

## Press Release

### BANSAL PATHWAYS GUNA SIRONJ PRIVATE LIMITED

April 03, 2018

#### Rating Assigned



<b>Total Bank Facilities Rated*</b>	Rs. 50.00 Cr.
<b>Long Term Rating</b>	SMERA A- / Outlook: Stable

\* Refer Annexure for details

#### Rating Rationale

SMERA has assigned long-term rating of '**SMERA A- (read as SMERA A minus)**' on the Rs. 50.00 crore bank facilities of BANSAL PATHWAYS GUNA SIRONJ PRIVATE LIMITED. The outlook is '**Stable**'.

Bansal Pathways Guna Sironj Private Limited (BPGSPL) is a special-purpose vehicle (SPV) sponsored by Bansal Construction Works Private Limited (BCWPL). The company was incorporated in 2015 to undertake construction of a two-lane road between Guna and Sironj in Madhya Pradesh. The road, a section of State Highway-23, is 86.76 kilometers long. The technical support is provided by Prakash Asphaltting & Toll Highways India Limited. The project has been awarded by the Madhya Pradesh Road Development Corporation (MPRDC) and is executed under BOT plus annuity on a build-operate-transfer (BOT) basis. The concession is for 15 years and the construction period is two years (based on semi-annual annuity payment). The total project cost stands at Rs.239.88 crore funded by term loan of Rs. 158.00 crore, equity of Rs. 61.88 crore and subordinated debt of Rs.20.00 crore. BPGSPL signed the concession agreement with MPRDC on February 10, 2015. The appointed date was obtained in August 08, 2015. Further, the scheduled COD was August 06, 2017 and the final COD was achieved on March 2017.

### Key Rating Drivers

#### Strengths

- **Experienced management**

The Bansal Group, a civil construction company established in 1980 undertakes construction of roads and highways apart from other infrastructure development work through Bansal Construction Work (BCW). Later in 2010, the group floated, Bansal Construction Work Private Limited to undertake civil construction work and transferred the construction business to BCWPL. The Directors, Mr. Sunil Bansal and Mr. Anil Bansal have over three decades of experience in civil construction and toll road work.

- **Early completion of the project**

Construction work on the project commenced on 08 August, 2015 and was expected to be completed by 06 August, 2017. However, the company completed construction in December 2016 itself much before schedule. As a result, BPGSPL received the first annuity of Rs.15.00 crore and bonus annuity of Rs.23.00 crore in June 2017. Further, the company also received the second annuity of Rs.15.00 crore on December 2017. As per the concession agreement, the company is entitled to two additional annuities on account of early completion of construction.

- **No counter party default risk**

BPGSPL has lower counter party risk considering that MPRDC, is a government entity and counter-party default risk is minimal. Further, BPGSPL is expected to receive most of the revenue of Rs.15.00 crore in annuity basis bi-annually from MPRDC.

- **Waterfall Mechanism in ESCROW account and Debt-service reserve account (DSRA):**

BPGSPL has escrow mechanism through which cash flows from toll collection and annuity is routed and used for payment as per the defined payment waterfall. Only surplus cash flow after meeting operating expense, debt servicing obligation and provision for major maintenance expense, can be utilised for other

expenses. Furthermore, a debt-service reserve account equivalent to three months of debt servicing obligation is maintained in the form of bank guarantee given by the sponsor- Bansal Construction Work Private Limited.

### Weaknesses

- Risk associated traffic and major maintenance of the road**

BPGSPL undertook BOT plus annuity based project on account of which the company book revenue from toll and annuity. Further, the revenue of the company is totally dependent on the volume of the traffic. Any change in the volume of traffic can impact the cash flows of the company. Moreover, the company is to undertake maintenance of the project for the entire concession period so as to be eligible for annuities. However, the company has to build major maintenance reserve account to build the adequate liquidity to meet the maintenance expenditure.

### Analytical Approach

SMERA has considered standalone financial and business risk profile of the company to arrive at the rating.

### Outlook: Stable

SMERA believes that the outlook on BPGSPL's rated facilities will remain 'Stable' over the medium term on account of steady flow of toll revenues and annuity from the project coupled with support of sponsors. The outlook may be revised to 'Positive' in case of significant improvement in toll revenues and improvement in cash flows from operations. Conversely, the outlook may be revised to 'Negative' in case of sharp decline in toll revenues or cash flow and/or lack of timely support from the sponsor.

### About the Rated Entity - Key Financials

	Unit	FY17 (Actual)	FY16 (Actual)	FY15 (Actual)
Operating Income	Rs. Cr.	10.10	0.00	0.00
EBITDA	Rs. Cr.	-119.42	-111.79	-0.01
PAT	Rs. Cr.	0.50	0.00	0.00
EBITDA Margin	(%)	-1182.08	0.00	0.00
PAT Margin	(%)	4.95	0.00	0.00
ROCE	(%)	1.06	0.37	0.11
Total Debt/Tangible Net Worth	Times	162.49	25.18	5.35
PBDIT/Interest	Times	1.83	1.00	1.00
Total Debt/PBDIT	Times	123.04	515.39	1587.54
Gross Current Assets (Days)	Days	358	0	0

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

None

### Any other information

Not available

### Applicable Criteria

- Default Recognition - <https://www.smera.in/criteria-default.htm>
- Infrastructure Entities - <https://www.smera.in/criteria-infra.htm>
- Financial Ratios And Adjustments - <https://www.smera.in/criteria-fin-ratios.htm>

### Note on complexity levels of the rated instrument

<https://www.smera.in/criteria-complexity-levels.htm>

### Rating History (Upto last three years)

Not Applicable

**\*Annexure – Details of instruments rated**

Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Cr.)	Ratings/Outlook
Term loans	Not Applicable	Not Applicable	Not Applicable	40.00	SMERA A- / Stable
Term loans	Not Applicable	Not Applicable	Not Applicable	10.00	SMERA A- / Stable

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