June 27, 2023

Kolte-Patil Developers Limited: Rating Withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Term Loan	196.00	196.00	[ICRA]A+ (Positive); Withdrawn
Long Term- Overdraft	115.00	115.00	[ICRA]A+ (Positive); Withdrawn
Proposed Term Loans	162.00	162.00	[ICRA]A+ (Positive); Withdrawn
Total	**473.00**	**473.00**	

**Instrument details are provided in Annexure-I*

Rationale

ICRA has withdrawn rating assigned to the bank facilities of Kolte-Patil Developers Limited at the request of the company and based on the No Due Certificate (NDC) and No Objection Certificate (NOC) received from its lenders, in accordance with ICRA's policy on withdrawal of credit ratings. However, ICRA does not have information to suggest that the credit risk has changed since the time the rating was last reviewed.

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Rating Drivers, Liquidity Position and Rating Sensitivities have not been captured as the rated instruments are being withdrawn.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	Policy on Withdrawal of Credit Ratings Corporate Credit Rating Methodology Rating Methodology for Real Estate Entities
Parent/Group support	NA
Consolidation/Standalone	For arriving at the ratings, ICRA has taken a consolidated view of Kolte-Patil Developers Limited (KPDL) and Kolte Patil Integrated Townships Limited (KPITL), a 95% subsidiary of KPDL. Consolidated financials of KPDL and 26 subsidiaries/associate companies are considered for the analysis. (refer Annexure-II).

About the company

KPDL, incorporated in 1991, is a real estate developer with presence in Pune, Mumbai and Bengaluru. The Group has developed and constructed over 56 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of over 26 million square feet across Pune, Mumbai and Bengaluru.

Key financial indicators (audited)

Kolte-Patil Developers Limited (Consolidated)	FY2021	FY2022	FY2023
Operating income	691.7	1,117.5	1,488.4
PAT	-3.8	93.4	113.4
OPBDIT/OI	9.0%	16.7%	12.7%
PAT/OI	-0.6%	8.4%	7.6%
Total outside liabilities/Tangible net worth (times)	3.2	2.9	2.8
Total debt/OPBDIT (times)	11.0	2.9	3.0
Interest coverage (times)	0.9	3.7	4.7

Source: Kolte-Patil Developers Limited; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation; Amounts in Rs crore, all ratios as per ICRA calculations

Status of non-cooperation with previous CRA: Not Applicable

Any other information: None

Rating history for past three years

	Instrument	Current rating (FY2024)				Chronology of rating history for the past 3 years		
		Type	Amount rated (Rs. crore)	Amount outstanding (Rs. crore)	Date & rating in FY2024	Date & rating in FY2023	Date & rating in FY2022	Date & rating in FY2021
					Jun 27, 2023	-	Mar 21, 2022	-
1	Fund Based Term loan	Long-term	196.00	219.00	[ICRA]A+ (Positive); Withdrawn	-	[ICRA]A+ (Positive)	-
2	Overdraft	Long-term	115.00	-	[ICRA]A+ (Positive); Withdrawn	-	[ICRA]A+ (Positive)	-
3	Proposed Term Loans	Long-term	162.00	-	[ICRA]A+ (Positive); Withdrawn	-	[ICRA]A+ (Positive)	-

Complexity level of the rated instrument

Instrument	Complexity Indicator
Long Term - Fund Based TL	Simple
Long Term- Overdraft	Simple
Proposed Term Loans	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, is available on ICRA's website: Click Here

Annexure I: Instrument details

ISIN No	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
-	Term Loan-I	FY2021	-	FY2026	8.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-II	FY2021	-	FY2027	45.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-III	FY2021	-	FY2027	18.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-IV	FY2022	-	FY2027	7.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-V	FY2019	-	FY2024	47.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-VI	FY2021	-	FY2026	27.0	[ICRA]A+ (Positive); Withdrawn
-	Term Loan-VII	FY2020	-	FY2024	44.0	[ICRA]A+ (Positive); Withdrawn
-	Overdraft-I	FY2021	-	FY2023	50.0	[ICRA]A+ (Positive); Withdrawn
-	Overdraft-II	FY2022	-	FY2024	65.0	[ICRA]A+ (Positive); Withdrawn
-	Proposed Term Loans	-	-	-	162.0	[ICRA]A+ (Positive); 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:

Company Name	KPDL's Ownership	Consolidation Approach
Kolte Patil Developers Limited (KPDL)	-	Full Consolidation
Kolte Patil Integrated Townships Limited	95.00%	Full Consolidation
Tuscan Real Estate Private Limited	100.00%	Full Consolidation
Kolte-Patil Real Estate Private Limited s	100.00%	Full Consolidation
Regenesis Facility Management Company Private Limited	100.00%	Full Consolidation
Kolte-Patil Properties Private Limited	100.00%	Full Consolidation
PNP Agrotech Private Limited	100.00%	Full Consolidation
Sylvan Acres Realty Private Limited	100.00%	Full Consolidation
Ankit Enterprises	75.00%	Full Consolidation
Kolte-Patil Homes	60.00%	Full Consolidation
KP-Rachana Real Estate LLP%	50.00%	Full Consolidation
Bouvardia Developers LLP	100.00%	Full Consolidation
Carnation Landmarks LLP	99.00%	Full Consolidation
KP-SK Project Management LLP	55.00%	Full Consolidation
Regenesis Project Management LLP	75.00%	Full Consolidation
Bluebell Township Facility Management LLP	95.00%	Full Consolidation
Kolte-Patil Lifespaces Private Limited	100.00%	Full Consolidation
KPE Private Limited	100.00%	Full Consolidation
Kolte Patil infratech DMCC	100.00%	Full Consolidation
Kolte-Patil Services Private Limited	100.00%	Full Consolidation
Kolte-Patil Foundation	100.00%	Full Consolidation
Kolte-Patil Global Private Limited	100.00%	Full Consolidation
Kolte-Patil Planet Real Estate Private Limited	50.00%	Full Consolidation
Green Olive Venture	100.00%	Full Consolidation
Corolla Gulmohar	100.00%	Full Consolidation
Kolte-Patil Realtors Estate Private Limited	100.00%	Full Consolidation

DMK Infrastructure Private Limited	50.00%	Full Consolidation
Amco Landmarks Realty India	36.00%	Full Consolidation

Source: KPDL annual report FY2022

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