



**Press Release**  
**Rikki Ronie Developers**  
**December 13, 2023**

**Rating Reaffirmed and Issuer not co-operating**

| Product                               | Quantum<br>(Rs. Cr) | Long Term Rating                                     | Short Term<br>Rating |
|---------------------------------------|---------------------|------------------------------------------------------|----------------------|
| Bank Loan Ratings                     | 80.00               | ACUITE B+   Reaffirmed   Issuer not<br>co-operating* | -                    |
| Total Outstanding<br>Quantum (Rs. Cr) | 80.00               | -                                                    | -                    |

**Rating Rationale**

Acuite has reaffirmed the long-term rating of '**ACUITE B+**' (read as **ACUITE B plus**) on the Rs.80.00 crore bank facilities of Rikki Ronie Developers (RRD). The rating continues to be flagged as "Issuer Not-Cooperating" and is based on the best available information.

**About the Company**

Rikki Ronie Developers (RRD), is a Mumbai -based real estate firm established in 2006 by Mr. Deven Shah along with other partners. The firm is a part of Mumbai based Royal Group which has completed 8 projects till date. The firm is presently developing a residential project, 'Royal Oasis' located in Malad East.

**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 non-cooperation 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.

**Rating Sensitivity**

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

## All Covenants

Not Applicable

### **Liquidity Position**

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

### **Outlook**

Not Applicable

### **Other Factors affecting Rating**

Not Applicable

## Key Financials

| Particulars                   | Unit    | FY 18 (Actual) | FY 17 (Actual) |
|-------------------------------|---------|----------------|----------------|
| Operating Income              | Rs. Cr. | 55.97          | 40.04          |
| PAT                           | Rs. Cr. | 2.10           | 1.31           |
| PAT Margin                    | (%)     | 3.76           | 3.28           |
| Total Debt/Tangible Net Worth | Times   | 4.08           | 2.92           |
| PBDIT/Interest                | Times   | 1.28           | 1.17           |

## Status of non-cooperation with previous CRA

Not Applicable

## Any other information

None

## 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

In order to inform the investors about complexity of instruments, Acuite has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuite's categorisation of the instruments across the three categories is based on factors like variability of the returns to the investors, uncertainty in cash flow patterns, number of counterparties and general understanding of the instrument by the market. It has to be understood that complexity is different from credit risk and even an instrument categorized as 'Simple' can carry high levels of risk. For more details, please refer Rating Criteria "Complexity Level Of Financial Instruments" on [www.acuite.in](http://www.acuite.in).

## Rating History

| Date        | Name of Instruments/Facilities | Term      | Amount (Rs. Cr) | Rating/Outlook                        |
|-------------|--------------------------------|-----------|-----------------|---------------------------------------|
| 26 Oct 2022 | Proposed Bank Facility         | Long Term | 80.00           | ACUITE B+ ( Issuer not co-operating*) |
| 28 Jul 2021 | Proposed Bank Facility         | Long Term | 80.00           | ACUITE B+ ( Issuer not co-operating*) |
| 24 Apr 2020 | Proposed Bank Facility         | Long Term | 80.00           | ACUITE B+ (Issuer not co-operating*)  |

## Annexure - Details of instruments rated

| Lender's Name  | ISIN           | Facilities                       | Date Of Issuance | Coupon Rate    | Maturity Date  | Complexity Level | Quantum (Rs. Cr.) | Rating                                                        |
|----------------|----------------|----------------------------------|------------------|----------------|----------------|------------------|-------------------|---------------------------------------------------------------|
| Not Applicable | Not Applicable | Proposed Long Term Bank Facility | Not Applicable   | Not Applicable | Not Applicable | Simple           | 80.00             | ACUITE B+<br> <br>Reaffirmed<br>  Issuer<br>not co-operating* |

## Contacts

| Analytical                                                                                                                                                                                                                                                                             | Rating Desk                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
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### 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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