

Real Value Ventures Private Limited

May 14, 2020

Ratings

Facilities	Amount (Rs. crore)	Rating ¹	Rating Action
Non-Convertible Debentures Issue III	27.00 (Rupees Twenty seven crore only)	CARE D; ISSUER NOT COOPERATING* (Single D; ISSUER NOT COOPERATING*)	Issuer not cooperating; Based on best available information
Non-Convertible Debentures Issue IV	16.00 (Rupees Sixteen crore only)	CARE D; ISSUER NOT COOPERATING* (Single D; ISSUER NOT COOPERATING*)	Issuer not cooperating; Based on best available information
Non-Convertible Debentures Issue I [^]	-	-	Withdrawn
Non-Convertible Debentures Issue II [^]	-	-	Withdrawn

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

CARE had, vide its press release dated May 15, 2019, placed the rating of Real Value Ventures Private Limited (RVV) under the 'issuer non-cooperating' category as RVV had failed to provide information for monitoring of the rating. RVV continues to be non-cooperative despite request for submission of information through email and letter dated April 30, 2020. 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.

[^]CARE has withdrawn the rating assigned to the Non-Convertible Debenture issues (NCD issue I and NCD issue II, with ISINs INE511T07015 and INE511T07023) of Real Value Ventures Private Limited with immediate effect. As per CARE's withdrawal policy, the rating has been withdrawn on account of restructuring of the aforementioned instruments with change in issue terms.

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

Detailed description of the key rating drivers

At the time of last rating on May 15, 2019 the following were the rating strengths and weaknesses (updated for the information available from Registrar of Companies and stock exchange):

Key Rating Weaknesses

Delays in debt servicing

CARE has noted that the company has delays in debt servicing.

Analytical approach: Standalone.

Applicable Criteria

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

[Policy on Withdrawal of ratings](#)

[Criteria on assigning 'outlook' and 'credit watch' to credit ratings](#)

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

[Financial ratios - Non-Financial Sector](#)

[Rating Methodology - Real Estate](#)

About the Company

Real Value Ventures Pvt Ltd (RVV) is a special purpose vehicle (SPV) formed by the Real Value Promoters (RV) group, to develop a real estate residential project at Pallavaram, Chennai. The RV group has over two decades experience developing various residential projects across Chennai. The group has developed & sold over 30 residential and 3 commercial projects

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

*Issuer did not cooperate; Based on best available information

aggregating to a total area of 20 lakh square feet (Isf). The proposed project is expected to come up in two phases on an area of 30.25 acres with a mix of 2 BHK and 3 BHK flats. In the first phase the company plans to develop 11.58 acres at a cost of Rs.706 crore.

Brief Financials (Rs. crore)	FY17 (A)	FY18 (A)
Total income	-	-
PBILDT	(0.2)	(0.4)
PAT	(0.1)	(61.0)
Overall gearing (times)	NM	NM
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	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating assigned along with Rating Outlook
Debentures-Non Convertible Debentures	INE511T07015	-	-	-	0.00	Withdrawn
Debentures-Non Convertible Debentures	INE511T07023	-	-	-	0.00	Withdrawn
Debentures-Non Convertible Debentures	INE511T07031	Oct 28, 2016	21.30%	May 27, 2020	27.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
Debentures-Non Convertible Debentures	INE511T07049	Sep 18, 2017	21.30%	Oct 17, 2020	16.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; 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 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
1.	Debentures-Non Convertible Debentures	LT	-	-	-	1)CARE D; ISSUER NOT COOPERATING* (15-May-19)	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE B+; Stable (19-Sep-17)
2.	Debentures-Non Convertible Debentures	LT	-	-	-	1)CARE D; ISSUER NOT COOPERATING* (15-May-19)	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE B+; Stable (19-Sep-17)
3.	Debentures-Non Convertible Debentures	LT	27.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information	-	1)CARE D; ISSUER NOT COOPERATING* (15-May-19)	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE B+; Stable (19-Sep-17)
4.	Debentures-Non Convertible Debentures	LT	16.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information	-	1)CARE D; ISSUER NOT COOPERATING* (15-May-19)	-	1)CARE B+; Stable; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE B+; Stable (19-Sep-17)

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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