



## Rating Rationale

29 October 2024

### PVP Ventures Limited

**Brickwork Ratings reaffirms the rating for the NCDs of Rs.108.49 Crs of PVP Ventures Limited based on best available information, as the issuer did not cooperate.**

#### Particulars

Instrument	Amount (Rs Crs)		Tenure	Rating <sup>1</sup>	
	Previous	Present		Previous (03 Nov 2023)	Present
NCD Tranche A	25.59	<b>25.59</b>	Long Term	BWR D ISSUER NOT COOPERATING* Reaffirmation	<b>BWR D Continuation in ISSUER NOT COOPERATING Category/ Reaffirmation</b>
NCD Tranche B	82.90	<b>82.90</b>			
<b>Total</b>	108.49	<b>108.49</b>	<b>Rupees One Hundred Eight Crores and Forty Nine Lakhs Only</b>		

<sup>1</sup>Please refer to BWR website [www.brickworkratings.com/](http://www.brickworkratings.com/) for definition of the ratings

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

#### Rating Action/Nature Of Non-cooperation

The ratings for the NCDs of PVP Ventures Ltd. (“PVPVPL” or “the company”) were last reviewed in November 2023 based upon the best available information as the company did not cooperate in providing information for the rating review. The company is irregular in submitting the monthly ‘No Default Statement’(NDS) in deviation of the extant regulations. The DT has informed via its email dated 17 Aug 2023 in past that the entire NCD liability has been fully repaid. However during this review no feedback from DT has been received.

Due to the continued lack of management cooperation and in the absence of adequate information from the company, BWR is unable to assess the company’s financial performance and maintain a valid rating. Hence, based on extant regulatory guidelines, continued non-cooperation by the company, non-submission of monthly NDS and best available information, Brickwork Ratings has reaffirmed the rating at BWR D and continued it in the ISSUER NOT COOPERATING\* category.

The lenders/investors may note to exercise due caution while using the above ratings which mention "ISSUER NOT COOPERATING" since the ratings lack any projections or forward-looking component as they have been arrived at based on the best available information without any management/bankers’ interaction.



### Limitations of the Rating

Information availability risk is a key factor in the assessment of credit risk as generally non-cooperation by the rated entities to provide required information for a review of the assigned rating may also be accompanied by financial stress. Users of the credit rating should therefore take into account the possible deterioration in the credit quality of the rated entity arising from its non-transparency and withholding of information required for a review of the rating.

### Analytical approach :Consolidated

For arriving at its ratings, BWR has taken a consolidated view of the business and financial profiles of PVP Ventures Limited, its 6 subsidiaries and 5 step down subsidiaries collectively referred to as PVP group (list of subsidiaries are shown in Annexure II). BWR Brickwork Ratings has applied its rating methodology as detailed in the Rating criteria below (hyperlinks provided at the end of this rationale).

### About the Company

Incorporated in January 1991 at Chennai, PVP Ventures Limited (PVPVL) is the holding company of the Hyderabad based PVP group, which has business interests in real estate, media & entertainment. The Group is engaged in developing urban infrastructure, movie production and movie financing related activities. PVPL has entered into a joint development agreement (“JDA”) with North Town Estates Pvt. Ltd. to build an integrated township called “Northtown” at Perambur, Chennai, consisting of 33.50 acres of construction of 2396 Flats and 110 Row Houses. There has been a significant delay in the execution of this project. PVPVL is listed on NSE and BSE.

**Note:** As per information provided by the company till Oct 2018 and information available in the public domain.

### Financial Performance - Standalone

Key Parameters	Units	31 Mar 2022	31 Mar 2023	31 Mar 2024	Q1FY25
Result Type		Audited	Audited	Audited	Unaudited
Total Operating Income	Rs. Crs	32.21	160.00	0.00	0.00
EBITDA	Rs. Crs	24.25	139.29	-10.75	-3.13
PAT	Rs. Crs	-502.34	37.97	32.00	-1.39
Tangible Net worth	Rs. Crs	79.63	167.21	213.47	
Total Debt/Tangible Net Worth	Times	2.34	0.22	0.15	
Current Ratio	Times	0.24	1.01	1.17	

## Financial Performance - Consolidated

Key Parameters	Units	31 Mar 2022	31 Mar 2023	31 Mar 2024	Q1FY25
Result Type		Audited	Audited	Audited	Unaudited
Total Operating Income	Rs. Crs	48.76	175.68	8.47	2.52
EBITDA	Rs. Crs	7.25	129.40	-11.94	-3.63
PAT	Rs. Crs	-95.23	237.78	66.5	-2.25
Tangible Net worth	Rs. Crs	-181.70	106.37	191.21	
Total Debt/Tangible Net Worth	Times	-2.05	1.10	0.22	
Current Ratio	Times	0.66	1.95	0.94	

**Key covenants of the rated facilities:** : The rated NCD raised by the Company are in the nature of secured redeemable non convertible debentures. Other details of these rated instruments are as per Annexure II.

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

**Any other information:** Not applicable

### Rating History for the last three years [including withdrawal and suspended]

Sl. No.	Instrument	Current Rating (Oct 2024)			Rating History		
		Type	Amount (Rs Crs)	Rating	2023 03 Nov 2023	2022 10 Oct 2022	2021 05 Oct 2021
1	NCD Tranche A	Long Term	25.59	<b>BWR D ISSUER NOT COOPERATING</b> *	BWR D ISSUER NOT COOPERATING *	BWR D ISSUER NOT COOPERATING *	BWR D ISSUER NOT COOPERATING *
2	NCD Tranche B		82.90				
<b>Total</b>			<b>108.49</b>	<b>Rupees One Hundred Eight Crores and Forty Nine Lakhs Only</b>			

\*Issuer did not cooperate. Based on best available information

**Complexity levels of the Instrument:** Simple

For more information, visit [www.brickworkratings.com/download/ComplexityLevels.pdf](http://www.brickworkratings.com/download/ComplexityLevels.pdf)

**Hyperlink/Reference to applicable Criteria**

- [General Criteria](#)
- [Default Recognition and Post Default Curing Period](#)
- [Commercial Real Estate Rating methodology](#)
- [Approach to Financial ratios](#)
- [What Constitutes Non-cooperation](#)

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**PVP Ventures Limited**

**ANNEXURE I  
Instrument Details: Listed on BSE**

Instrument	Issue Date	Amount (Rs Crs)	Coupon	Maturity Date	ISIN
NCD Tranche A	27-Jun-2017	25.59	18%	22-June-2022	INE362A07021
NCD Tranche B	27-Apr-2018	5.00	18%	31-Jan-2023	INE362A07039
	27-Apr-2018	27.90	18%	31-Jan-2023	
	03-Oct-2018	25.00	18%	31-Jan-2023	
	09-Oct-2018	25.00	18%	31-Jan-2023	
		<b>108.49</b>	<b>Rs One Hundred Eight Crores &amp; Forty Nine Lakhs Only</b>		

**Note:** The DT has informed via its email dated 17 Aug 2023 that the entire NCD liability has been fully repaid.

**PVP Ventures Limited  
Annexure II : Subsidiaries**

Sl No	Name of the Entity	Holding (%)	Extent of consolidation	Rationale for consolidation
1	PVP Corporate Parks Private Limited, Chennai	100.00	Full	Wholly Owned Subsidiary
2	Human Healthtech Private Limited	100.00	Full	Wholly Owned Subsidiary
4	Safetrunk Services Private Limited, Chennai	100.00	Full	Wholly Owned Subsidiary
5	Apta Medical Imaging private Limited	51.000	Full	Step down subsidiary
6	Noble Diagnostics Private Limited	51.61	Full	Step down subsidiary



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