

September 11, 2026

Xrbia Developers Limited: Continues to remain under issuer non-cooperating category

Summary of rating action

Instrument [^]	Previous rated amount (Rs. crore)	Current rated amount (Rs. crore)	Rating action	Financial Sector Regulator [#]
Long Term-Fund Based-Cash Credit	12.00	12.00	[ICRA]D; ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category	RBI
Long Term-Fund Based-Term Loan	323.00	323.00	[ICRA]D; ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category	RBI
Long Term-Non- Fund Based-Others	15.00	15.00	[ICRA]D; ISSUER NOT COOPERATING*; Rating continues to remain under 'Issuer Not Cooperating' category	RBI
Total	350.00	350.00		

^{*}Issuer did not cooperate; based on best available information.

[^]Instrument details are provided in Annexure-I

[#]SEBI's grievance redressal/dispute resolution and SEBI investor protection mechanisms such as SCORES and ODR shall not be available for activities and instruments which fall under the regulatory purview of Financial Sector Regulators other than SEBI.

Rationale

ICRA has kept the Long-Term ratings of Xrbia Developers Limited in the 'Issuer Not Cooperating' category. The rating is denoted as "[ICRA]D; ISSUER NOT COOPERATING".

The rating continues to remain under "Issuer Not Cooperating" is because of lack of adequate information regarding Xrbia Developers Limited's performance and hence the uncertainty around its credit risk. ICRA assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its "Policy in respect of non-cooperation by a rated entity" available at www.icra.in. The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating as the rating may not adequately reflect the credit risk profile of the entity.

As part of its process and in accordance with its rating agreement with Xrbia Developers Limited, ICRA has been trying to seek information from the entity so as to monitor its performance further, ICRA has been sending repeated reminders to the entity for payment of surveillance fee that became due. Despite multiple requests by ICRA, the entity's management has remained non-cooperative. In the absence of requisite information and in line with the aforesaid policy of ICRA, the rating has been continued to the "Issuer Not Cooperating" category. The rating is based on the best available information.

Please refer to the following link for the previous detailed rationale that captures Key rating drivers and their description, Liquidity position, Rating sensitivities, Key Financials Indicators: [Click here](#) ICRA is unable to provide the latest information because of non-cooperation by the entity.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Realty - Commercial/Residential/Retail Corporate Credit Rating Methodology Policy in respect of non-cooperation by the rated entity Policy on Default Recognition
Parent/group Support	Not Applicable
Consolidation/standalone	Standalone

About the company

The promoters of Xrbia group started real estate operations in the year 1995 and have so far executed projects with over 17 million square feet (MSF) of saleable area and over 10 MSF of area under various stages of development spread across affordable housing, plotting schemes and mid-luxury residences. Xrbia Developers Limited, incorporated in 2004, is involved in the development and sale of real estate projects and is part of Pune based Xrbia Group. The firm is currently executing two residential and one plotting schemes. The residential project Eiffel Khopoli Woods is located at Mhadap, Khalapur and has sold 60% of the total 0.85 msf of saleable area. The other residential project Xrbia Vangani is located at Karjat and enjoys good connectivity with suburbs of Mumbai. The company has sold 67% of the total 2.8 msf of saleable area in Vangani. The company's plotting scheme is at Kharpudi, Pune. All the necessary approvals required for the project such as land approvals, environmental clearance.

Status of non-cooperation with previous CRA

CRA	Rating Action	Date of Release
CARE	[CARE]D; ISSUER NOT COOPERATING	June 18, 2026

Any other information: None

Rating history for past three years

Instrument	Current rating (FY2027)			Chronology of rating history for the past 3 years					
	Type	Amount Rated (Rs. Crore)	September 11, 2026	FY2026		FY2025		FY2024	
				Date	Rating	Date	Rating	Date	Rating
Long Term-Fund Based-Cash Credit	Long-Term	12.00	[ICRA]D; ISSUER NOT COOPERATING	July 28, 2025	[ICRA]D; ISSUER NOT COOPERATING	May 22, 2024	[ICRA]D; ISSUER NOT COOPERATING	-	-
Long Term-Fund Based-Term Loan	Long-Term	323.00	[ICRA]D; ISSUER NOT COOPERATING	July 28, 2025	[ICRA]D; ISSUER NOT COOPERATING	May 22, 2024	[ICRA]D; ISSUER NOT COOPERATING	-	-
Long Term-Non-Fund Based-Others	Long-term	15.00	[ICRA]D; ISSUER NOT COOPERATING	July 28, 2025	[ICRA]D; ISSUER NOT COOPERATING	May 22, 2024	[ICRA]D; ISSUER NOT COOPERATING	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Long Term-Fund Based-Cash Credit	Simple
Long Term-Fund Based-Term Loan	Simple
Long Term-Non-Fund Based-Others	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	Financial Sector Regulator#
NA	Long Term-Fund Based-Cash Credit	-	-	-	12.00	[ICRA]D; ISSUER NOT COOPERATING	RBI
NA	Long Term-Fund Based-Term Loan	Not Available [§]	-	Not Available [§]	323.00	[ICRA]D; ISSUER NOT COOPERATING	RBI
NA	Long Term-Non-Fund Based-Others	-	-	-	15.00	[ICRA]D; ISSUER NOT COOPERATING	RBI

Source: Xrbia Developers Limited

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[§]Dates of issuance and maturity could not be ascertained due to non-cooperation by the issuer and non-availability of information in the records available with ICRA

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

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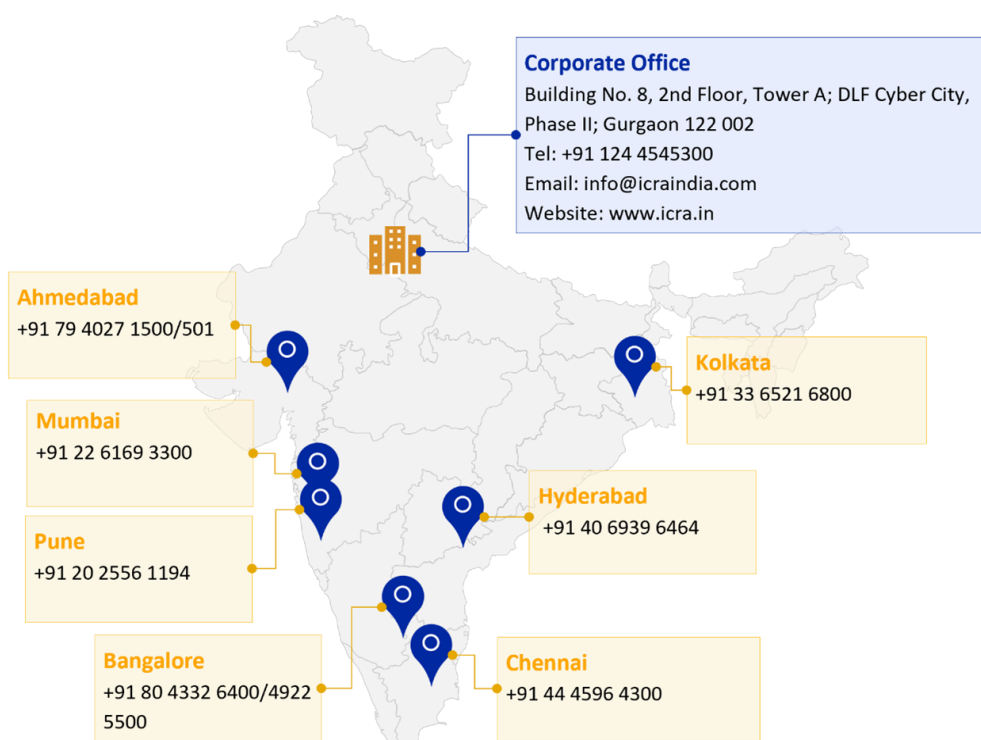


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