

## Vatika Infracon Private Limited

May 02, 2025

Facilities/Instruments	Amount (₹ crore)	Rating <sup>1</sup>	Rating Action
Non Convertible Debentures	128.90	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 Ratings Ltd. has been seeking information from Vatika Infracon Private Limited (VIPL) to monitor the ratings vide various e-mail communications dated April 24, 2025, April 23, 2025, April 21, 2025 and April 16, 2025 and numerous phone calls. However, despite our repeated requests, the company has not provided the requisite information for monitoring the ratings. 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. The ratings of Vatika Infracon Private Limited's NCD's will continue to be denoted as CARE D; ISSUER NOT COOPERATING\*.

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

The rating has been reaffirmed on account of ongoing delays in servicing of its debt obligations due to stressed liquidity position. There have been instances of delays in interest servicing for NCDs as reported in the audit report of FY24.

### Rating sensitivities: Factors likely to lead to rating actions

#### Positive factors

- Improvement in liquidity position with timely repayment of debt obligations.

**Analytical approach:** Standalone

**Outlook:** Not Applicable

### Detailed description of key rating drivers:

#### Key weaknesses

##### Delay in servicing of debt obligations:

The company has no major income from its operational activities during FY24 (A) as compared to Rs. 4.74 crores in FY23 (A). On account of continuous weak performance and stretched liquidity position, the company has continued to delay the principal and interest payments w.r.t the NCDs as per the audit report of FY24.

##### Liquidity: Poor

The liquidity position of the company continues to remain poor owing to weak performance and year on year losses leading to default in repayment of NCD's interest and principal.

### Assumptions/Covenants

Name of the Instrument	Detailed Explanation
<b>Covenants</b>	
i. Interest Rate	13.33% p.a., which shall be payable quarterly and shall accrue on the last day of every quarter.
ii. Tenor	Tenor of 72 months from the deemed date of allotment of each of the tranches.
iii. Repayment	NCD's will be redeemed at face value of Rs. 128.9 crore plus redemption premium of Rs 216.2 cr where 40% of face value that is Rs. 4, 00,000 plus Rs 6,00,000 per NCD will be redeemed on 29th July, 2023 and balance 60% of face value of the NCDs, that is, Rs

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

	6,00,000 (Rupees Six Lakhs) each, along with redemption premium of Rs 10,77,285 per NCD will be redeemed on 29th July 2024.
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**Environment, social, and governance (ESG) risks:** Not Applicable

### Applicable criteria

[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

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

Vatika Infracon Private Limited (VIPL) was incorporated in 2010 for the purpose of real estate development. The company is a step-down subsidiary of Vatika Ltd, Vatika Group's flagship company. VIPL is developing 77 acres gated township 'Vatika City 2' as the final phase of Vatika India Next (An integrated township with area spanning over 77 acres having residential- floors, plots, villas, group housing, gated towns and commercial projects) in Sector 89, Gurgaon with saleable area of 68.02 lakh square feet (lsf). The project will be developed in 4 phases.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)	March 31, 2025 (UA)
Total operating income	4.74	0.00	NA
PBILDT	-23.54	-0.06	NA
PAT	-23.52	-0.04	NA
Overall gearing (times)	-0.73	-0.73	NA
Interest coverage (times)	NM	NM	NA

A: Audited UA: Unaudited NM: Not Meaningful NA: Not Applicable; Note: these are latest available financial results

**Status of non-cooperation with previous CRA:** Not Applicable

**Any other information:** Not Applicable

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

**Detailed explanation of covenants of rated instrument / facility:** Annexure-3

**Complexity level of 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 and Rating Outlook
Debentures- Non Convertible Debentures	INE504U08016	14-Jun-2018	13.33%	29-Jul-2024	128.90	CARE D; ISSUER NOT COOPERATING*

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

**Annexure-2: Rating history for 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 2025-2026	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
1	Debentures-Non Convertible Debentures	LT	128.90	CARE D; ISSUER NOT COOPERATING*	-	1)CARE D; ISSUER NOT COOPERATING* (31-May-24)	1)CARE D; ISSUER NOT COOPERATING* (06-Jun-23)	1)CARE D; ISSUER NOT COOPERATING* (06-Apr-22)

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

LT: Long term

**Annexure-3: Detailed explanation of covenants of rated instruments/facilities:** Not Applicable**Annexure-4: Complexity level of instruments rated**

Sr. No.	Name of the Instrument	Complexity Level
1	Debentures-Non Convertible Debentures	Simple

**Annexure-5: Lender details**

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

**Note on complexity levels of rated instruments:** CARE Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for 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>  Puneet Kansal Director <b>CARE Ratings Limited</b> Phone: +91-12-0445 2018 E-mail: <a href="mailto:puneet.kansal@careedge.in">puneet.kansal@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>	Akhil Kumar Associate Director <b>CARE Ratings Limited</b> Phone: +91-12-0445 1986 E-mail: <a href="mailto:akhil.kumar@careedge.in">akhil.kumar@careedge.in</a>
	Vaidhai Jain Analyst <b>CARE Ratings Limited</b> E-mail: <a href="mailto:Vaidhai.jain@careedge.in">Vaidhai.jain@careedge.in</a>

### About us:

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