



Press Release

Anaya Infrastructure Private Limited (AIPL)

September 19, 2024

Ratings

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
Long Term Bank Facilities	225.00*	IVR BBB-/Stable (IVR Triple B Minus with Stable Outlook)	-	Assigned	Simple
Total	225.00* (Rupees Two Hundred and Twenty-Five crore only)				

**Out of the total sanctioned amount of Rs. 225 crores, Rs. 50.79 crore has been disbursed as of June 30, 2024. The remaining balance will be disbursed in a phased manner. Additionally, there is a dropline overdraft (OD) facility of Rs. 20 crores, which is a sublimit of the term loan.*

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

Detailed Rationale

Infomerics has assigned its ratings to the bank facilities of AIPL as it derives comfort from the funding tie-up, sufficient cash flow cover, the strategic location of the project, and experienced promoters with an established track record. However, these rating strengths are partially offset by the inherent cyclical nature of the real estate sector and project implementation risk, including dependency on customer advances.

Further, the outlook is maintained at stable as Infomerics believes that the firm will continue to derive benefits from experienced promoters and established track record in the real estate industry.

Key Rating Sensitivities:

Upward Factors

- Improvement in the sales velocity and collections through a combination of improved sales and construction progress, such that the collections are sufficient to fund the committed costs and debt obligations.

Downward Factors



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- Weaker-than-anticipated sales performance and lower-than-expected collections, which may lead to increased funding risk.
- Any delay in the project implementation and/or increase in debt thereby deteriorating the leverage ratios.

List of Key Rating Drivers with Detailed Description

Key Rating Strengths

- **Funding Tie-up completed**

AIPL has estimated total cost of Rs.419.98 crore to be funded by promoter of Rs.50.00 crore, term loan Rs.225.00 crore and customer advances of Rs.144.98 crore. AIPL has received a sanction of term loan of Rs.225.00 crore from bank, thereby reducing funding risk to an extent. Further, out of total cost estimated of Rs.419.98 crore, AIPL has already incurred Rs.93.04 crore i.e. ~22%. Rs.50.00 crore is funded through promoter's contribution (12%), debt/loan (54%), and advances from customers (34%).

- **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 cover to service its debt obligations as evidenced by above unity level cash flow coverage ratio of the project throughout the projections. On an overall basis, projected cash flow appears to be adequate.

- **Strategic location of the project**

The ongoing project, Gundecha Raxon Suites Phase I, is located in Goregaon, Mumbai. The development is in close proximity to essential amenities, including schools, hospitals, shopping malls, and both the highway and railway station. Moreover, the social and civic infrastructure surrounding the project site is well-maintained and in good condition. Its robust infrastructure, efficient transportation network, and proximity to key destinations enhance accessibility and connectivity for residents. The demand for rental properties remains high, driven by Mumbai's status as a financial and commercial hub.

- **Experienced promoters in the real estate industry and established track record:**



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incorporated in 1982 by Mr. Devraj Gundecha, AIPL is a part of Mumbai based, Gundecha Group, Group has successfully completed more than 120 residential, commercial and industrial projects till date. Further AIPL, operating under the SPV of Rockline Developers Pvt. Ltd, has completed two projects with total saleable area of 1.62 lakh sq. ft. AIPL shall continue benefiting from its promoters' and management personnel's industry experience.

Key Rating Weaknesses

- **Inherent cyclical nature of the real estate sector**

AIPL is exposed to the cyclicity associated with the real estate sector which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available to individuals. In the case of real estate companies, the profitability is highly dependent on property markets. A high interest rate scenario could discourage the consumers from borrowing to finance the real estate purchases and may depress the real estate market.

- **Project implementation risk & dependency on customer advances**

'Gundecha Raxon Suites Phase I' is still in under nascent stage of construction. Out of total construction cost of Rs.419.98 crore, the Company has incurred Rs.93.04 crore or ~ 22%. The total cost of project is Rs.419.98 funded by Promoter contribution of Rs.50.00 crore (12%), Term Loan to be availed Rs.225.00 crore (54%) and customer advances Rs. (34%). Thus, substantial portion of the project is funded by term loan and customer advances. Selling the units as per schedule at attractive prices will ensure steady flow of cash flow, barring which project implementation may be jeopardized.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Real Estate Entities](#)

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

[Criteria for assigning Rating outlook.](#)

[Policy on Default Recognition and post default curing period](#)

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



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Liquidity – Adequate

The project under development by AIPL is funded by a combination of debt, customer advances and promoter funds. The company is projected to have comfortable cash cover to service its debt obligations as evidenced by above unity cash flow coverage ratio of the project throughout the projections. In addition, availability of escrow mechanism along with DSRA account will ensure the smooth repayments. On an overall basis, projected cash flow appears to be adequate.

About the Company

AIPL is a part of the Gundecha Group and a wholly owned subsidiary of Rockline Developers Pvt. Ltd. The “Gundecha Rexon Suites Phase I” project is an ambitious initiative undertaken by AIPL.

Financials (Standalone):

For the year ended/ As on*	(Rs. crore)	
	31-03-2023	31-03-2024
	Audited	Audited
Total Operating Income	4.72	0.00
EBITDA	2.38	-0.26
PAT	2.39	0.03
Total Debt	0.00	37.84
Tangible Net Worth	59.96	59.99
EBITDA Margin (%)	50.51	NM^
PAT Margin (%)	50.33	10.11
Overall Gearing Ratio (x)	0.00	0.63
Interest Coverage (x)	NM^	NM^

* Classification as per Infomerics Standard

^Not meaningful

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating History for last three years:



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Sr. No.	Name of Instrument/Facilities	Current Ratings (Year 2024-25)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2023-24	Date(s) & Rating(s) assigned in 2022-23	Date(s) & Rating(s) assigned in 2021-22
					-	-	-
1.	Long Term Fund Based Bank Facilities – Term Loan	Long Term	225.00*	IVR BBB-/ Stable	-	-	-

**Out of the total sanctioned amount of Rs. 225 crores, Rs. 50.79 crore has been disbursed as of June 30, 2024. The remaining balance will be disbursed in a phased manner. Additionally, there is a dropline overdraft (OD) facility of Rs. 20 crores, which is a sublimit of the term loan.*

Analytical contacts

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About Infomerics:

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.

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



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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 or to sanction, renew, disburse or recall the concerned bank facilities. 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. 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: Details of Facilities

Name of Facility	ISIN	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term Loan	-	-	-	June 2028	225.00*	IVR BBB-/ Stable

**Out of the total sanctioned amount of Rs. 225 crores, Rs. 50.79 crore has been disbursed as of June 30, 2024. The remaining balance will be disbursed in a phased manner. Additionally, there is a dropline overdraft (OD) facility of Rs. 20 crores, which is a sublimit of the term loan.*

Annexure 2: Facility wise lender details:

<https://www.infomerics.com/admin/prfiles/len-Anaya-Infrastructure-sep24.pdf>

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

Annexure 4: List of companies considered for consolidated 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.