft	Long Term	1.50	ACUITE B+ (Issuer not co-operating*)
	Bank Guarantee	Short Term	5.95	ACUITE A4 (Issuer not co-operating*)
20 Jul 2017	Secured Overdraft	Long Term	1.50	ACUITE B+ Stable (Reaffirmed)
	Bank Guarantee	Short Term	5.95	ACUITE A4 (Reaffirmed)
09 Jan 2016	Secured Overdraft	Long Term	1.50	ACUITE B+ Stable (Assigned)
	Bank Guarantee	Short Term	5.95	ACUITE A4 (Assigned)

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Quantum (Rs. Cr.)	Rating
Central Bank of India	Not Applicable	Bank Guarantee (BLR)	Not Applicable	Not Applicable	Not Applicable	5.95	ACUITE D Reaffirmed Issuer not co-operating*
Central Bank of India	Not Applicable	Secured Overdraft	Not Applicable	Not Applicable	Not Applicable	1.50	ACUITE D Reaffirmed Issuer not co-operating*

Contacts

Analytical	Rating Desk
Aditya Gupta Vice President-Rating Operations Tel: 022-49294041 aditya.gupta@acuite.in Radhika Kolwankar Analyst-Rating Operations Tel: 022-49294065 radhika.kolwankar@acuite.in	Varsha Bist Senior Manager-Rating Operations Tel: 022-49294011 rating.desk@acuite.in

About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI) for Bank Loan Ratings under BASEL-II norms in the year 2012. Acuité has assigned ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.

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