

November 29, 2024

NV Projects Private Limited: Rating Withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Fund-based – Term loan	52.00	52.00	[ICRA]A- (Stable); withdrawn
Total	52.00	52.00	

*Instrument details are provided in Annexure-I

Rationale

ICRA has withdrawn the rating assigned to the Bank Facilities of NV Projects Private Limited (NVPPL) at the request of the company and based on the No Dues Certificate received from the banker, and in accordance with ICRA's policy on withdrawal.

The key rating drivers, liquidity position and rating sensitivities have not been captured as the rated instruments are being withdrawn. The previous detailed rating rationale is available at the following link: [Click here](#)

Analytical approach

Analytical Approach	Comments
Applicable Rating Methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD) Policy on withdrawal of Credit Ratings
Parent/Group Support	Not Applicable
Consolidation/Standalone	The rating is based on the company's standalone financial statements

About the company

NV Projects Private Limited owns three blocks of a commercial property named Weikfield IT Citi Info Park in Viman Nagar, Pune. The property is spread over approximately 1.1 million square feet, divided in three blocks – Block B (0.28 msf), Block C (0.27 msf) and Block D (0.56 msf). As of June 2023, 90.1% of the area has been leased.

Key financial indicators (audited)

NVPPL Standalone	FY2023	FY2024
Operating income	82.7	108.7
PAT	-13.1	-5.5
OPBDIT/OI	73.6%	78.5%
PAT/OI	-15.9%	-5.1%
Total outside liabilities/Tangible net worth (times)	-3.0	-3.1
Total debt/OPBDIT (times)	10.1	7.6
Interest coverage (times)	1.1	1.3

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. Crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA:

Any other information: None

Rating history for past three years

Instrument	Type	Current year (FY2025)				Chronology of rating history for the past 3 years					
		Amount Rated (Rs Crore)	Nov 29, 2024	Date	Rating	FY2024		FY2023		FY2022	
						Date	Rating	Date	Rating	Date	Rating
NCD	Long term	0.00	-	13-Sep-2024	[ICRA] A-(Stable); withdrawn	15-Sep-2023	[ICRA] A-(Stable)	30-Sep-2022	[ICRA] A-(Stable)	30-Sep-2021	[ICRA] A-(Stable)
Term Loan	Long term	52.0	[ICRA] A-(Stable); Withdrawn	13-Sep-2024	[ICRA] A-(Stable)	15-Sep-2023	[ICRA] A-(Stable)	30-Sep-2022	[ICRA] A-(Stable)	30-Sep-2021	[ICRA] A-(Stable)

Complexity level of the rated instruments

Instrument	Complexity Indicator
Long-term fund-based – Term Loan	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#)

Annexure I: Instrument details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term Loan	Aug 2019	-	Sep 2032	52.0	[ICRA] A- (Stable); Withdrawn

Source: Company

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis – Not Applicable

ANALYST CONTACTS

Ashish Modani

+91 20 6606 9912

ashish.modani@icraindia.com

Anupama Reddy

+91 40 6939 6427

anupama.reddy@icraindia.com

Sweta Shroff

+91 124 454 5307

sweta.shroff@icraindia.com

Lokesh Patni

+91 124 454 5327

lokesh.patni@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar

+91 22 6114 3406

shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani

Tel: +91 124 4545 860

communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

About ICRA Limited:

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

For more information, visit www.icra.in

ICRA Limited



Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



Branches



© Copyright, 2024 ICRA Limited. All Rights Reserved.

Contents may be used freely with due acknowledgement to ICRA.

ICRA ratings should not be treated as recommendation to buy, sell or hold the rated debt instruments. ICRA ratings are subject to a process of surveillance, which may lead to revision in ratings. An ICRA rating is a symbolic indicator of ICRA's current opinion on the relative capability of the issuer concerned to timely service debts and obligations, with reference to the instrument rated. Please visit our website www.icra.in or contact any ICRA office for the latest information on ICRA ratings outstanding. All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable, including the rated issuer. ICRA however has not conducted any audit of the rated issuer or of the information provided by it. While reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies may have provided services other than rating to the issuer rated. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.