



Press Release

Classic Promoters and Builders Private Limited

April 23, 2025

Ratings

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
Long Term Bank Facilities	213.53 (reduced from Rs. 386.16 crore)	IVR BBB-/Stable (IVR Triple B minus with Stable Outlook)	IVR BB+/Stable (IVR Double B Plus with Stable Outlook)	Rating Upgraded	Simple
Long Term Bank Facilities	0.00	-	IVR BB+/Stable (IVR Double B Plus with Stable Outlook)	Withdrawn	Simple
Total	213.53 (Rupees Two Hundred Thirteen Crore and Fifty-Three Lakhs Only)				

Details of Facilities/Instruments are in Annexure 1. Facility wise lender details are at Annexure 2. Detailed explanation of covenants is at Annexure 3.

Detailed Rationale

Infomerics has withdrawn the outstanding ratings of 'IVR BB+/Stable (IVR Double B Plus with Stable Outlook)' assigned to the Long-Term Bank Facilities of Classic Promoters and Builders Private Limited (CPBPL) with immediate effect. The above action has been taken on receipt of 'No Due Certificate' received from the lender bankers (State bank of India and Union Bank of India), confirming that the bank facilities were fully repaid. The rating is withdrawn in accordance with Infomerics' policy on withdrawal.

Infomerics Ratings has upgraded its rating to the bank facilities of Classic Promoters and Builders Private Limited (CPBPL). The upgrade in the ratings reflects experienced promoters in the real estate industry, funding tie-up for under construction projects with advanced project cost completion, locational advantage due to good accessibility of the projects from key locations of Pune and sufficient cash flow cover. The ratings however are constrained by geographical concentration risk, regulated nature of real estate industry and project execution risk.

The outlook is stable in view of healthy cashflows from sold inventory coupled with high level of construction costs already incurred.



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Key Rating Sensitivities:

Upward Factors:

- Achievement of cash flows and scheduled completion of projects as per the timelines.

Downward Factors:

- Any cost or time over run in completing the ongoing projects.
- Weaker than anticipated sales performance and lower than expected collections/customer advances leading to cash flow mismatches.

List of Key Rating Drivers with Detailed Description

Key Rating Strengths:

Experienced promoters in the real estate industry

The company is promoted by Mr. Ashok Chordia, the founder of the group. He is a commerce graduate having a diverse experience in hospitality and the real estate business. Mr. Atul Chordia, son of Mr. Ashok Chordia, is a commerce graduate and an MBA from Australia. He has been actively involved in the business in construction, planning, project execution and sales. They have over two decades of experience in the real estate industry. Further they are supported by other experienced key managerial professionals. The company benefits from the industry experience of its directors and professional management.

Funding Tie-up for under construction projects with advanced project cost completion

CPBPL has estimated the total project outflow of Rs. 2361.30 crore to be funded by promoter contribution of Rs. 787.7 crore, debt repayment of Rs. 564.80 crore and rest through customer advances. CPBPL has already completed funding tie up for the project, thereby reducing funding risk to an extent. Further, out of total project outflow estimation of Rs. 2361.30 crore, CPBPL has already incurred Rs. 2032.70 crore (86%) funded through promoters' contribution (39%), bank borrowings (24%), and balance through customer advances.



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Locational advantage due to good accessibility of the projects from key locations of Pune.

The projects executed by the company are located in prominent area of Pune including Gangadham Chowk (located on the southern part of Pune, with projects namely Premier Tower, Solitaire Business Hub, World Plaza, Solitaire World, World 1 & 2, World 3 & 4), Baner (located in the western part of Pune with project namely SBH Baner), Dapodi (located on the western side of Pune with project namely Avelon) & Pune Satara Road (located in the eastern part of Pune with project namely Mudra). Pune has been enjoying rapid development in terms of real estate, social infrastructure and education sectors. Further, its proximity to the IT hub has led to the development of a number of malls, shopping centres, hotels and multiplexes in its vicinity.

Sufficient cash flow cover

The project under development is funded by a combination of debt, customer advances and promoter funds. The company is projected to have sufficient cash flow coverage to service its debt obligations as evidenced by above unity level cash flow coverage ratio of the project throughout the projected period. On an overall basis, projected cash flow appears to be adequate.

Key Rating Weaknesses:

Geographical Concentration Risk

The group's ongoing projects are located in and around Pune, which exposes the group to geographical concentration risk. Any severe impact on the local real estate market can impact on the group's overall operations.

Nature of real estate industry subject to regulations

The real estate sector is volatile in nature with an inherent liquidity risk associated with it. There may be fluctuations in cash flow due to delayed realization & changes in regulatory requirements. The central law RERA provided the basic framework of consumer protection in



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real estate transactions: raising the disclosure requirements of builders, bridging existing information asymmetry between buyers and builders, and ring-fencing the money paid upfront by buyers.

Project Execution Risk

The company is currently executing various projects which are at different phases. As of March 31, 2025 more than 85% of the construction costs had been expended across the projects in execution, indicating that the execution risk is low. Further, the group's track record of project completion and execution skills provide comfort and assurance that the projects would be constructed and delivered on time.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Infrastructure Companies](#)

[Financial Ratios & Interpretation \(Non-Financial Sector\).](#)

[Criteria for assigning Rating outlook.](#)

[Policy On Withdrawal of Ratings](#)

[Policy on Default Recognition](#)

[Complexity Level of Rated Instruments/Facilities](#)

Liquidity –Adequate

Company is projected to maintain an adequate level of inflow and the same is expected to increase gradually with increase in bookings/sales realization. Further, the company is likely to benefit from the resourcefulness of the promoters group. Overall liquidity position is expected to be adequate.

About the Company

Classic Promoters and Builders Private Limited (CPBPL) was incorporated in 1988 and is the flagship company of the Solitaire Group. The group is engaged into construction of affordable



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residential housing, premium residential housing and commercial projects. The group has successfully completed and delivered various residential and commercial projects in Pune city with a total aggregating area of ~13 Mn sq. ft. collectively.

Financials (Standalone):

For the year ended/ As on*	(Rs. crore)	
	31-03-2023	31-03-2024
	Audited	Audited
Total Operating Income	640.23	536.54
EBITDA	-19.62	-87.50
PAT	3.21	1.21
Total Debt	1791.15	2604.91
Adjusted Tangible Net Worth (ANTW)	1132.93	1183.62
EBITDA Margin (%)	-3.07	-16.31
PAT Margin (%)	0.48	0.19
Overall Gearing Ratio on ATNW (x)	1.58	2.20
Interest Coverage (x)	-28.12	-5.55

* Classification as per Infomerics' standards.

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years:

S r. N o.	Name of Security/ Facilities	Current Ratings (2025-26)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2024-25	Date(s) & Rating(s) assigned in 2023-24	Date(s) & Rating(s) assigned in 2022-23
		PR Date			-	March 30, 2024	-
1.	Long Term Bank Facilities	Long Term	213.53	IVR BBB-/Stable	-	IVR BB+/Stable	-

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About Infomerics:

Infomerics Valuation and Rating Ltd (Infomerics) [Formerly Infomerics Valuation and Rating Pvt. Ltd] was founded in the year 1986 by a team of highly experienced finance professionals for research and risk evaluation. Infomerics commenced its activities as External Credit Assessment Institution after obtaining registration from Securities Exchange Board of India (SEBI) and accreditation from Reserve Bank of India (RBI).

Adhering to best international practices and maintaining high degree of ethics, the team of analysts at Infomerics deliver quality credit ratings. Infomerics evaluates wide range of debt instruments which helps corporates access to financial markets and provides investors credit ratings backed by in-depth research. The transparent, robust, and credible ratings have gained the confidence of investors and the banks.

Infomerics has a pan India presence with Head Office in Delhi and Corporate Office at Mumbai, with branches in major cities and representatives in several locations.

Infomerics also has international presence with credit rating operations in Nepal through its JV subsidiary.

For more information and definition of ratings please visit www.infomerics.com.

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Annexure 1: Instrument/Facility Details

Name of Facility/Security	ISIN	Date of Issuance	Coupon Rate/IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/Outlook
Term Loan	-	-	-	June 2027	213.53	IVR BBB-/Stable



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Annexure 2: Facility wise lender details

<https://www.infomerics.com/admin/prfiles/Len-Classic-Promoters-Builders-23apr25.pdf>

Annexure 3: Detailed explanation of covenants of the rated Security/facilities: Not Applicable

Annexure 4: List of companies considered for consolidated/Combined analysis: Not Applicable

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com.