

Press Release
GOEL GANGA INDIA PRIVATE LIMITED
July 05, 2024



Rating Downgraded

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Bank Loan Ratings	461.96	ACUITE C Downgraded	-
Total Outstanding Quantum (Rs. Cr)	461.96	-	-

Rating Rationale

Acuite has downgraded its long-term rating to 'ACUITE C' (read as ACUITE C) from 'ACUITE BBB-' (read as ACUITE triple B minus) on the Rs.461.96 Cr. bank facilities of Goel Ganga India Private Limited.

Rationale for Downgrade

The downgrade is on account of recent delays in debt servicing being reflected in the credit information bureau report.

About the Company

Incorporated in 2016 Goel Ganga India Private Limited is the flagship company under Goel Ganga group, promoted by Shri. Jaiprakash Goel (Founder & Chairman), Dr. Atul Goel (Managing Director) & Mr. Amit Goel (Director) under which currently 5 projects are being executed. The name of the 5 projects are: Ganga legend located in Bavdhan, Pune, Gangadham towers located in Bibwewadi, Pune, Ganga glitz and Ganga millennia projects located in Undri, Pune and Ganga altus project located in Kharadi, Pune.

Unsupported Rating

Not Applicable

Analytical Approach

Acuite has considered the standalone business and financial risk profile of GG IPL to arrive at the rating.

Key Rating Drivers

Strengths

Experienced promoters and long track record of operations

Goel ganga group was founded by Mr. Jaiprakash Goel in 1983. This shows the long extensive experience of the group of more than four decades in the real estate business. The group has been able to successfully complete over 125 projects in Pune, Mumbai, Bengaluru, and Nagpur. They have a strong presence in the Pune real estate segment. With the long track record of operations, the group has been able to complete the projects with built-up area of 1,31,85,820 sq. fts.

Weaknesses

Instances of delays in servicing of debt obligations

Instances of recent delays in servicing of bank debt obligations have been reported in credit information bureau report of the company.

Rating Sensitivities

- Timely repayment of debt obligation.

Liquidity Position

Poor

The company's liquidity position is poor marked by recent instances of delays in debt servicing being reflecting in the credit information bureau report.

Outlook

Not Applicable

Other Factors affecting Rating

None

Key Financials

Particulars	Unit	FY 22 (Actual)	FY 21 (Actual)
Operating Income	Rs. Cr.	271.15	288.57
PAT	Rs. Cr.	(196.05)	(229.70)
PAT Margin	(%)	(72.30)	(79.60)
Total Debt/Tangible Net Worth	Times	3.33	4.32
PBDIT/Interest	Times	1.42	1.03

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
08 May 2023	Term Loan	Long Term	26.61	ACUITE BBB- Stable (Reaffirmed)
	Term Loan	Long Term	89.24	ACUITE BBB- Stable (Reaffirmed)
	Term Loan	Long Term	56.00	ACUITE BBB- Stable (Reaffirmed)
	Term Loan	Long Term	48.31	ACUITE BBB- Stable (Reaffirmed)
	Term Loan	Long Term	197.49	ACUITE BBB- Stable (Assigned)
	Proposed Long Term Bank Facility	Long Term	44.31	ACUITE BBB- Stable (Assigned)
07 Dec 2022	Term Loan	Long Term	30.00	ACUITE BBB- Stable (Reaffirmed)
	Term Loan	Long Term	0.06	ACUITE BBB- Stable (Assigned)
	Term Loan	Long Term	129.11	ACUITE BBB- Stable (Assigned)
	Term Loan	Long Term	60.99	ACUITE BBB- Stable (Assigned)
05 Sep 2022	Term Loan	Long Term	30.00	ACUITE BBB- Stable (Assigned)

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 avl. / Not appl.	Proposed Long Term Bank Facility	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	Simple	44.31	ACUITE C Downgraded (from ACUITE BBB-)
Karur Vysya Bank	Not avl. / Not appl.	Term Loan	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	Simple	26.61	ACUITE C Downgraded (from ACUITE BBB-)
Indusind Bank Ltd	Not avl. / Not appl.	Term Loan	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	Simple	89.24	ACUITE C Downgraded (from ACUITE BBB-)
Aditya Birla Capital	Not avl. / Not appl.	Term Loan	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	Simple	56.00	ACUITE C Downgraded (from ACUITE BBB-)
Indusind Bank Ltd	Not avl. / Not appl.	Term Loan	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	Simple	245.80	ACUITE C Downgraded (from ACUITE BBB-)

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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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