



Press Release

County Projects Private Limited

February 25th, 2025

Ratings

Sl. No.	Instrument/ Facility	Amount (Rs. Crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
1.	Long Term Bank Facilities	64.76	IVR BBB-/ Negative (IVR Triple B Minus with Negative Outlook)	IVR BBB-/ Negative (IVR Triple B Minus with Negative Outlook)	Rating Reaffirmed	Simple
2.	Short Term Bank Facilities	0.00*	-	IVR A3 (IVR A Three)	Rating Withdrawn	Simple
	Total	64.76	Rupees Sixty-Four Crore and Seventy-Six Lakh 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.

**Previously we have rated BG/LC amounting to Rs. 10.00 crore, which has been closed by the bank accordingly, the short-term rating is being withdrawn.

Detailed Rationale

Infomerics Ratings has reaffirmed the long-term rating of IVR BBB- with Negative outlook and simultaneously, withdrawn the short-term rating of A3 for the bank loan facilities of County Projects Private Limited (CPPL). The short-term rating has been withdrawn at the request of the company via email dated January 31st, 2025. Infomerics has received no dues certificate from Kotak Mahindra Bank. The short-term rating is withdrawn in accordance with Infomerics policy on withdrawal and as requested by the company.

The rating continues to draw comfort from the established track record of the group and experienced management, favourable location and project status. However, these rating strengths are partially offset by project implementation risk, geographic and project concentration risk and inherent risk of the industry along with intense competition.

The outlook is expected to remain negative in the medium term on account of thin cash flow coverage ratio in projected years. IVR believes CPPL will continue to benefit from its operational track record in the business and experienced management.



Press Release

IVR has principally relied on the audited financial results of CPPL upto 31 March 2024, (i.e. review period from 1st April 2023 to 31st March 2024), 9MFY25 (unaudited results) and projected financials for FY2025, FY2026 and FY2027 and publicly available information/clarifications provided by the company's management.

Key Rating Sensitivities:

Upward Factors

- Substantial improvement in the sales and collections in the ongoing projects
- Timely completion of project
- Timely servicing of debt obligations
- Cash flow coverage ratio above 1.20x in the projected years

Downward Factors

- Deterioration in debt protection metrics and overall gearing above 0.80x
- Significant cost overrun and delay in completion of project.
- Slowdown in saleability of the ongoing projects resulting in collections lower than expected

List of Key Rating Drivers with Detailed Description

A. Key Rating Strengths

- **Established track record of the group and experienced management**
CPPL belongs to ABA Corp group which has successfully completed and delivered 4 projects in Delhi, National Capital Region (NCR) through other group real estate companies like ABA Builders Limited, County Infrastructures Private Limited, IV County Private Limited etc. IVR believes that CPPL will get benefitted from the established track record of the group to complete the project on time as well as sale of inventory. The company is promoted by Agrawal and Ramsisaria family. The promoters have more than two decades of experience in real estate business. They are ably supported by qualified and well experienced management team. The promoters have already infused 100.00% of their estimated contribution in the project which reflects their commitment towards timely completion of the project.
- **Favorable location**
The company project is strategically located in Northwest Delhi. The strategic location of the project and the group's reputation provides comfort for the execution and marketability of the project. Also, the project is having connectivity with airport, railway, roads and metro line.



Press Release

- **Project updates**

CPPL is currently executing a commercial project by the name County Courtyard in Netaji Subhash Place, Pitampura, New Delhi which has a saleable area of 6 lakh square feet comprising of two towers (Wing A and Wing B) of office park cum commercial space. Each tower will have G+22 floors with 3 levels of basement parking. The total number of units to be sold in both towers is 784 units out of which around 299 units are booked. The company incurred approximately 77.44% of the aggregate project cost till 31st December 2024. On the sales front, CPPL has sold about 1.71 sq ft (38.34%) of the total saleable area of 4.46 lakh sq ft till December 31, 2024. The sales consideration from the ongoing project is Rs. 900.00 crore against which it has received Rs. 74.39 crore as customer advances translating into 33.43% of sales consideration of sold units (222.48 crore). The unsold inventory provides revenue visibility in the medium term. The promoters have infused their own funds to the tune of Rs. 514.84 crore till 31st December 2024. As per the latest engineer's certificate received, the progress of the project is as per schedule.

A. Key Rating Weaknesses

- **Project implementation risk**

The project is currently under construction and scheduled for completion of both towers' construction by end December 2026 as per RERA. The company's ability to execute projects as per schedule is highly dependent on external factors like timely receipt of regulatory approvals along with customer advances and promoters' contribution which forms a major portion of the total funding requirement of the project.

- **Geographic and project concentration risk**

The company is exposed to geographic concentration as most of their projects are in Delhi, NCR real estate market. Any adverse movement in the NCR real estate market may adversely impact on the sales and collections of the company

- **Inherent risk of the industry along with intense competition:**

The company is exposed to the cyclicity inherent in an intensely competitive real estate sector, which could result in fluctuations in cash inflows because of volatility in saleability. This may impact the debt servicing ability of the company. Further, CPPL will remain susceptible to the inherent cyclicity in the real estate sector. There is intense competition from the regional players.

Analytical Approach: For arriving at the ratings, INFOMERICS has applied its rating methodology as detailed in the rating criteria below. IVR has analysed CPPL's credit profile by considering the standalone financial statements of the company.



Press Release

Applicable Criteria:

- [Rating Methodology for Real Estate Companies](#)
- [Financial Ratios & Interpretation \(Non-Financial Sector\).](#)
- [Criteria for assigning Rating outlook.](#)
- [Policy on Default Recognition](#)
- [Complexity Level of Rated Instruments/Facilities](#)
- [Policy on Withdrawal of Ratings](#)

Liquidity – Adequate

The liquidity of the company is adequate which is majorly supported by means of customer advances and promoters' contribution thereby reducing dependence on debt. The company has received around Rs. 74.39 crore from the customers for the booked inventory as on 31st December 2024 which has a sale value of Rs. ~222.48 crore, however the future sales realizations and advances are expected to support the liquidity. The cash and bank balance stood at Rs. 4.02 crore as on 31st March 2024. Further, the company is also likely to benefit from the resourcefulness of the promoters.

About the Company

County Projects Private Limited (CPPL) was incorporated in June 2014 under the leadership of Mr. Puspahas Agrawal (Managing Director) and Mr. Ramawtar Ramsisaria (Chairman) who has more than two decades of experience in real estate sector. The company is closely held by Agrawal and Ramsisaria family.

It is currently developing a commercial project by the name County Courtyard in Netaji Subhash Place, Pitampura, New Delhi which has saleable area of 4.46 lakh square feet comprising of two towers of office park cum commercial space. Each tower will comprise of G+22 floors with 3 level of basement parking. The project is RERA approved which provides security against the completion and timely delivery.

Financials (Standalone):

For the year ended*/As on	(Rs. crore)	
	31-03-2023	31-03-2024
	Audited	Audited
Total Operating Income	0.00	0.00
EBITDA	-1.80	-0.74
PAT	0.63	0.05
Total Debt	189.44	215.82
Tangible Net worth	103.68	103.73
EBITDA Margin (%)	NM	NM
PAT Margin (%)	NM	NM



Press Release

For the year ended*/As on	31-03-2023	31-03-2024
Overall Analysed Gearing Ratio** (x)	0.64	0.61
Interest Coverage Ratio (x)	NM	NM

***Includes interest free unsecured loan from promoters*

NM-Not meaningful

**Classification as per Infomerics' standards*

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years:

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 (December 27, 2023)	Date(s) & Rating(s) assigned in 2022-23 (November 16, 2022)	Date(s) & Rating(s) assigned in 2021-22
1.	Fund based	Long Term	64.76	IVR BBB-/Negative	IVR BBB-/Negative	IVR BBB-/Stable	-
2.	Non-Fund Based	Short Term	-	Withdrawn	IVR A3	-	-

Name and Contact Details of the Rating Analyst:

Name: Om Prakash Jain
Tel: (011) 45579024
Email: opjain@infomerics.com

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



Press Release

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.

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: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term loan	-	-	March 2025	4.16	IVR BBB-/Negative
Term loan	-	-	March 2026	60.60	IVR BBB-/Negative

Annexure 2: Facility wise lender details:

<https://www.infomerics.com/admin/prfiles/len-county-projects-feb25.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 [Complexity Level of Rated Instruments/Facilities](#).