



Rating Rationale

Apex Infracventures Pvt. Ltd.

31 March 2017

Brickwork Ratings assigns ratings for the Bank Loan Facilities of Apex Infracventures Pvt. Ltd.

Particulars

Facility Rated	Amount (Rs. Crs)	Tenure	Rating *
Fund Based Term Loan	10.00	Long Term	BWR B+ (Pronounced as BWR B Plus) Outlook: Stable
	-	Short Term	NA
Non-Fund Based	-	Long Term	NA
	-	Short Term	NA
Total	Rs. 10.00Crores (Rupees Ten Crores Only.)		

*Please refer to BWR website www.brickworkratings.com/ for definition of the ratings

Rationale/Description of Key Rating Drivers/Rating sensitivities:

The assigned ratings derive comfort from the promoter's experience in the real estate industry and project coordinated by another housing developer 'Amarpali Group'. The ratings are, however, constrained by extensive dependence on customer advances to fund the project, low infusion of equity capital by the promoters, expected time and cost overruns, exposure to project implementation risks and inherent cyclical demand in the real estate sector.

Rating Outlook: Stable

BWR believes the Apex Infracventures Pvt. Ltd.'s business risk profile will be maintained over the medium term. The 'Stable' outlook indicates a low likelihood of rating change over the medium term. The rating outlook may be revised to 'Positive' in case the revenues and profit show sustained improvement. The rating outlook may be revised to 'Negative' if the revenues go down and profit margins show lower than expected figures.

About the Company

Apex Infracventures Pvt. Ltd (AIPL), New Delhi based company, incorporated in 2008 and is involved in real-estate activities with own or leased property. AIPL has launched their first project of a residential group housing project in the name of "Apex Court" in 2015 which is

situated at Greater Noida. It is built over an area of 1.17 Acre of plot located at GH01A, Sector 12, Greater Noida. This project is supported by the Amarpali Group. The project comprises 221 units of which 35 units have been sold so far. The total cost of project is estimated at Rs.43.80 Cr including land cost of approx. Rs.9.33 Cr which will be funded through term loan of Rs.10Cr, promoter's contribution of Rs.14Cr and Rs.19.80 Cr by way of advances from customers. The project is expected to be completed by June, 2017.

Company Financial Performance

As per audited financials for FY16, the company has received a total advances of Rs.11.66 Cr and has a tangible net worth of Rs.3.84 Cr as on 31st March 2016.

Rating History for the last three years: (including withdrawn/suspended ratings)

Sl. No.	Instrument/Facility	Current Rating (Year 2017)			Rating History		
		Type	Amount (Rs.Crs)	Rating	2016	2015	2014
1	Fund Based Term Loan	Long Term	10.00	BWR B+ (Pronounced as BWR B Plus) Outlook: Stable	NA	NA	NA
		Short Term	NA	NA			

Status of non-cooperation with previous CRA (if applicable):NA

Reason and comments: NA

Any other information: NA

Hyperlink/Reference to Applicable Criteria

- [General Criteria](#) [Short Term Debt](#)
- [Approach to Financial Ratios](#) [Service Sector](#)

For any other criteria obtain hyperlinks from website

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For print and digital media

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Note on complexity levels of the rated instrument:

BWR complexity levels are meant for educating investors. The BWR complexity levels are available at www.brickworkratings.com/download/ComplexityLevels.pdf. Investors queries can be sent to info@brickworkratings.com.

About Brickwork Ratings

Brickwork Ratings (BWR), a SEBI registered Credit Rating Agency, has also been accredited by RBI and empaneled by NSIC, offers Bank Loan, NCD, Commercial Paper, MSME ratings and grading services. NABARD has empaneled Brickwork for MFI and NGO grading. BWR is accredited by IREDA& the Ministry of New and Renewable Energy (MNRE), Government of India. Brickwork Ratings has Canara Bank, a Nationalized Bank, as its promoter and strategic partner.

BWR has its corporate office in Bengaluru and a country-wide presence with its offices in Ahmedabad, Chandigarh, Chennai, Guwahati, Hyderabad, Kolkata, Mumbai and New Delhi along with representatives in 150+ locations. BWR has rated debt instruments/bonds/bank loans, securitized paper of over ₹ 9,30,000 Cr. In addition, BWR has rated about 5000 MSMEs. Also, Fixed Deposits and Commercial Papers etc. worth over ₹19,700 Cr have been rated. Brickwork has a major presence in rating of nearly 100 cities.

DISCLAIMER

Brickwork Ratings (BWR) has assigned the rating based on the information obtained from the issuer and other reliable sources, which are deemed to be accurate. BWR has taken considerable steps to avoid any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented “as is” without any express or implied warranty of any kind. BWR does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by BWR should be treated as an opinion rather than a recommendation to buy, sell or hold the rated instrument and BWR shall not be liable for any losses incurred by users from any use of this report or its contents. BWR has the right to change, suspend or withdraw the ratings at any time for any reasons.