



Press Release
VERTEX VEGA DEVELOPERS LLP
September 16, 2025
Rating Reaffirmed

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Bank Loan Ratings	150.00	ACUITE BBB Stable Reaffirmed	-
Total Outstanding Quantum (Rs. Cr)	150.00	-	-
Total Withdrawn Quantum (Rs. Cr)	0.00	-	-

Rating Rationale

Acuite has reaffirmed its long-term rating of **‘ACUITE BBB’ (read as ACUITE Triple B)** on the Rs. 150.00 Cr. bank facilities of Vertex Vega Developers LLP (VVDL). The outlook is **‘Stable’**.

Rationale for reaffirmation:

The rating reaffirmation takes into account continues improvement in operational performance of Vertex Group marked by healthy sales and collection traction in its key ongoing projects (‘Kinston Park’, ‘Viraat’, ‘Bougainvilla’, and ‘Pristine’ under VHPL and one under VVDL named ‘33-West’). As on July 31, 2025, collectively for five projects, the group has been able to sell an area of around 0.31 lakh sq ft, and the group has completed around 83 percent of construction as on July 31, 2025, against which it has already received healthy bookings of 97 percent and received customer advances of 86 percent of total sales. It also takes into cognizance the established track record of operations of more than two decades and experience of the promoters in the real estate sector. Further, the rating factors in the successful completion of various projects in the past by the Vertex Group and the locational advantage of the current on-going project. The rating is however, remains constrained on account of geographical concentration risk, as all ongoing projects of the group are in Hyderabad, and exposure to inherent cyclicity in the real estate industry.

About the Company

Incorporated in 2019, Vertex Vega Developers LLP (VVDL) is a Hyderabad (Telangana) based residential real estate developer, promoted by Mr. Vegesna Venkata Rava Varma and other family members. VVDL is also into the development of real estate projects in Telangana and Andhra Pradesh. VVDL is presently developing a residential project in Hyderabad with a saleable area of 9.23 lakh square feet to construct 534 flats. VVDL’s share consists of 6.76 lakh square feet consisting of 283 flats.

About the Group

Incorporated in January 2000, Vertex Homes Private Limited (VHPL) is a Hyderabad (Telangana) based residential real estate developer, promoted by Mr. Vegesna Venkata Rava Varma and Mr. Chakka Guru Muralli Mohan. VHPL is into the development of real estate projects in Telangana and Andhra Pradesh. VHPL is presently developing 4 residential projects in Hyderabad with a cumulative saleable area of 51 lakh square feet to construct 1500 flats and 315 Villas. Of this VHPL’s share consists of 25.33 lakh square feet involving 1011 flats and 171 Villas.

Unsupported Rating

Not applicable

Analytical Approach

Extent of Consolidation

• Full Consolidation

Rationale for Consolidation or Parent / Group / Govt. Support

Acuite has consolidated the financial and business risk profiles of Vertex Homes Private Limited with Vertex Vega

Developers LLP (VDL), hereinafter, referred to as “Vertex Group” on account of their common management and brand name, operational and financial linkages.

Key Rating Drivers

Strengths

Experienced promoters, demonstrated track record and favourable location of the ongoing projects

The group is promoted by Mr. Vegesna Venkata Rava Varma and Mr. Chakka Guru Muralli, who have more than two decades of experience as real estate developers through various projects executed under the group. The Vertex Group consists of other group entities as well, such as 'Vertex Nirman LLP' and 'Vertex Siri Developers LLP', which are engaged in similar lines of business. The vertex group has completed more than 6 million square feet of residential and commercial projects and plans to add another 5–6 million square feet of residential space by way of its ongoing and upcoming projects. Alongside, the brand equity of 'VERTEX' enjoys a reputation in the Hyderabad (Telangana) region. With a successful track record in past projects, the group has the intent of executing larger residential projects. The group, with its strategic positioning, has created brand equity and is now among the top 15 real estate developers in Telangana in the affordable segment. Besides, the on-going projects are located strategically in the planned areas of Hyderabad (Telangana). The location of the projects is very well developed, both residentially and commercially, with a lot of scope for further development. Commercial complexes, including supermarkets, schools, restaurants, hospitals, fitness centers, and banks, are abundant in the closest vicinity of the proposed location. Acuité believes that the promoters have demonstrated good execution capabilities with a reputation for quality and timely completion. Promoters' industry experience is expected to support the successful sale of units in ongoing and upcoming projects.

Low project risk

The group is presently developing five residential projects (under the names 'Kinston Park', 'Viraat', 'Bougainvilla', and 'Pristine' under VHPL and one under VVDL named '33- West') under JDA. The total saleable area of the aforesaid projects is 51 lakh square feet, with a total project cost of Rs. 2,027 crore and a total saleable value of Rs.3,818 Cr. Of the total saleable area, Vertex's share is 32 lakh square feet, with a saleable value of Rs.2,300 Cr. The cost of the project is expected to be funded through 20.47 percent of debt and promoter contributions (in the form of equity and unsecured loans) and the remaining through customer advances. The funding risk is low as the group has already tied up for bank finance and the same has been disbursed. The promoters are high-net- worth individuals, and the promoter companies, being debt-averse, further mitigate the funding risk. Moreover, promoters will be supporting the project in case of any exigencies, and the group will be maintaining a debt service reserve account (DSRA) with a minimum of 3 months of principal plus interest. The group has completed around 83 percent of construction as of July 31, 2025, against which it has already received healthy bookings of 97 percent and received customer advances of 86 percent as a percentage of its total saleable value. Acuité believes that continuance of healthy sales and collection traction will be a key rating sensitivity.

Weaknesses

Inherent cyclicity in Real Estate Sector

The real estate industry in India is highly fragmented, with most of the real estate developers having a city- specific or region-specific presence. The risks associated with the real estate industry are cyclical in nature (drop in property prices) and interest rate risk, among others, which could affect the operations.

Assessment of Adequacy of Credit Enhancement under various scenarios including stress scenarios (applicable for ratings factoring specified support considerations with or without the "CE" suffix)

VVDL maintains a Debt Service Reserve Account (DSRA) for three-months repayment along with the ESCROW mechanism.

Stress case Scenario

Acuite believes that, given the presence of DSRA mechanism VVDL will be able to service its debt on time, even in a stress scenario.

Rating Sensitivities

- Timely realization of customer advances from sold inventory
- Lower than expected sales traction leading to increased dependence on debt
- Sharp decline in cash flow due to slower customer advances or delays in project execution

Liquidity Position: Adequate

The liquidity of the group is adequate marked by healthy collection traction from the ongoing projects. It is further expected to have adequate liquidity which is to be supported by way of a secured payment mechanism with Escrow account, DSRA for 3 months of interest + principal and DSCR > 3x in base case scenario. Average DSCR stood at 1.50 times for all the projects.

Outlook: Stable

Other Factors affecting Rating

None

Key Financials

Particulars	Unit	FY 25 (Provisional)	FY 24 (Actual)
Operating Income	Rs. Cr.	364.47	276.41
PAT	Rs. Cr.	17.44	9.77
PAT Margin	(%)	4.79	3.53
Total Debt/Tangible Net Worth	Times	1.52	1.12
PBDIT/Interest	Times	2.37	2.73

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

Not applicable

Any Other Information

None

Applicable Criteria

- Application Of Financial Ratios And Adjustments: <https://www.acuite.in/view-rating-criteria-53.htm>
- Consolidation Of Companies: <https://www.acuite.in/view-rating-criteria-60.htm>
- Default Recognition: <https://www.acuite.in/view-rating-criteria-52.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. Acuité'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
20 Jun 2024	Term Loan	Long Term	100.00	ACUITE BBB Stable (Upgraded from ACUITE BBB- Stable)
	Term Loan	Long Term	50.00	ACUITE BBB Stable (Assigned)
07 Sep 2023	Proposed Long Term Loan	Long Term	100.00	ACUITE BBB- Stable (Reaffirmed)
07 Apr 2023	Proposed Long Term Loan	Long Term	100.00	ACUITE BBB- Stable (Reaffirmed)
07 Jan 2022	Proposed Long Term Loan	Long Term	100.00	ACUITE BBB- Stable (Assigned)

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Quantum (Rs. Cr.)	Complexity Level	Rating
State Bank of India	Not avl. / Not appl.	Term Loan	Not avl. / Not appl.	Not avl. / Not appl.	31 Mar 2028	150.00	Simple	ACUITE BBB Stable Reaffirmed

***Annexure 2 - List of Entities (applicable for Consolidation or Parent / Group / Govt. Support)**

Sr.no.	Company name
1	Vertex Homes Private Limited
2	Vertex Vega Developers LLP

Contacts

Mohit Jain Chief Analytical Officer-Rating Operations	Contact details exclusively for investors and lenders
Moparthi Anuradha Devi Senior Analyst-Rating Operations	Mob: +91 8591310146 Email ID: analyticalsupport@acuite.in

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.

Disclaimer: An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Ratings assigned by Acuité are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind, arising from the use of its ratings. Ratings assigned by Acuité are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité. Please visit <https://www.acuite.in/faqs.htm> to refer FAQs on Credit Rating.

Note: None of the Directors on the Board of Acuité Ratings & Research Limited are members of any rating committee and therefore do not participate in discussions regarding the rating of any entity.