

Rajesh Projects (India) Private Limited

January 14, 2021

Ratings

Facilities/Instruments	Amount (Rs. crore)	Rating ¹	Rating Action
Long Term Bank Facilities	56.26	CARE D; ISSUER NOT COOPERATING* (Single D ISSUER NOT COOPERATING*)	Rating continues to remain under ISSUER NOT COOPERATING category
Short Term Bank Facilities	23.00	CARE D; ISSUER NOT COOPERATING* (Single D ISSUER NOT COOPERATING*)	Rating continues to remain under ISSUER NOT COOPERATING category
Total Bank Facilities	79.26 (Rs. Seventy-Nine Crore and Twenty-Six Lakhs Only)		

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

CARE had, vide its press release dated April 14, 2017, placed the ratings of Rajesh Projects (India) Private Limited (RPIPL) under the 'issuer non-cooperating' category as RPIPL had failed to provide information for monitoring of the rating. RPIPL continues to be non-cooperative despite repeated requests for submission of information through e-mails dated January 04, 2021; December 16, 2020 and December 01, 2020. In line with the extant SEBI guidelines, CARE has reviewed the rating on the basis of the best available information which however, in CARE's opinion is not sufficient to arrive at a fair rating.

Users of this rating (including investors, lenders and the public at large) are hence requested to exercise caution while using the above rating(s).

Detailed description of the key rating drivers

At the time of last rating on November 08, 2019 the following were the rating strengths and weaknesses:

Detailed description of the key rating drivers

Key Rating Weaknesses

Delays in debt servicing

There have been on-going delays by RPIPL in servicing of its debt obligations. This could be attributed to the tight liquidity position of the company owing to slowdown in real estate market leading to slow sales and collection from customers.

Analytical approach: Standalone

Applicable Criteria

[Policy in respect of non-cooperation by issuers](#)

[Criteria on assigning Outlook to Credit Ratings](#)

[CARE's Policy on Default Recognition](#)

[Financial Ratios – Non financial Sector](#)

[Criteria for Short Term Instruments](#)

[Rating methodology for Real estate sector](#)

About the Company

RPIPL was incorporated in 1999 & is engaged in real estate business. Historically, the group was mainly into development of commercial projects in Delhi and has successfully executed 14 commercial/retail projects in Delhi. In 2010, the company ventured into residential group housing projects in Noida and Greater Noida region. The group was promoted by Mr. Jai Bhagwan Goyal, a qualified Civil Engineer, who has more than 40 years' experience in construction. Currently his son, Mr. Rajesh Goyal who is also MD of RPIPL, is actively handling the operations of group. RG Luxury Homes is being developed on a total area of 18.5 acres in Sector-16B, Greater Noida. The total saleable area is 38.2 lsf. The projects offer 2 & 3 BHK apartments in 12 towers.

²Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE publications

*Issuer did not cooperate; Based on best available information

Brief Financials (Rs. crore)	FY17 (A)	FY18 (A)
Total operating income	65.30	-44.69
PBILDT	-32.92	-9.49
PAT	-50.73	-23.12
Overall gearing (times)	14.11	52.11
Interest coverage (times)	NM	NM

A: Audited, NM: Not Meaningful

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating History for last three years: Please refer Annexure-2

Annexure-1: Details of Instruments/Facilities

Name of the Instrument	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating assigned along with Rating Outlook
Term Loan-Long Term	-	-	-	56.26	CARE D; ISSUER NOT COOPERATING*
Fund-based-Short Term	-	-	-	23.00	CARE D; ISSUER NOT COOPERATING*

*Issuer did not cooperate; Based on best available information

Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
1.	Term Loan-Long Term	LT	56.26	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (08-Nov-19)	1)CARE D; ISSUER NOT COOPERATING* (08-Jun-18)	1)CARE D; ISSUER NOT COOPERATING* (14-Apr-17)
2.	Fund-based-Short Term	ST	23.00	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (08-Nov-19)	1)CARE D; ISSUER NOT COOPERATING* (08-Jun-18)	1)CARE D; ISSUER NOT COOPERATING* (14-Apr-17)

*Issuer did not cooperate; Based on best available information

Annexure 3: Complexity level of various instruments rated for this Company

Sr. No.	Name of the Instrument	Complexity Level
1.	Fund-based-Short Term	Simple
2.	Term Loan-Long Term	Simple

Note on complexity levels of the rated instrument: CARE has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careratings.com for any clarifications.

Contact us

Media Contact

Name: Mradul Mishra
Contact no. - +91-22-6837 4424
Email ID – mradul.mishra@careratings.com

Analyst Contact

Name: Agnimitra Kar
Contact no. - +91-11-4533 3285
Email ID- Agnimitra.kar@careratings.com

Relationship Contact

Name: Swati Agrawal
Contact no.: +91-11-4533 3200
Email ID: swati.agrawal@careratings.com

About CARE Ratings:

CARE Ratings commenced operations in April 1993 and over two decades, it has established itself as one of the leading credit rating agencies in India. CARE is registered with the Securities and Exchange Board of India (SEBI) and also recognized as an External Credit Assessment Institution (ECAI) by the Reserve Bank of India (RBI). CARE Ratings is proud of its rightful place in the Indian capital market built around investor confidence. CARE Ratings provides the entire spectrum of credit rating that helps the corporates to raise capital for their various requirements and assists the investors to form an informed investment decision based on the credit risk and their own risk-return expectations. Our rating and grading service offerings leverage our domain and analytical expertise backed by the methodologies congruent with the international best practices.

Disclaimer

CARE's ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. CARE's ratings do not convey suitability or price for the investor. CARE's ratings do not constitute an audit on the rated entity. CARE has based its ratings/outlooks on information obtained from sources believed by it to be accurate and reliable. CARE does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by CARE have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CARE or its subsidiaries/associates may also have other commercial transactions with the entity. In case of partnership/proprietary concerns, the rating /outlook assigned by CARE is, inter-alia, based on the capital deployed by the partners/proprietor and the financial strength of the firm at present. The rating/outlook may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor in addition to the financial performance and other relevant factors. CARE is not responsible for any errors and states that it has no financial liability whatsoever to the users of CARE's rating.

Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.

****For detailed Rationale Report and subscription information, please contact us at www.careratings.com**