

Rajesh Projects (India) Private Limited

November 08, 2019

Ratings

Facilities	Amount (Rs. crore)	Rating ¹	Rating Action
Long-term Bank Facilities	56.26	CARE D; ISSUER NOT COOPERATING* (Single D; Issuer Not Cooperating*)	Issuer not cooperating; Based on best available information
Short-term Bank Facilities	23.00	CARE D; ISSUER NOT COOPERATING* (Single D; Issuer Not Cooperating*)	Issuer not cooperating; Based on best available information
Total Facilities	79.26 (Rupees Seventy Nine Crore and Twenty Six Lacs only)		

Details of instruments/ Facilities in Annexure 1

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

Detailed Rationale & Key Rating Drivers

CARE had, vide its press release dated June 08, 2018, placed the ratings of Rajesh Projects (India) Private Limited under the 'issuer non-cooperating' category as RPIPL had failed to provide information for monitoring of the ratings. RPIPL continues to be non-cooperative despite requests for submission of information through letters, phone calls and e-mails, dated October 31, 2019, November 04, 2019. 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 ratings.

Detailed description of the key rating drivers

At the time of last rating on June 08, 2018 the following were the rating strengths and weaknesses (updated for the information available from Registrar of Companies)

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

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

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

[Policy in respect of Non-cooperation by issuer](#)

About the Company

Rajesh Projects India Private Limited (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, less than 1 km from Atta Market, Noida. The total saleable area is 38.2 lsf. The projects offer 2 & 3 BHK apartments in 12 towers.

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE publications.

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* Issuer not cooperating; Based on best available information
Fund-based-Short Term	-	-	-	23.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information

*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 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018	Date(s) & Rating(s) assigned in 2016-2017
1.	Term Loan-Long Term	LT	56.26	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information	-	1)CARE D; ISSUER NOT COOPERATING* (08-Jun-18)	1)CARE D; ISSUER NOT COOPERATING* (14-Apr-17)	1)CARE D (06-May-16)
2.	Fund-based-Short Term	ST	23.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information	-	1)CARE D; ISSUER NOT COOPERATING* (08-Jun-18)	1)CARE D; ISSUER NOT COOPERATING* (14-Apr-17)	1)CARE D (06-May-16)

*Issuer did not cooperate; based on best available information

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

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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.

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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.

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