



Press Release

Ganpati Infrastructure Development Company Limited

May 21, 2025

Rating

Instrument / Facility	Amount (Rs. crore)	Current Rating	Previous Rating	Rating Action	Complexity Indicator
Long Term Bank Facilities (including proposed limit of Rs. 54.87 crore)	100.00	IVR BBB-; Stable (IVR Triple B Minus with Stable outlook)	-	Rating Assigned	Simple
Total	100.00 (Rupees One Hundred Crore 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

The rating assigned to the bank facilities of Ganpati Infrastructure Development Company Limited (GIDCL) derives strength from extensive experience of the promoters along with favourable location of the ongoing projects which are equipped with modern amenities. The rating also considers the healthy sales velocity in the ongoing projects' inventory and satisfactory business risk profile of the company marked by improvement in Total operating Income (TOI) and moderate profitability. However, these rating strengths remain constrained by exposure to geographical concentration risk, risks relating to cyclical in real estate industry, execution and project completion risks associated with upcoming projects and significant exposure in group companies.

The stable outlook reflects expected stable performance of the company in view of satisfactory progress in its ongoing project coupled with healthy demand of quality real estate.

Key Rating Sensitivities:

Upward Factors

- Timely completion of project without any time or cost overrun
- Reduction in exposure to group companies

Downward Factors

- Lower-than-expected collections leading to cash flow mismatch.
- Any delay in project completion leading to time or cost overrun.
- Availment of more than expected debt leading to moderation in overall gearing



Press Release

List of Key Rating Drivers with Detailed Description

Key Rating Strengths

- **Extensive experience of the promoters**

Mr. Anil Agarwal, promoter of Ganpati Group, has experience of over three decades in the real estate business. He is assisted by his son, Mr. Nikhil Agarwal, managing director of the company, who has over two decades of experience in the real estate business. The company will continue to benefit from their extensive experience and their strong understanding of the market dynamics.

- **Favourable location of the projects**

All the ongoing projects of the company are in prime locations of Agra, Uttar Pradesh and are well connected through roadways and railways. This will increase the demand among the buyers fetching higher rate per square foot.

- **Healthy sales velocity in the ongoing project's inventory**

The company has sold 563 units (~50%) of its total units of 1128 units as on February 28, 2025. The company currently has 8 ongoing projects out of which in 2 projects i.e. Kaveri Tower 2 and Narmada Tower 3 is already completed and there is only unsold inventory in these two projects. The projects which are at advanced stage of development are expected to result in steady cash flows improving their debt servicing ability.

- **Satisfactory business risk profile marked by improvement in TOI and moderate profitability**

The total operating income of the company grew at a CAGR of 20.60% during the last three years ended FY23-FY25 (Prov.) [FY refers to the period from April 1 to March 31]. TOI grew by ~93% in FY24 from Rs.40.60 crore in FY23 to Rs.78.34 crore in FY24 and further to Rs.90.10 crore in FY25 (prov.). The improvement in TOI is driven by successful completion of few projects. The company recognizes revenue as per the percentage of completion method. Revenue from developmental projects is recognized when it is reasonably certain that the ultimate collection will be made and there is buyer's commitment to make the payment. EBITDA margin remain constant at 9.45% in FY24 and FY25 (prov.) and PAT margin moderated in FY25 (Prov.) to 7.82% from 9.07% due to increase in tax outgo.

- **Projects equipped with modern amenities**



Press Release

The company's current ongoing projects is located in and around Agra. All ongoing residential projects are equipped with modern facilities/ amenities like clubhouse with gymnasium, indoor games, banquet hall, swimming pool etc. The projects will also have landscaped gardens, jogging tracks, and 24- hour power back-up through DG sets and security.

Key Rating Weaknesses

- **Exposure to geographical concentration risk**

Since all the projects of the company are being executed in Agra, Uttar Pradesh micro-market, it is exposed to geographical concentration risk. The fortunes of the projects therefore will depend on the overall market sentiment in the region and the market has low entry barriers with high competition.

- **Exposure to risks relating to cyclicity in real estate industry**

GIDCL is vulnerable to the inherent risks in the real estate sector such as sensitivity to a decline in property prices, slowdown in economy and decrease in housing demand.

- **Execution and project completion risks associated with upcoming projects**

The construction cost for the ongoing projects and future projects are funded through a mix of debt and customer advances. Any delay in funding would pose a challenge in timely execution of projects. Dependence on customer advances also exposes the company to cash flow mismatches. The projects of the Company are in varying stages of development. Project execution & completion, without any time and cost over-run, would be a key monitorable.

- **Significant exposure in group companies**

GIDCL has high exposure in its subsidiaries and related parties in the form of investments, loans and advances. As on March 31, 2025 (Prov.), GIDCL's exposure in group companies stood at Rs. 54.25 crore which is ~94% of its tangible net worth (Rs. 52.14 crore as on Mar 31, 2024). Exposure to group entities restricts the credit risk profile of the company to an extent.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Real Estate Entities](#)

[Rating Methodology for Infrastructure Companies](#)

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

[Criteria for assigning Rating outlook.](#)



Press Release

[Policy on Default Recognition](#)

[Criteria on complexity](#)

Liquidity – Adequate

The company has adequate liquidity marked by committed customer receivable (out of already sold area) of Rs.57.99 crore against total outstanding debt of Rs.25.74 crore as on February 28, 2025, and pending cost to be incurred on the projects amounting to Rs.95.25 crore as on February 28, 2025. Furthermore, the promoters are also well experienced in the real estate market and resourceful having high financial flexibility which imparts comfort.

About the Company

In 2005, Ganpati Infrastructure Development Co. Ltd. (GIDCL) was established as a partnership firm by Mr. Anil Agarwal. Later, in 2012, the constitution was changed to public limited company. GIDCL is an Agra, Uttar Pradesh based company, and it undertakes the construction of residential and commercial real estate projects in Agra. At present, the company is headed by Mr. Anil Agarwal, his son Mr. Nikhil Agarwal, Ms. Bhumika Parwani and Ms. Anita Agarwal.

Financials (Standalone):

For the year ended/ As on*	(Rs. crore)	
	31-03-2024	31-03-2025
	Audited	Provisional
Total Operating Income	78.34	90.10
EBITDA	7.40	8.52
PAT	7.26	7.22
Total Debt	57.82	61.21
Tangible Net Worth	-1.54	3.57
EBITDA Margin (%)	9.45	9.45
PAT Margin (%)	9.07	7.82
Overall Gearing Ratio (x)	NM	17.13
Interest Coverage (x)	73.06	56.77

NM denotes 'Not Meaningful'

* Classification as per Infomerics' standards.

Status of non-cooperation with previous CRA: India Ratings and Research Pvt. Ltd. had migrated the ratings of GIDCL in the Issuer Not Cooperating category following non-submission of No Default Statement continuously for 3 months despite continuous requests and follow-ups by the agency and also IND-Ra's inability to validate timely debt servicing through other sources it considers reliable as per Press Release dated October 8, 2024.



Press Release

Any other information: Nil

Rating History for last three years:

Sr. No.	Name of Security/Facilities	Current Ratings (2025-26)			Rating History for the past 3 years		
		Type	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 in 2022-23
					-	-	-
1.	Term Loans	LT	24.55*	IVR BBB-/Stable	-	-	-
2.	Proposed Term Loan	LT	54.87	IVR BBB-/Stable	-	-	-
3.	Dropline OD	LT	15.14*	IVR BBB-/Stable	-	-	-
4.	ODIP	LT	2.19*	IVR BBB-/Stable	-	-	-
5.	Cash Credit	LT	3.25	IVR BBB-/Stable	-	-	-

*Outstanding as on Mar 31, 2025

Analytical Contacts:

Name: Nidhi Sukhani Tel: (033) 4803 3621 Email: nsukhani@infomerics.com	Name: Avik Podder Tel: (033) 4803 3621 Email: apodder@infomerics.com
----------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------

About Infomerics:

Infomerics Valuation and Rating Limited (Infomerics) [formerly Infomerics Valuation and Rating Private Limited] 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.



Press Release

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: 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 Loans	-	-	-	Mar 2033	24.55	IVR BBB-; Stable
Proposed Term Loan	-	-	-	-	54.87	IVR BBB-; Stable
Dropline OD	-	-	-	Feb 2042	15.14	IVR BBB-; Stable
ODIP	-	-	-	Mar 2030	2.19	IVR BBB-; Stable
Cash Credit	-	-	-	-	3.25	IVR BBB-; Stable

Annexure 2: Facility wise lender details:

<https://www.infomerics.com/admin/prfiles/len-GIDCO-may25.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.