



Press Release
LOKHANDWALA KATARIA CONSTRUCTION PRIVATE LIMITED
December 30, 2025
Rating Reaffirmed

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Non Convertible Debentures (NCD)	439.00	ACUITE D Reaffirmed	-
Total Outstanding Quantum (Rs. Cr)	439.00	-	-
Total Withdrawn Quantum (Rs. Cr)	0.00	-	-

Rating Rationale

Acuite has reaffirmed its long term rating of **'ACUITE D' (read as ACUITE D)** on Non Convertible Debentures (NCDs) issue of Rs.439.00 crore of Lokhandwala Kataria Construction Private Limited (LKCPL).

Rationale for Rating

The reaffirmation is on account of continued delays in debt servicing for all the NCDs as confirmed by the debenture trustee. The issuer's extension request for interest and principal payment on ISIN INE999H07090 till June 30, 2025 (due on October 15, 2024), approved by the debenture holder and trustee, remains pending for in-principal approval from the stock exchange. Further, issuer has requested debenture holder to extend the interest and maturity date till December 31, 2025, for which approval from the debenture holder is awaited.

About the Company

Incorporated in 1998, Mumbai based LKCPL is owned by the Lokhandwala family, Mr. Mohammed A Lokhandwala, Mr. Mohammed Moiz Lokhandwala and Mr. Aliasgar Lokhandwala. The company is currently developing a project by the name of "Minerva" in Mahalaxmi region of Mumbai for the construction of 10 rehabilitation buildings, a school, a maternity/municipal clinic, a welfare centre, a Balwadi and a saleable building 362 apartments. The project began in May 2011.

Unsupported Rating

Not Applicable

Analytical Approach

Acuite has considered the standalone business and financial risk profiles of the LKCPL to arrive at this rating.

Key Rating Drivers

Strengths

Experienced management and long track record of operations

LKCPL is promoted by Mr. Mohammed A Lokhandwala, Mr. Mohammed Moiz Lokhandwala and Mr. Aliasgar Lokhandwala who are all seasoned industry veterans managing the day to day operations of the company. The promoters of the company have amassed more than two decades of experience in the real estate industry via their association with the group

companies. Further, the company has a track record of operations of more than two decades in the aforementioned line of business. The vast experience of the management,

coupled with the long track of operations of the company has enabled LKCPL to execute numerous big projects in the region of Mumbai as well as overseas.

Weaknesses

Delay in debt servicing

Instances of delays in debt servicing were reported for ISINs INE999H07033, INE999H07058, INE999H07074, INE999H07082, and INE999H07090 during October 2025, as per the written feedback received from the debenture trustee. Further, the extension for interest and principal payment on ISIN INE999H07090 remains pending for in-principal approval from the stock exchange.

Rating Sensitivities

Timely servicing of debt obligations

All Covenants

Security cover falling below 110% will be considered as an event of default.

Liquidity Position

Stretched

The liquidity of the company is marked stretched due to instances of delays/default in servicing repayment obligations on the NCD's. Further, the company also does not maintain adequate debt service reserve account.

Other Factors affecting Rating

None

Key Financials

Particulars	Unit	FY 25 (Actual)	FY 24 (Actual)
Operating Income	Rs. Cr.	296.28	222.03
PAT	Rs. Cr.	(315.85)	(278.22)
PAT Margin	(%)	(106.60)	(125.30)
Total Debt/Tangible Net Worth	Times	(0.96)	(1.44)
PBDIT/Interest	Times	(0.14)	(0.01)

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

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, Acuité 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.

Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook
30 Dec 2024	Non-Convertible Debentures (NCD)	Long Term	50.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	149.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	90.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	25.00	ACUITE D (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	75.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	11.00	ACUITE D (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	39.00	ACUITE D (Reaffirmed)
18 Oct 2024	Non-Convertible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	90.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	75.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	11.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	39.00	ACUITE D (Downgraded from ACUITE C)
	Non-Convertible Debentures (NCD)	Long Term	25.00	ACUITE D (Downgraded from ACUITE C)
20 Dec 2023	Non-Convertible Debentures (NCD)	Long Term	90.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	25.00	ACUITE C (Assigned)
	Non-Convertible Debentures (NCD)	Long Term	75.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	11.00	ACUITE C (Assigned)
	Non-Convertible Debentures (NCD)	Long Term	39.00	ACUITE C (Assigned)
	Non-Convertible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
24 Aug 2023	Non-Convertible Debentures (NCD)	Long Term	75.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	90.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
	Non-Convertible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Proposed Non Convertible Debentures	Long Term	39.00	ACUITE Provisional C (Assigned)
	Proposed Non Convertible	Long		ACUITE Provisional C

	Debentures	Term	25.00	(Reaffirmed)
	Proposed Non Convertible Debentures	Long Term	11.00	ACUITE Provisional C (Reaffirmed)
02 Nov 2022	Non-Coverible Debentures (NCD)	Long Term	75.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	90.00	ACUITE C (Assigned)
	Proposed Non Convertible Debentures	Long Term	25.00	ACUITE Provisional C (Reaffirmed)
	Proposed Non Convertible Debentures	Long Term	11.00	ACUITE Provisional C (Reaffirmed)
05 May 2022	Non-Coverible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	75.00	ACUITE C (Assigned)
	Proposed Non Convertible Debentures	Long Term	101.00	ACUITE Provisional C (Reaffirmed)
	Proposed Non Convertible Debentures	Long Term	25.00	ACUITE Provisional C (Reaffirmed)
04 Feb 2022	Non-Coverible Debentures (NCD)	Long Term	50.00	ACUITE C (Reaffirmed)
	Non-Coverible Debentures (NCD)	Long Term	149.00	ACUITE C (Reaffirmed)
	Proposed Non Convertible Debentures	Long Term	101.00	ACUITE Provisional C (Assigned)
	Proposed Non Convertible Debentures	Long Term	100.00	ACUITE Provisional C (Assigned)

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Quantum (Rs. Cr.)	Complexity Level	Rating
Not Applicable	INE999H07058	Non-Convertible Debentures (NCD)	01 Dec 2020	7.00	26 Oct 2026	149.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07033	Non-Convertible Debentures (NCD)	02 Nov 2020	7.00	26 Oct 2026	50.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07082	Non-Convertible Debentures (NCD)	22 Nov 2022	7.00	26 Oct 2026	90.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07090	Non-Convertible Debentures (NCD)	04 Oct 2023	7.00	15 Oct 2024	25.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07074	Non-Convertible Debentures (NCD)	20 Apr 2022	7.00	26 Oct 2026	75.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07090	Non-Convertible Debentures (NCD)	04 Oct 2023	7.00	15 Oct 2024	11.00	Simple	ACUITE D Reaffirmed
Not Applicable	INE999H07090	Non-Convertible Debentures (NCD)	04 Oct 2023	7.00	15 Oct 2024	39.00	Simple	ACUITE D Reaffirmed

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