

R M Infra

February 18, 2026

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	90.00	CARE BB; Stable	Assigned

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

Rating assigned to bank facilities of RM Infra is constrained on account of early stage of project launch, inherent project implementation and saleability risk due to low bookings in the project "Raj Mahal and Lake palace", inherent risk associated with the real estate sector and partnership nature of constitution.

The Rating, however, derives comfort from established track record of the promoter group in execution of commercial and residential real estate development projects in Ahmedabad, satisfactory project progress with receipt of major project approvals and low funding risk on account of achievement of financial closure coupled with low reliance on customer advances.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors: Factors that could individually or collectively lead to positive rating action/upgrade:

- Satisfactory project progress of the on-going real estate projects as per scheduled cost and time parameters.
- Healthy response from the customers and higher collection efficiency against bookings, resulting in lower than envisaged reliance on debt.

Negative factors: Factors that could individually or collectively lead to negative rating action/downgrade:

- Significant cost overrun by more than 20% in completion of on-going project.
- Time overrun in execution of project by more than 12 months from scheduled date of completion.

Analytical approach: Standalone

Outlook: Stable

The 'Stable' outlook reflects CARE Ratings Limited's (CareEdge Ratings) expectations that the firm will continue to benefit from its experienced promoters in the real estate industry."

Detailed description of key rating drivers:

Key weaknesses

Project Saleability risk

The project "Raj Mahal and Lake Palace" was launched for sales in end of July 2025. Out of total 268 units (residential: 232, offices:14 and shops: 22), 19 units were booked till December 2025. Considering that the project was recently launched for sales, booking status is low. Of sale consideration of Rs. 16.40 crore, RM Infra has received collection of Rs. 1.15 crore till December 31, 2025. Going forward, improvement in sales velocity along with collection efficiency remains a key monitorable.

Inherent risk associated with cyclical nature of real estate sector

The life cycle of a real estate project is long and the state of economy at every point in time, right from land acquisition to construction to actual delivery, has an impact on the project. The real estate sector in India is highly fragmented with many regional players, who have significant presence in their respective local markets which in turn leads to intense competition within the industry. This sector is also sensitive to the macroeconomic cycle and interest rates. Adverse movement in interest rate affects the real estate players in both ways – by hampering demand as well as increasing the cost of construction.

Partnership nature of constitution

The credit risk profile of R M Infra is constrained by its partnership constitution wherein there is an inherent risk of withdrawal of the capital which may affect its financial flexibility in the eventuality of occurrence of such event.

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

Key strengths

Experienced Promoters with established track record of operations:

Incorporated in September 2023, R M Infra is a partnership firm led by Mr. Vijaybhai Kothiyi, his brother Mr. Vipulbhai Kothiyi having experience of more than two decades in real-estate construction business. They are ably supported by other partners Mr. Ajay Desai, Mr. Paresh Vekariya and Mr. Bharat C Patel who have relevant experience in this industry. The promotor group has developed 8 real estate projects (both residential and commercial) having cumulative area of 18.04 Isf.

Satisfactory project progress and receipt of majority of approvals; albeit implementation risk

R M Infra has already incurred cost of Rs. 76.45 crore (~41% of the total project cost) of total project cost of Rs. 185.69 crore as on December 19, 2025 and is expected to complete the entire project by June 2029 (prior project completion timeline as per RERA of December 2032). The project has received all requisite approvals i.e. height clearance from Airport Authority of India (AAI), environment clearance, No Objection Certificate from the fire department regarding design and drawings of project, building plan approvals and all other clearances from the RERA (Real Estate Regulatory Authority). Going forward, completion of project within envisaged timeline remains a key monitorable.

Low funding risk

The overall project cost is envisaged to be funded in ratio of Debt: Promoters contribution: customer advances of 48:37:14. RM Infra has achieved financial closure for a term loan of Rs. 90 crore in November 2025.

Promoters have already infused ~Rs. 41 crore till December 19, 2025 (Of total promotor's contribution of Rs. 69 crore). With partial promoter funds already infused, achievement of financial closure for the project cost, and lower dependence on customer advances for execution, the funding risk for the project remains low.

Liquidity: Stretched

R M Infra's liquidity is stretched marked by low booking advances as on December 31, 2025 and pending completion of project. Firm will also have to maintain a Debt Service Reserve Account (DSRA) equivalent to one month of principal and interest in the form of a Fixed Deposit Receipt (FDR) before commencement of repayment obligations.

Though undrawn bank loan of around Rs.58 crore as on December 31, 2025, provides cushion to its liquidity during the construction phase, timely support from promoters in case of any cash flow mismatch due to delays in customer advances or debt disbursement remains a key monitorable. As on December 31, 2025, the firm had free cash and cash equivalent of Rs. 4.38 crore.

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

Incorporate in September 2023, R M Infra, is engaged in development of a real estate residential project "Raj Mahal and Lake Palace" at Nikol, Ahmedabad. The project consists of 268 units (residential: 232, offices:14 and shops: 22) having a super built-up area of 6.63 Isf.

The firm is a part of Kothiyi group which has developed 8 projects aggregating to super built up area of 18.04 Isf. in Ahmedabad. Apart from "Raj Mahal and Lake Palace", the group is developing 3 other projects in other SPVs spread across cumulative area of 8.83 Isf primarily in Nikol and Naroda area of Ahmedabad.

Brief financials: Not applicable for project stage entity

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
Term Loan-Long Term		-	-	25-06-2030	90.00	CARE BB; 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	Term Loan-Long Term	LT	90.00	CARE BB; 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	Term Loan-Long Term	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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