

## CHD Developers Limited

July 03, 2024

Facilities/Instruments	Amount (₹ crore)	Rating <sup>1</sup>	Rating Action
Long Term Bank Facilities	235.30	CARE D; ISSUER NOT COOPERATING*	Rating continues to remain under ISSUER NOT COOPERATING category
Fixed Deposit	38.15	CARE D; ISSUER NOT COOPERATING*	Rating continues to remain under ISSUER NOT COOPERATING category
Fixed Deposit	7.37	CARE D; ISSUER NOT COOPERATING*	Rating continues to remain under ISSUER NOT COOPERATING category

Details of instruments/facilities in Annexure-1.

\*Issuer did not cooperate; based on best available information.

### Rationale and key rating drivers

CARE had, vide its press release dated December 04, 2019 placed the ratings of CHD Developers Limited (CDL) under the 'issuer non-cooperating' category as CDL had failed to provide information for monitoring of the rating. CDL continues to be non-cooperative despite repeated requests for submission of information through e-mails dated June 13, 2024, June 18, 2024 & June 23, 2024 and numerous phone calls. 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. Further all bankers could not be contacted.

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

The rating has been assigned by taking into account non-availability of information and no due-diligence conducted due to non-cooperation by CDL with CARE's efforts to undertake a review of the rating outstanding. CARE views information availability risk as a key factor in its assessment of credit risk. Further, the ratings continue to remain constrained owing by delays in servicing of debt obligations.

### Analytical approach: Consolidated

For arriving at the ratings, CARE has combined the business and financial risk profiles of CHD Developers Limited and its nine subsidiaries namely, CHD Facility Management Pvt. Ltd., CHD Infra Projects Pvt. Ltd., CHD Blueberry Realtech Pvt. Ltd., CHD Elite Realtech Pvt. Ltd., Delight Spirits Pvt. Ltd., International Infratech Pvt. Ltd., Empire Realtech Pvt. Ltd., CHD Hospitality Pvt. Ltd. and Golden Infracon Pvt. Ltd. All the entities have a common management team and are in the same line of business.

**Outlook:** Not Applicable

### Detailed description of the key rating drivers:

#### Key weaknesses

**Delays in servicing of debt obligations:** There are continuous delays in the servicing of debt obligations and As per MCA and annual report for FY22, the company is in under Corporate Insolvency Resolution Process under NCLT.

#### Liquidity: Poor

The liquidity position of the company continues to remain poor on account of weak financial performance, leading to ongoing delays in debt servicing.

**Assumptions/Covenants:** NA

**Environment, social, and governance (ESG) risks:** NA

<sup>1</sup>Complete definition of the ratings assigned are available at [www.careedge.in](http://www.careedge.in) and other CARE Ratings Ltd.'s publications

## Applicable criteria

[Consolidation](#)

[Definition of Default](#)

[Liquidity Analysis of Non-financial sector entities](#)

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

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Rating methodology for Real estate sector](#)

## About the company and industry

### Industry classification

Macro Economic Indicator	Sector	Industry	Basic Industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

CHD Developers Limited (CHD) incorporated in 1990, is promoted by Mr. Rajinder Kumar Mittal (Chairman), having more than three decades of experience in the real estate industry. CHD is listed on Bombay Stock Exchange (BSE) since 1995. The company is engaged in development of real estate (residential and commercial) in the National Capital Region (NCR) including Karnal, Gurgaon and Sohna (Haryana). The company has long-standing presence and established brand in Gurgaon and Karnal. In the past, the company has completed several residential and commercial real estate projects with total saleable area of 54.92 Isf.

Brief Financials (₹ crore)	March 31, 2020 (A)	March 31, 2021 (A)	March 31, 2022 (A)
Total operating income	47.85	2.41	0.44
PBILDT	-25.94	-6.33	-1.91
PAT	-31.48	-8.28	-48.84
Overall gearing (times)	2.79	2.98	6.23
Interest coverage (times)	NM	NM	NM

A: Audited UA: Unaudited; Note: 'the above results are latest financial results available', NM: Not Meaningful

**Status of non-cooperation with previous CRA:** NA

**Any other information:** NA

**Rating history for last three years:** Please refer Annexure-2

**Covenants of rated instrument / facility:** Detailed explanation of covenants of the rated instruments/facilities is given in Annexure-3

**Complexity level of various instruments rated:** Annexure-4

**Lender details:** Annexure-5

**Annexure-1: Details of instruments/facilities**

Name of the Instrument	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Fixed Deposit		-	-	-	38.15	CARE D; ISSUER NOT COOPERATING*
Fixed Deposit		-	-	-	7.37	CARE D; ISSUER NOT COOPERATING*
Fund-based - LT-Term Loan		-	-	31/03/2025	190.00	CARE D; ISSUER NOT COOPERATING*
Non-fund-based - LT-Bank Guarantee		-	-	-	45.30	CARE D; ISSUER NOT COOPERATING*

\*Issuer did not cooperate; based on best available information.

**Annexure-2: Rating history for the last three years**

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022
1	Fund-based - LT-Term Loan	LT	190.00	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (19-Jul-23)	1)CARE D; ISSUER NOT COOPERATING* (25-Apr-22)	-
2	Fixed Deposit	LT	38.15	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (19-Jul-23)	1)CARE D; ISSUER NOT COOPERATING* (22-Jun-22) 2)CARE D (FD); ISSUER NOT COOPERATING* (25-Apr-22)	-
3	Non-fund-based - LT-Bank Guarantee	LT	45.30	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (19-Jul-23)	1)CARE D; ISSUER NOT COOPERATING* (25-Apr-22)	-

4	Fixed Deposit	LT	7.37	CARE D; ISSUER NOT COOPERATIN G*	-	1)CARE D; ISSUER NOT COOPERATIN G* (19-Jul-23)	1)CARE D; ISSUER NOT COOPERATIN G* (22-Jun-22)  2)CARE D (FD); ISSUER NOT COOPERATIN G* (25-Apr-22)	-
---	---------------	----	------	---	---	--	--	---

\*Issuer did not cooperate; based on best available information.

LT: Long term

### Annexure-3: Detailed explanation of covenants of the rated instruments/facilities: NA

### Annexure-4: Complexity level of the various instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Fixed Deposit	Simple
2	Fund-based - LT-Term Loan	Simple
3	Non-fund-based - LT-Bank Guarantee	Simple

### Annexure-5: Lender details

To view the lender wise details of bank facilities please [click here](#)

### Annexure-6: List of all the entities consolidated

Sr No	Name of the entity	Extent of consolidation	Rationale for consolidation
1	CHD Facility Management Pvt. Ltd	Full	Subsidiary
2	CHD Infra Projects Pvt. Ltd	Full	Subsidiary
3	CHD Blueberry Realtech Pvt. Ltd	Full	Subsidiary
4	CHD Elite Realtech Pvt. Ltd	Full	Subsidiary
5	Delight Spirits Pvt. Ltd	Full	Subsidiary
6	International Infratech Pvt. Ltd	Full	Subsidiary
7	Empire Realtech Pvt. Ltd	Full	Subsidiary
8	CHD Hospitality Pvt. Ltd	Full	Subsidiary
9	Golden Infracon Pvt. Ltd	Full	Subsidiary

**Note on the complexity levels of the rated instruments:** CARE Ratings has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to [care@careedge.in](mailto:care@careedge.in) for any clarifications.

## Contact Us

<b>Media Contact</b>  Mradul Mishra Director <b>CARE Ratings Limited</b> Phone: +91-22-6754 3596 E-mail: <a href="mailto:mradul.mishra@careedge.in">mradul.mishra@careedge.in</a>	<b>Analytical Contacts</b>  Priti Agarwal Senior Director <b>CARE Ratings Limited</b> Phone: 033 - 40181621 E-mail: <a href="mailto:priti.agarwal@careedge.in">priti.agarwal@careedge.in</a>
<b>Relationship Contact</b>  Saikat Roy Senior Director <b>CARE Ratings Limited</b> Phone: 91 22 6754 3404 E-mail: <a href="mailto:saikat.roy@careedge.in">saikat.roy@careedge.in</a>	Puneet Kansal Director <b>CARE Ratings Limited</b> Phone: 91-120-4452018 E-mail: <a href="mailto:puneet.kansal@careedge.in">puneet.kansal@careedge.in</a>
	Shivam Raghuwanshi Analyst <b>CARE Ratings Limited</b> E-mail: <a href="mailto:Shivam.Raghuwanshi@careedge.in">Shivam.Raghuwanshi@careedge.in</a>

### About us:

Established in 1993, CARE Ratings is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India, it has been acknowledged as an External Credit Assessment Institution by the RBI. With an equitable position in the Indian capital market, CARE Ratings provides a wide array of credit rating services that help corporates raise capital and enable investors to make informed decisions. With an established track record of rating companies over almost three decades, CARE Ratings follows a robust and transparent rating process that leverages its domain and analytical expertise, backed by the methodologies congruent with the international best practices. CARE Ratings has played a pivotal role in developing bank debt and capital market instruments, including commercial papers, corporate bonds and debentures, and structured credit.

### Disclaimer:

The ratings issued by CARE 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. These ratings do not convey suitability or price for the investor. The agency does not constitute an audit on the rated entity. CARE Ratings has based its ratings/outlook based on information obtained from reliable and credible sources. CARE Ratings does not, however, guarantee the accuracy, adequacy, or completeness of any information and is not responsible for any errors or omissions and the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by CARE Ratings have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CARE Ratings or its subsidiaries/associates may also be involved with other commercial transactions with the entity. In case of partnership/proprietary concerns, the rating/outlook assigned by CARE Ratings is, inter-alia, based on the capital deployed by the partners/proprietors and the current financial strength of the firm. The ratings/outlook may change in case of withdrawal of capital, or the unsecured loans brought in by the partners/proprietors in addition to the financial performance and other relevant factors. CARE Ratings is not responsible for any errors and states that it has no financial liability whatsoever to the users of the ratings of CARE Ratings. The ratings of CARE Ratings do not factor in any rating-related trigger clauses as per the terms of the facilities/instruments, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and triggered, the ratings may see volatility and sharp downgrades.

**For the detailed Rationale Report and subscription information,  
please visit [www.careedge.in](http://www.careedge.in)**