

Press Release

G. M. Developers

November 17, 2018



Rating Update

Total Bank Facilities Rated*	Rs. 13.50 Cr.#
Long Term Rating	ACUITE B+ Issuer not co-operating*

#Refer Annexure for details

*The issuer did not co-operate; based on best available information.

Rating Rationale

Acuité has reviewed the long-term rating of '**ACUITE B+** (read as **ACUITE B plus**) on the Rs. 13.50 crore bank facilities of G. M. Developers. This rating is now an indicative rating and is based on best available information.

Non-cooperation by the issuer/borrower:

Acuité 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 due date.

This rating is therefore being flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuité's policies.

Applicable Criteria

- Default Recognition -<https://www.acuite.in/view-rating-criteria-17.htm>
- Infrastructure Entities-<https://www.acuite.in/view-rating-criteria-14.htm>
- Financial Ratios and Adjustments: <https://www.acuite.in/view-rating-criteria-20.htm>

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). Acuité endeavoured to gather information about the entity / industry from the public domain. Therefore, Acuité cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

About the Rated Entity:

Established in the year 2004, GMD is a Mumbai-based real estate firm promoted by the Valia family. The key partners of the firm -Mr. Haresh H Valia and Mr. Vipul H Valia have more than two decades of experience in the real estate sector. The firm has undertaken re-development of two residential buildings in Vile Parle, Mumbai - Padma Society and Chandan Society.

About the Rated Entity - Key Financials

	Unit	FY15 (Actual)	FY14 (Actual)	FY13 (Actual)
Operating Income	Rs. Cr.	0.04	0.01	7.55
EBITDA	Rs. Cr.	(0.34)	(0.19)	4.40
PAT	Rs. Cr.	(0.35)	(0.20)	4.39
EBITDA Margin	(%)	(850.00)	(1,900.00)	58.28
PAT Margin	(%)	(875.00)	(2,000.00)	58.15
ROCE (%)	(%)	(1.49)	(0.97)	45.21
Total Debt/Tangible Net Worth	Times	0.96	0.89	0.95
PBDIT/Interest	Times	-	-	-
Total Debt/PBDIT	Times	(36.65)	(53.79)	2.15
Gross Current Assets (Days)	Days	-	-	-

Status of non-cooperation with previous CRA (if applicable)

None

Any other information

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

Rating History (Upto last three years)

Date	Name of Instrument / Facilities	Term	Amount (Rs. Cr)	Ratings/Outlook
26-Sep-17	Bank Guarantee	Long term	13.50	ACUITE B+ Issuer not co-operating*
13-Jun-16	Bank Guarantee	Long term	13.50	ACUITE B+/Stable (Assigned)

*Annexure – Details of instruments rated

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Ratings/Outlook
Bank Guarantee	Not Applicable	Not Applicable	Not Applicable	13.50	ACUITE B+ Issuer not co-operating*

*The issuer did not co-operate; based on best available information.

Contacts

Analytical	Rating Desk
Aditya Gupta Head–Corporate and Infrastructure Sector Rating's Tel: 022-67141111 aditya.gupta@acuite.in Praveen Kumar Analyst - Rating Operations Tel: 022-49294072 praveen.kumar@acuiteratings.in	Varsha Bist Manager - Rating Desk Tel: 022-67141160 rating.desk@acuite.in

About Acuité Ratings & Research:

Acuité Ratings & Research Limited (*Erstwhile SMERA Ratings Limited*) is a full-service Credit Rating Agency registered with the Securities and 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. Since then, it has assigned more than 6,000 credit 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 Mumbai.

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