

**Vipul Limited**

**Brickwork Ratings has reviewed the ratings for the Bank Loan Facilities of Rs 395.67 Crs. of Vipul Limited based on best available information, as the issuer did not cooperate.**

**Particulars :**

Facility**	Amount (Rs Crs)		Tenure	Rating#	
	Previous	Present		Previous Rating ( 28 Jan 2020 )	Present Rating
Fund based	342.19	342.19	Long Term	BWR BB (Stable) (ISSUER NOT COOPERATING)	BWR D (ISSUER NOT COOPERATING)*
Non Fund based	53.48	53.48			
<b>Total</b>	<b>395.67</b>	<b>395.67</b>	<b>Rs Three Hundred Ninety five Crore and Sixty Seven Lakhs Only</b>		

# 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

\*\*Details of Bank facilities/ is provided in Annexure-I

**RATING ACTION / OUTLOOK / NATURE OF NON-COOPERATION**

The rating was due for review in Jan 2020 and BWR took up with the issuer vide emails dated 15 Jan 2020, 18 Jan 2020 and 20 Jan 2020 to provide required information but the issuer did not provide the required information.. The lender has issued notice under Section 13 of securitisation and reconstruction of financial assets and enforcement of Security Interest Act , 2002 (SARFAESI Act ,2002 ) on 11 Feb 2020 , wherein it was mentioned that the company has made default in the repayment of secured debt including interest . Also one of the financial creditors has moved to NCLT under Section 7 of Insolvency and Bankruptcy code (IBC ,2016 ) whereby it was submitted by the financial creditor that the Corporate debtor has committed default. Resolution professional was appointed and the order was delivered on 15 Jan 2020 .

In view of the Issuer non cooperation and delay in servicing of the debt , BWR has reviewed the rating based on best available information and revised the rating to BWR D (ISSUER NOT COOPERATING )

### LIMITATIONS OF THE RATING

Information availability risk is a key factor in the assessment of credit risk and non-cooperation by the issuer to provide required information for a review of the assigned rating may also be accompanied by financial stress. Users of the credit ratings 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.

### Company’s Financial Performance ( As available in Jan 2019 )

Key Parameters	Units	2017	2018
Result Type		Audited	Audited
Operating Revenue	₹ Cr	226.40	269.16
EBITDA	₹ Cr	19.78	30.73
Profit/Loss for the year	₹ Cr	-0.68	2.50
Other Comprehensive Income	₹ Cr	0.17	0.22
Total Comprehensive Income	₹ Cr	-0.51	2.72
Tangible Net worth	₹ Cr	401.40	403.53
Total Debt/Tangible Net worth	Times	1.09	1.59
Current Ratio	Times	2.21	2.27

### COMPANY PROFILE (As available in Jan 2019 )

- Headquartered in Gurugram, Vipul Limited is a reputed brand with an established track record of over 15 years in residential and commercial real estate development. The company has existed since 2000. The company has delivered 19 projects constituting around 12mn sq ft of area and 2 mn sq ft is under construction. Out of the total area delivered, the company has delivered ~9.33 lac sq ft in Gurugram indicating company’s strong presence in the locality and understanding of the local market.

- The Group has also undertaken projects in other key cities such as Bhubaneswar, Ludhiana, Dharuhera, Bawal, and Faridabad. Also the company has completed four prime projects on Golf Course road Gurugram where the company has recently launched 'Phase I' of its flagship project 'Aarohan'.

**NON-COOPERATION WITH PREVIOUS RATING AGENCY IF ANY - Not applicable**

**Rating History for last three years (including withdrawal and suspended)**

S. No	Instrument / Facility	Current Rating (2020)			Rs in Crs							
		Type	Amount (Rs in CRs)	Rating	28 Jan 2020*			07 Jan 2019			2018	2017
1.	Fund Based	Long Term	342.19	BWR D (ISSUER NOT COOPERATING) (Downgrade)	Fund Based	342.19	BWR BB (Stable) (ISSUER NOT COOPERATING) (Downgrade)	Fund Based	342.19	BWR BBB-(SO) (Stable)	-	-
2	Non Fund Based	Long Term	53.48	BWR D (ISSUER NOT COOPERATING) (Downgrade)	Non Fund Based	53.48	BWR BB (Stable) (ISSUER NOT COOPERATING) (Downgrade)	Non Fund Based	53.48	BWR BBB-(SO) (Stable)	-	-
Total			395.67	Rs Three Hundred Ninety Five Crores and Sixty Seven Lakhs Only								

**\*Rating was migrated to the Rating not reviewed category on 8 Jan 2020.**

## COMPLEXITY LEVELS OF THE INSTRUMENTS

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

### Hyperlink/Reference to applicable Criteria

- **General Criteria**
- **Approach to Financial Ratios**
- **What Constitutes Non-Cooperation**
- **Default Recognition and Default curing Period**

Analytical Contacts	Investor and Media Relations
<p><b>Karan Ahluwalia]</b>  <b>Rating Analyst</b>            [Board: +911123412232 ]            [karan.a @brickworkratings.com]</p> <p><b>[R K Sharma]</b>  <b>[Sr. Director – Ratings]</b>            Board: +911123412232            [rksharma@brickworkratings.com]</p>	<p>Liena Thakur            Assistant Vice President - Corporate            Communications            +91 84339 94686            liena.t@brickworkratings.com</p>

**ANNEXURE I**  
**Vipul Limited**  
**Details of Bank Facilities rated by BWR**

Sl.No.	Name of the Bank	Type of Facilities	Long Term [₹ Cr]	Total [₹ Cr]
1	Indian Overseas Bank	Working Capital Limits	30.00	30.00
		BG	45.12	45.12
2	Kotak Mahindra Bank	Working Capital Limits	3.00	3.00
3	State Bank Of India	Term Loans	9.90	9.90
		Working Capital Limits	3.42	3.42
4	Punjab National Bank Housing Finance	Term Loans	304.23	304.23
<b>TOTAL</b>				395.67

***Rs. Three hundred ninety five crores and sixty lakhs.***

For print and digital media The Rating Rationale is sent to you for the sole purpose of dissemination through your print, digital or electronic media. While it may be used by you acknowledging credit to BWR, please do not change the wordings in the rationale to avoid conveying a meaning different from what was intended by BWR. BWR alone has the sole right of sharing (both direct and indirect) its rationales for consideration or otherwise through any print or electronic or digital media.

About Brickwork Ratings :Brickwork Ratings (BWR), a SEBI registered Credit Rating Agency, 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 leading public sector 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, Hyderabad, Kolkata, Mumbai and New Delhi along with representatives in 150+ locations.

**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