

## Press Release

### Rajheramb Properties

March 19, 2020

### Rating Update



|                                     |                                        |
|-------------------------------------|----------------------------------------|
| <b>Total Bank Facilities Rated*</b> | Rs. 24.00 Cr.#                         |
| <b>Long Term Rating</b>             | ACUITE BB-<br>Issuer not co-operating* |

#Refer Annexure for details

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

Acuite has reviewed the long term rating of '**ACUITE BB-**' (read as **ACUITE double B minus**) on the Rs. 24.00 crore bank facilities of Rajheramb Properties (RP). This rating is now an indicative rating and is based on best available information.

RP is a Pune-based real estate firm established in 2004 by Mr. Pravin Vishwanath Patil. The firm has completed six projects in Pune on a total construction area of more than 8 lakh square feet. It is currently developing Phase-I of Hallmark Avenue, a residential project. The total project cost is Rs.142.82 crore. Additionally, the firm is also developing Phase 3 of Regalia Residency and Venkatesh Imperia, located at Bhavdan in Pune.

#### 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 due date.

This rating continues to be flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuite's policies.

#### Applicable Criteria

- Default Recognition - <https://www.acuite.in/criteria-default.htm>
- Real Estate Entities - <https://www.acuite.in/view-rating-criteria-41.htm>
- Financial Ratios And Adjustments: <https://www.acuite.in/view-rating-criteria-40.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). 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.

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

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.

#### Rating History (Up to last three years)

| Date         | Name of Instrument / Facilities | Term      | Amount (Rs. Cr) | Ratings/Outlook                        |
|--------------|---------------------------------|-----------|-----------------|----------------------------------------|
| 15 Jan, 2019 | Cash Credit                     | Long Term | 24.00           | ACUITE BB-<br>Issuer not co-operating* |

|              |             |           |       |                               |
|--------------|-------------|-----------|-------|-------------------------------|
| 7 Dec, 2017  | Term loan   | Long Term | 3.11  | ACUITE BB-/Stable (Withdrawn) |
|              | Term loan   | Long Term | 20.89 | ACUITE BB-/Stable (Withdrawn) |
|              | Cash Credit | Long Term | 24.00 | ACUITE BB-/Stable (Assigned)  |
| 08 Sep, 2016 | Term loan   | Long Term | 3.11  | ACUITE BB/Stable (Assigned)   |
|              | Term loan   | Long Term | 20.89 | ACUITE BB/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                    |
|------------------------|------------------|----------------|----------------|-------------------------------|------------------------------------|
| Cash Credit            | Not Applicable   | Not Applicable | Not Applicable | 24.00                         | ACUITE BB-Issuer not co-operating* |

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

#### Contacts

| Analytical                                                                                                                                                                                                                                                                                         | Rating Desk                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Aditya Gupta<br>Head- Corporate and Infrastructure Sector<br>Tel: 022-49294041<br><a href="mailto:aditya.gupta@acuite.in">aditya.gupta@acuite.in</a><br><br>Parth Pandit<br>Analyst - Rating Operations<br>Tel: 022-49294032<br><a href="mailto:parth.pandit@acuite.in">parth.pandit@acuite.in</a> | Varsha Bist<br>Manager - Rating Desk<br>Tel: 022-49294011<br><a href="mailto:rating.desk@acuite.in">rating.desk@acuite.in</a> |

#### 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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