



## Press Release

### Univastu India Limited

**July 22, 2025**

#### **Ratings**

<b>Instrument / Facility</b>	<b>Amount (Rs. crore)</b>	<b>Current Ratings</b>	<b>Previous Ratings</b>	<b>Rating Action</b>	<b><u>Complexity Indicator</u></b>
Long Term Bank Facilities	26.00 (Enhanced from Rs.19.93 Crore)	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)	IVR BB/ Stable (IVR Double B with Stable Outlook)	Rating Upgraded	<b>Simple</b>
Short Term Bank Facilities	20.50 (Enhanced from Rs.12.00 Crore)	IVR A3 (IVR A Three)	IVR A4 (IVR A Four)	Rating Upgraded	<b>Simple</b>
<b>Total</b>	<b>46.50 (Rupees Forty-Six Crore and Fifty Lakhs Only)</b>				

**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 Ratings has upgraded its ratings assigned to the bank facilities of Univastu India Limited (UIL). The ratings have been upgraded due to increasing scale of operations along with comfortable capital structure and debt coverage ratios. Moreover, the ratings derive strength from reputed clientele, healthy order book, expansion of operations in North India leading to lower geographic concentration, and experienced promoters and management team. However, ratings are constrained due to exposure to competition in the government EPC contracts segment where the business is completely dependent on successful bidding in tenders and is prone to revenue risk in the event of lack of availability of funds with government agencies or curtailment of government spending.

The 'Stable' outlook reflects revenue visibility from the strong order book as well as the recent diversification in revenues achieved with presence in North India. Additionally, Infomerics expects the company to continue maintaining a comfortable capital structure with improving gearing ratios and robust debt servicing capability.



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### Key Rating Sensitivities:

#### Upward Factors

- A sustained improvement in the revenue and debt protection parameters while maintaining profitability at FY25 or improved levels.

#### Downward Factors

- Any significant decline in the revenue and/or profitability and/or an increase in the gross working capital cycle.
- Significant deterioration in debt protection parameters.

### List of Key Rating Drivers with Detailed Description

#### Key Rating Strengths

- **Reputed clientele**

The company has successfully catered to a reputed clientele, including City and Industrial Development Corporation, Maharashtra (CIDCO), Maharashtra Metro Rail Corporation, Public Works Department (PWD) Ahmednagar, and the Sports Authority of Goa. It actively participates in tenders floated by various government bodies, with a strategic focus on selective bidding of pre-funded projects to ensure financial viability and operational efficiency. Over the years, the company has built strong, long-term relationships with its clients, resulting in a consistent stream of repeat orders and ongoing collaboration.

- **Increasing scale of operation**

The company's total operating income witnessed a growth of approximately 42%, rising from ₹120.49 crore in FY24 to ₹171.81 crore in FY25. This growth was primarily driven by a healthy order book and strong execution capabilities. The Gross Cash Accruals also improved, standing at ₹17.09 crore in FY25 compared to ₹11.14 crore in FY24, indicating strengthened internal cash generation. EBITDA margin increased slightly from 16.19% in FY24 to 16.53% in FY25. Similarly, the PAT margin improved to 9.02% in FY25 from 8.20% in the previous year, reflecting operational efficiency and effective cost management.



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- **Comfortable capital structure and debt coverage ratios**

The company's capital structure remained comfortable in FY25, supported by a significant increase in net worth. As a result, the Overall Gearing ratio improved to 0.41x in FY25 from 0.62x in FY24, while the Total Outside Liabilities to Tangible Net Worth (TOL/TNW) ratio also improved to 1.18x from 1.57x in the previous year. Debt servicing capability strengthened, with the Debt Service Coverage Ratio (DSCR) rising to 3.80x in FY25 compared to 2.15x in FY24. The Interest Coverage Ratio remained healthy at 6.61x in FY25 and is projected to remain strong at over 10x in the medium term, reflecting strong earnings and prudent financial management.

- **Healthy order book**

The company has healthy unexecuted orders in hand of Rs.420.35 crore as on March 31<sup>st</sup>, 2025, which is expected to be completed within next 12 to 30 months, indicating a satisfactory medium term revenue visibility.

- **Expansion of operations in North India leading to lower geographic concentration**

Univastu Bootes Infra LLP (UBILLP) in which UIL has 51% stake, was incorporated on 21st July 2022 and currently operates across the northern region of India. Initially focused on Maharashtra and Goa, UIL has strategically expanded its geographical footprint to tap into opportunities across North India. As part of its diversification strategy both in terms of clientele and geography—UIL has recently entered into an exclusive partnership with Myrtha Pools, enhancing its offerings in high-end swimming pool infrastructure across the country.

UBILLP is a joint venture between Univastu India Limited (UIL) and Bootes Impex Tech Limited, with shareholding of 51% and 49%, respectively. Bootes Impex, headquartered in Gurgaon, has strong relationships with various stakeholders and agencies in the northern region. This collaboration significantly strengthens UIL's



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market access and ability to secure projects in North India through the UBILLP platform.

- **Experienced promoters & management team:**

UIL was incorporated in 2009 by Mr. Pradeep Khandagale, to undertake civil construction work for the government. He has two decades of experience in civil construction industry. Further the company has a team of experienced and capable professionals, having over two decades of experience in the segment, to look after the overall management. The day-to-day operations of the company are looked after by the senior management having considerable experience with technical background.

### Key Rating Weaknesses

- **Exposure to competitive segment and inherent risk in nature of business**

Intense competition, a large number of participants, and low entry barriers are characteristics of the EPC industry. For government agencies, the company builds, metro stations, hospitals, sports facilities etc as part of its operations. Additionally, the fierce competition in this market may lead to aggressive project bidding, which would affect the company's profit margins. The primary business risks faced by the company in the sector include economic fragility of the government counterparties in some instances, delays in government payments, project execution risk, and variable input costs.

- **Tender-based nature of business:**

The company is mostly getting its orders through tenders floated by various government departments. As the infrastructure industry is highly fragmented due to presence of many organized and unorganized players tender driven nature of business leads to volatility in revenue and profitability. Further, being in infrastructure segment the company is exposed to inherent risks associated in this industry like slowdown in new order inflows due to curtailment of spending by the government, risks of delays in execution due to delays in receiving regulatory clearances or in acquiring land etc.



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### **Analytical Approach:** Consolidated

For arriving at the rating, Infomerics has taken consolidated approach for the purpose of analysing the business and financial performance of the company. It has combined the business and financial risk profiles of UIL and its subsidiaries –Univastu HVAC India Private Limited (76% holding), Univastu Charitable Trust (99%), and Univastu Bootes Infra LLP (51%) on account of common management, fungibility of cash flows between the entities and expected support in terms of promoter funding. The details of subsidiary are mentioned in Annexure 4.

### **Applicable Criteria:**

[Rating Methodology for Infrastructure Company](#)

[Criteria on assigning rating outlook](#)

[Policy on Default Recognition and Post-Default Curing Period](#)

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

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

[Consolidation Of Companies](#)

### **Liquidity – Adequate**

The liquidity of the company is expected to remain adequate in the near to medium term marked by sufficient accruals vis-à-vis its debt repayment obligation. It has gross cash accruals of Rs.17.09 Cr in FY25. The GCA in the projected period is expected to be in the Rs.25cr to Rs.35cr range as against the scheduled repayment of around Rs.0.75cr annually in the projected period. The current ratio remained comfortable at 1.71x as on March 31, 2025. The average fund based working capital utilization of the company remained at 85.45% for the past 12 months period ended June 2025. Additionally, the company's free cash and bank balance stood at Rs.13.58 Crore as of March 31<sup>st</sup>, 2025.



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### About the Company

Univastu India Limited (UIL) is based in Pune, Maharashtra was incorporated as a private limited company in 2009. It is promoted by Mr. Pradeep Khandagale. It was previously known as 'Unique Vastushilp and Projects Private Limited' and was converted into a public limited company in 2017. Consequently, the name of the company was changed to 'Univastu India Limited'. The company is listed on National Stock Exchange (NSE). UIL undertakes government civil infrastructure projects and has executed various projects such as construction of metro station, hospitals, indoor sports complexes, water supply & drainage projects, road projects, minor irrigation projects and more.

### **Financials (Consolidated)**

For the year ended/ As on*	(Rs. crore)	
	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	120.49	171.18
EBITDA	19.51	28.29
PAT	9.97	15.51
Total Debt	33.47	35.05
Tangible Net Worth	53.99	85.89
EBITDA Margin (%)	16.19	16.53
PAT Margin (%)	8.20	9.02
Overall Gearing Ratio (x)	0.62	0.41
Interest Coverage (x)	4.05	6.61

\* Classification as per Infomerics' standards.

### **Financials (Standalone)**

For the year ended/ As on*	(Rs. crore)	
	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	77.01	97.05
EBITDA	10.42	11.90
PAT	7.06	10.42
Total Debt	30.90	34.59
Tangible Net Worth	51.57	85.89
EBITDA Margin (%)	13.53	12.26
PAT Margin (%)	8.70	10.12
Overall Gearing Ratio (x)	0.60	0.40
Interest Coverage (x)	2.18	2.94

\* Classification as per Infomerics' standards.





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Status of non-cooperation with previous CRA: None

Any other information: Nil

Rating History for last three years:

Sr. No.	Name of Security/Facilities	Current Ratings (2025-2026)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2024-2025	Date(s) & Rating(s) assigned in 2023-2024	Date(s) & Rating(s) assigned in 2022-2023
					Date (May 16, 2024)	Date (Month XX, 20XX)	Date (March 30, 2023)
1.	Cash Credit	Long Term	26.00	IVR BBB-/Stable	IVR BB/Stable	-	IVR BB/Stable
2.	Bank Guarantee	Short Term	9.00	IVR A3	IVR A4	-	IVR A4
3.	Letter of Credit	Short Term	3.00	IVR A3	IVR A4	-	IVR A4

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### About Infomerics:

Infomerics Valuation and Rating Ltd [Formerly Infomerics Valuation and Rating Private Ltd] (Infomerics) 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.



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For more information and definition of ratings please visit [www.infomerics.com](http://www.infomerics.com).

**Disclaimer:** Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information, which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

### 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
Cash Credit	-	-	-	Revolving	26.00	IVR BBB-/Stable
Bank Guarantee	-	-	-	-	15.50	IVR A3
Letter of Credit	-	-	-	-	5.00	IVR A3

### Annexure 2: Facility wise lender details

<https://www.infomerics.com/admin/prfiles/Len-Univastu-India-22july25.pdf>

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

### Annexure 4: List of companies considered for consolidated/Combined analysis:

Name of the company/Entity	Consolidation/Combined Approach
Univastu HVAC India Private Limited	76%
Univastu Charitable Trust	99%
Univastu Bootes Infra LLP	51%

**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](http://www.infomerics.com).