

## RATING RATIONALE

28 Jan 2020

### Vipul Limited

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

#### Particulars

Facility	Amount (₹ Cr)		Tenure	Rating#	
	Previous	Present		Previous	Present
Fund based	342.19	342.19	Long Term	BWR BBB- (SO) (Stable)	BWR BB (Stable) (ISSUER NOT COOPERATING)
Non Fund Based	53.48	53.48	Long Term		
<b>Total</b>	<b>395.67</b>	<b>395.67</b>	<b>INR Three Hundred Ninety Five Crores and Sixty Seven Lakhs Only</b>		

BWR website [www.brickworkratings.com/](http://www.brickworkratings.com/) for definition of the ratings  
Details of Bank facilities 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. Despite the best efforts of BWR to get the minimum required information for a review, the entity has not provided the same. In the absence of adequate information from the Company, BWR is unable to assess the company's performance, its ability to service its debt and maintain a valid rating. Due to Issuer Non cooperation, BWR has reviewed the rating based on best available information and revised the rating to BWR BB (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 )**

<b>Key Parameters</b>	<b>Units</b>	<b>2017</b>	<b>2018</b>
<b>Result Type</b>		<b>Audited</b>	<b>Audited</b>
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

As per the information available in the public domain, the company achieved Operating Revenue of Rs 220.56 Crs and PAT of Rs 1.43 Crs in FY 19 and Operating Revenue of Rs 130.02 Crs and PAT of Rs (9.07 Crs) respectively in H1 FY 20

**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

S.No	Instrument /Facility	Current Rating (2020)			Rating History			
		Type	Amount (₹ Crs)	Rating	08 Jan 2020	07 Jan 2019	2018	2017
1.	Fund and Non Fund Based	Long Term	395.67	BWR BB (Stable) (ISSUER NOT COOPERATING) (Downgrade)	Rating Not Reviewed	BWR BBB-(SO) (Stable)	N.A	N.A
	Total		395.67	<b>₹ INR Three Hundred Ninety Five Crores and Sixty Seven Lakhs Only</b>				

## 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](#)

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**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>				<b>395.67</b>

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

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**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