



## Press Release

**Vraj Realtors**  
**February 9, 2024**

### Ratings

Facilities	Amount (Rs. Crore)	Current Ratings	Previous Ratings	Rating Action	<a href="#">Complexity Indicators</a>
Long Term Bank Facilities	53.39	IVR BB/Negative; ISSUER NOT COOPERATING  (IVR Double B with Negative Outlook; ISSUER NOT COOPERATING)	IVR BB+/Stable  (IVR Double B Plus with Stable Outlook)	Downgraded and moved to ISSUER NOT COOPERATING category	Simple
<b>Total</b>	<b>53.39</b> <b>(Rupees Fifty Three crores and Thirty Nine lacs only)</b>				

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

**Details of Facilities are in Annexure 1**

### Detailed Rationale

The revision in the ratings assigned to the bank facilities of Vraj Realtos reflects lack of adequate information available, non-payment of annual surveillance fees and the uncertainty around its credit risk. Infomerics assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its policy.

The lender, investors and other market participants are thus advised to exercise appropriate caution while using this rating as this rating may not adequately reflect the credit risk profile of the entity.



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### **Non-cooperation by Issuer**

Infomerics has been regularly following up with the company to provide the required data to monitor its assigned rating to the bank facilities, vide email communications dated December 14, 2023 and December 21, 2023 and concurrently over several phone calls. However, despite the repeated requests by Infomerics, the company's management has not submitted the requested information for monitoring the rating.

Availability of information is very critical in the rating exercise. In the absence of the requisite information, in consonance with SEBI guidelines, Infomerics has to review the rating based on the best available information. Accordingly, the rating for the bank facilities of Vraj Realtors aggregating Rs.53.39 crore has been migrated to 'ISSUER NOT COOPERATING' category by Infomerics.

**Analytical Approach:** Standalone

### **Applicable Criteria:**

[Guidelines on what constitutes Non-Cooperation by Clients](#)

[Rating Methodology for Real Estate Companies](#)

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

[Criteria for assigning outlook](#)



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### **About the Firm**

Vraj Realtors is a partnership firm formed in October 2005 in Mumbai, by Mr. Kirit Vrajlal Babaria, Mr. Hiral Mitesh Babaria and Mr. Mitesh Kirit Babaria as partners, with an objective to execute the real estate projects while functioning as dealers of real estate, land and buildings. Vraj Tiara is a luxurious residential project under construction by Vraj Realtors at Worli in Mumbai at an estimated project cost of Rs.162.90 crore with G+39 floors including 8 floors of parking space

### **Financials (Standalone):**

(Rs. crore)

<b>For the year ended / As On*</b>	<b>31-03-2021 (Audited)</b>	<b>31-03-2022 (Audited)</b>
Total Operating Income	0.00	0.00
EBITDA	(0.25)	(0.69)
PAT	(0.26)	(0.69)
Total Debt	53.61	63.43
Tangible Net Worth	40.89	48.45
<b>Ratios</b>		
EBITDA Margin (%)	NM	NM
PAT Margin (%)	NM	NM
Overall Gearing Ratio (Adjusted) (x)	1.31x	1.31x

\*Classification as per Infomerics' standards, NM= Not Meaningful

**Status of non-cooperation with previous CRA: Nil**

**Any other information: Nil**



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Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Ratings (Year 2023-24)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2022-23 (November 28, 2022)	Date(s) & Rating(s) assigned in 2021-22 (September 7, 2021)	Date(s) & Rating(s) assigned in 2020-21
1.	Term Loan	Long Term	53.39	IVR BB/ Negative (ISSUER NOT COOPERATING)	IVR BB+/Stable	IVR BB/Stable	-

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

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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 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.



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### Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. crore)	Rating Assigned/ Outlook
Term Loan	-	-	November 2024	53.39	IVR BB/ Negative (ISSUER NOT COOPERATING)

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

**Annexure 2: List of companies considered for consolidated analysis:** Not Applicable

**Annexure 3: Facility wise lender details:** Not available

**Annexure 4: Detailed explanation of covenants of the rated instrument/facilities:** 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](http://www.infomerics.com).