



Press Release

Radius and Deserve Land Developers Pvt Ltd (RDL DPL)

August 14, 2020

Ratings

| Sl. No. | Instrument / Facility | Amount (INR Crore) | Rating | Rating Action |
|---------|----------------------------|--------------------|--------|-----------------------------------|
| 1 | Non-Convertible Debentures | 302.00 | IVR D | Revised from IVR C (IVR Single C) |
| | Total | 302.00 | | |

Details of Facilities are in Annexure 1

Detailed Rationale

The revision in rating takes into account the recent developments with regards to the revocation of extension granted by IIFL on the NCD repayment and a case filed against the company by IDBI Trusteeship (Debenture trustee) as per the instructions by IIFL in the High Court of Judicature at Bombay Ordinary Original Civil Jurisdiction in the Commercial Division.

Analytical Approach & Applicable Criteria

Standalone

Rating Methodology for Real Estate Entities

Financial Ratios & Interpretation (Non-Financial Sector)

Default Recognition & Post-Default Curing Period

Liquidity: Poor

The liquidity position of RDL DPL is Poor as the company appears to be delaying on its debt obligation payments.

About the Company

Radius & Deserve Land Developers Pvt. Ltd (RDL DPL) is a real estate development company. It is currently engaged in the execution and development of a Slum Rehabilitation Residential project at Borivali (off Western Express Highway) in Mumbai. The initial area of the project was 12,13,995 sq. ft. which has been subsequently increased to 13,16,295 sq. ft. consequent



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to increase in the number of tenants to be rehabilitated thereby resulting in a change in the total saleable area of the project. RDLDP is a 50:50 JV of Radius group and the Deserve group; both are well known in the real estate market of Mumbai. Radius group has its presence in the premium housing and commercial real estate space in Mumbai. The Deserve group has its presence largely in real estate involving slum rehabilitation and redevelopment of old properties. Raghuleela Builders Private Limited is the flagship company of the group owning the registered trade mark for the brand "Radius". Radius group set up in 1994 operates out of Mumbai's commercial hub, Bandra Kurla Complex. The company has had a track record of successful delivery of premium projects across Mumbai in commercial as well as residential segments. In the past, Radius has developed over 6 million sq. ft. of prime residential and commercial real estate properties. Starting its journey with developing commercial projects in BKC, the group has diversified into the residential segment also. The group currently has 8 ongoing projects with potential saleable area of 20 million sq. ft. These projects are evidently spread across the island city.

Status of non-cooperation with previous CRA: None

Any other information: None

Rating History for last three years:

| Name of Instrument/Facilities | Current Rating (Year 2020-21) | | | Rating History for the past 3 years | | | | |
|-------------------------------|-------------------------------|--------------------------------|--------|---|--|--|--|---|
| | Type | Amount outstanding (INR crore) | Rating | Date(s) & Rating(s) assigned in 2019-20 | Date(s) & Rating(s) assigned in 2018-19 | | | Date(s) & Rating(s) assigned in 2017-18 |
| NCD | Long Term | 302.00 | IVR D | IVR C (PR dated – 27.02.20) | IVR B (Reaffirmed IVR B; Credit watch with developing implications removed, PR dated – 23.01.19) | IVR B (Credit watch with developing implications, PR dated – 15.09.18) | IVR BB-/Stable Outlook (PR dated – 11.06.18) | - |

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com .



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About Infomerics:

Infomerics commenced rating & grading operations in April 2015 after having spent over 25 years in various segments of financial services. Infomerics is registered with the Securities and Exchange Board of India (SEBI) and accredited by Reserve Bank of India. Company's long experience in varied spectrum of financial services is helping it to fine tune its product offerings to best suit the market.

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Annexure 1: Details of Facilities

| Name of Facility | Date of Issuance | Coupon Rate/ IRR | Maturity Date | Size of Facility (INR Crores) | Rating Assigned/ Outlook |
|----------------------------|---|------------------|---------------|-------------------------------|--------------------------|
| Non-Convertible Debentures | Multiple tranches between 18 th September 2015 to 12 th February 2016 | - | - | 302.00 | IVR D |