

August 30, 2019

Paramount Propbuild Private Limited: Rating withdrawn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Long-term Fund-based – Term Loan	309.00	309.0	[ICRA]BBB (Stable); Withdrawn
Total	309.0	309.0	

*Instrument details are provided in Annexure-1

Rationale

ICRA has withdrawn the long-term rating outstanding of [ICRA] BBB (pronounced ICRA triple B) on the bank facilities of Paramount Propbuild Private Limited (PPPL). The ratings have been withdrawn as per the request of the company, and on the intimation of 'No objection' from all its existing bankers.

Outlook: Not Applicable

Key rating drivers

Key Rating drivers has not been captured as the rated instrument is being withdrawn

Liquidity Position:

Not Applicable

Analytical approach:

Analytical Approach	Comments
Applicable Rating Methodologies	ICRA Policy on Withdrawal and Suspension of Credit Rating Rating Methodology for Real Estate Entities
Parent/Group Support	Not Applicable
Consolidation / Standalone	Standalone

About the company:

The Paramount Group has been involved in the development of real estate projects for almost two decades in Uttar Pradesh and NCR. It is promoted by Mr. Mukesh Agarwal. Over the last two years the group has completed and delivered ~2 million sq. ft. The group has finished - Paramount Tulip and Paramount Symphony in March 2015. PPPL completed Paramount Floraville in 2017 and is currently executing Paramount Golfcourse in Greater Noida and Paramount Emotions in Greater Noida West. The area under development for these two projects is ~7.5 million sq. ft. The Emotions project is under the purview of the Real Estate Regulatory Act.

Key financial indicators:

	FY2016	FY2017
Operating Income (Rs. crore)	327.6	285.9
PAT (Rs. crore)	0.1	0.2
OPBDIT/OI (%)	10.7%	14.0%
RoCE (%)	5.7%	8.1%
Total Debt/TNW (times)	9.8	9.8
Total Debt/OPBDIT (times)	12.5	11.1
Interest coverage (times)	1.2	1.0

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for last three years:

		Current Rating (FY2020)			Chronology of Rating History for the past 3 years				
Instrument	Type	Amount Rated (Rs. crore)	Amount Outstanding (Rs. crore)	Date & Rating August 2019	Date & Rating February 2018	Date & Rating in FY2017 September 2016	Date & Rating in FY2016 Oct 2016	Date & Rating in FY2015 Jan 2015	
1	Term Loan	Long Term	309.0	300.0	[ICRA] BBB (Stable); Withdrawn	[ICRA] BBB (Stable)	[ICRA] BBB- (Stable)	[ICRA] BBB- (Stable)	-

Complexity level of the rated instrument:

ICRA has classified various instruments based on their complexity as "Simple", "Complex" and "Highly Complex". The classification of instruments according to their complexity levels is available on the website www.icra.in

Annexure-1: Instrument details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
-	Term Loan	Apr 2014	-	Apr 2025	309.0	[ICRA]BBB (Stable); Withdrawn

Source: Company

ANALYST CONTACTS

Shubham Jain
+91-124-4545306
shubhamj@icraindia.com

Kapil Banga
+91-124-4545391
kapil.banga@icraindia.com

Pallavi Singh
+91-124-4545393
pallavi.singh@icraindia.com

RELATIONSHIP CONTACT

Jayanta Chatterjee
+91 80 4332 6401
jayantac@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

Corporate Office

Building No. 8, 2nd Floor, Tower A; DLF Cyber City, Phase II; Gurgaon 122 002

Tel: +91 124 4545300

Email: info@icraindia.com

Website: www.icra.in

Registered Office

1105, Kailash Building, 11th Floor; 26 Kasturba Gandhi Marg; New Delhi 110001

Tel: +91 11 23357940-50

Branches

Mumbai + (91 22) 24331046/53/62/74/86/87
Chennai + (91 44) 2434 0043/9659/8080, 2433 0724/ 3293/3294,
Kolkata + (91 33) 2287 8839 /2287 6617/ 2283 1411/ 2280 0008,
Bangalore + (91 80) 2559 7401/4049
Ahmedabad+ (91 79) 2658 4924/5049/2008
Hyderabad + (91 40) 2373 5061/7251
Pune + (91 20) 2556 0194/ 6606 9999

© Copyright, 2019 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