Conmin Projects India Private Limited

September 08, 2025

Facilities/Instruments	Amount (₹ crore)	Rating[1]	Rating Action
Non-convertible debentures	600.00	CARE B; Stable	Assigned

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

The rating assigned to bank facilities of Conmin Projects India Private Limited (CPIPL) factors in project execution risk due to nascent stage of the project, approval risk, high dependence on customer advances for project funding, marketing risk and stretched liquidity profile. The rating also remains constrained by geographical concentration risk and inherent cyclical nature of the real estate industry.

The rating derives comfort from promoters having long track record of operations in real estate industry.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Significant improvement in execution progress and booking status of the project.
- Improvement in committed receivable ratio above 40%.

Negative factors

- Significant delays in project launch leading to time and cost overrun.
- Significant delay in project completion or slower sales than envisaged.

Analytical approach: Standalone

Standalone, the assessment also factors in combined cash flow position of the three projects being executed under CPIPL and its parent company - Pyramid Infratech Private Limited, in view of strong managerial, operational, and financial linkages, and financial fungibility between the two entities.

Outlook: Stable

The stable outlook reflects CARE Ratings Limited's (CareEdge Ratings') expectation that CPIPL will continue to benefit from experience of promoters and management in the real estate industry.

Detailed description of key rating drivers:

Key weaknesses

Approval and Project execution risk

In the ongoing project portfolio, two projects which are yet-to-be launched by CPIPL, approvals are yet-to-be applied for and financial closure is yet-to-be achieved. Once proposed non-convertible debentures (NCDs) are placed, financial closure would be completed. In the project – Alban, the company has to incur substantial pending cost of ₹840 crore of the total project cost of ~₹1030 crore. Majority cost incurred is towards land and approval cost, thus construction is at nascent stage, resulting in significant execution risk for ongoing project portfolio.

High dependence on customer advances and marketing risk

Total project cost for the three ongoing/upcoming projects is estimated to exceed ₹1,700 crore, proposed to be funded through a mix of debt amounting to ₹600 crore and customer advances of ₹1,100 crore. Financial closure for the debt portion is yet-to-be achieved. Given the high reliance on customer advances (~65% of the total project cost), the company will need to maintain

[1]Complete definition of ratings assigned are available at www.careratings.com and other CARE Ratings Limited's publications.

a healthy booking status to support project execution. As on May 31, 2025, the company has sold ~8.29 lakh sq. ft. and collected ₹321.01 crore against the total estimated sales value of ₹1,139.15 crore for Project Alban. However, the other two projects are yet-to-be launched, and sales momentum for these remains to be seen.

Geographic concentration risks
CPIPL's upcoming projects and pyramids ongoing development are positioned in a single micro market at Gurugram, Haryana. The company is exposed to geographical concentration risk. Adverse development or fluctuations in demand in the micro-market may significantly impact selling price and saleability of the project.

Inherent cyclical nature of industry
The company is exposed to the cyclicality associated with the real estate sector, which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available with individuals. In case of real estate companies, profitability highly depends on property markets. High-interest rate scenario could discourage consumers from borrowing to finance real estate purchases and may depress the real estate market. Companies in the sector are also exposed to regulatory changes. There exists competition from upcoming and completed projects of other developers in the region.

Key Strengths

Experienced promoter group and management

CPIPL is promoted by Dinesh Kumar Sharma and Brahm Dutt, who have been active in the real estate industry since 2013. Over the years, they have successfully delivered 10 projects spanning ~47 lsf, with an additional 29 lakh sq ft currently under construction. Promoters' extensive experience is expected to support CPIPL's operations and project execution.

Liquidity: Stretched

The company's liquidity position remains stretched, as reflected by a low free cash and bank balance of ₹5 crore as on March 31, 2025, and the absence of financial closure for ongoing projects. However, there are no debt servicing obligations under the construction finance debt until December 2027, contingent on successful raising the proposed NCDs. The timely monetisation of residential units and realisation of envisaged collections from ongoing sales will be critical for meeting repayment obligations and improving liquidity.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks: Not applicable

Applicable criteria

Definition of Default
Liquidity Analysis of Non-financial sector entities
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

CPIPL was incorporated in 2009 and consists of 11.4 acres of land, on which group housing project is expected to be launched. It is a wholly owned subsidiary of Pyramid Infratech Private Limited, which is held by Dinesh Kumar and Brahm Dutt. In over a decade ~47 lsf of area has been delivered by them in Gurugram.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)	March 31, 2025 (UA)
Total operating income	0.00	69.36	17.39
PBILDT	0.00	1.72	9.55
PAT	0.00	-2.81	6.32

Overall gearing (times)	5.38	2.28	1.92
Interest coverage (times)	0.00	0.39	13.84

A: Audited UA: Unaudited; 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	Coupon Rate (%)	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Debentures-Non Convertible Debentures	Proposed	-	0	-	600.00	CARE B; Stable

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	600.00	CARE B; Stable				

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 lender-wise details of bank facilities please click here

Note on complexity levels of rated instruments: CareEdge 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

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About us:

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