



Press Release

Anant Raj Limited

January 14, 2026

Ratings

| Instrument / Facility | Amount (Rs. crore) | Current Ratings | Previous Ratings | Rating Action | Complexity Indicator |
|----------------------------|--------------------|--|--|-----------------|--------------------------------------|
| Long Term Bank Facilities | 272.00 | IVR A-/Stable [IVR A Minus with Stable Outlook] | IVR BBB/Stable [IVR Triple B with Stable Outlook] | Rating upgraded | Simple |
| Short Term Bank Facilities | 79.00 | IVR A2+ [IVR A Two Plus] | IVR A3+ [IVR A Three Plus] | Rating upgraded | Simple |
| Total | 351.00 | [Rupees Three hundred and fifty-one crore only] | | | |

Details of Facilities are in Annexure 1. Facility wise lender details are at Annexure 2. Detailed explanation of covenants is at Annexure 3.

Detailed Rationale

Infomerics Ratings has upgraded its rating assigned to the bank facilities for the long-term facilities to IVR A- with stable outlook and IVR A2+ for the short-term bank facilities of Anant Raj Limited (ARL).

The ratings have been upgraded driven by a significant improvement in the scale of operations and profitability, supported by a comfortable capital structure and strengthened debt protection metrics, aided by prepayment of debt. The ratings also factor in the group's established track record, diversified asset base, and favourable project locations. Further, strong growth visibility from the scalable data centre business backed by operational capacities, planned expansions, marquee partnerships, and multi-year revenue potential under various initiatives provides additional comfort. These strengths, however, are partially offset by execution and sales risks in real estate projects, working capital intensity, exposure to real estate cyclicality and regulatory risks, as well as project concentration, tenant concentration, and lease renewal risks.

The 'Stable' outlook reflects expected improvement in scale of operations and healthy cashflow coverage of the group. Infomerics believes the company will continue to benefit from its operational track record in the business resulting in increased scale of operations.



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IVR has principally relied on the consolidated audited financial result of ARL and its subsidiaries up to FY25 (refers to period April 1st, 2024, to March 31st, 2025) and three years projected cash flows for FY2026 (refers to period April 1st, 2025, to March 31st, 2026) - FY2028 (refers to period April 1st, 2027, to March 31st, 2028), along with publicly available information/ clarifications provided by the firm's management.

Key Rating Sensitivities:

- **Upward Factors**
- Substantial improvement in the sales and collections in the ongoing projects
- Timely execution and monetisation of projects at competitive rates
- **Downward Factors**
- Significant deterioration in debt protection metrics and overall gearing
- Significant cost overrun and delay in completion of projects resulting in collections lower than expected.

List of Key Rating Drivers with Detailed Description

Key Rating Strengths:

Established operations with diversified asset base

Anant Raj Limited has a long operating history in real estate development, supported by the Sarin family's experience in construction and infrastructure activities in NCR. The company has a balanced portfolio comprising residential developments, leased commercial properties, hospitality assets and data centres, which provides a mix of development-linked and recurring rental income. Operational data centre capacity with planned expansion provides diversification beyond traditional real estate development and supports long-term revenue visibility.

Favourable location

The company upcoming projects are strategically located in Gurgaon and Tirupati. The strategic location of the project and the group's reputation provides comfort for the execution and marketability of the project. The project also has proximity and easy access to many famed schools, commercial areas, hospitals, recreational areas and government offices.



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Continuous growing scale of operations and profitability

The group reported a 38.88% increase in TOI to Rs. 2,059.97 crore in FY25 (FY24: Rs. 1,483.30 crore), supported by higher real estate sales along with rental and other income. Presence of income-generating assets such as leased commercial properties and data centres provides revenue diversification and partial visibility of cash flows. With increase in scale of operations and better absorption of overheads, the EBITDA margin improved by 136 bps and stood at 23.87% in FY25 compared to 22.50% in FY24. Subsequently, the PAT margins also improved significantly by 279 bps and stood at 20.27% in FY25 compared to 17.49% in FY24 supported by improved operational profitability and a decline in interest and finance cost.

Comfortable capital structure and improved debt protection metrics marked by prepayment

The capital structure remained comfortable, with overall gearing improving to 0.12x as on March 31, 2025, from 0.19x as on March 31, 2024, supported by debt reduction and improvement in net worth. The indebtedness level also improved, with TOL/ATNW at 0.27x as on March 31, 2025, compared to 0.35x as on March 31, 2024, due to lower debt, improvement in ATNW and a decline in creditors. Debt protection metrics strengthened, marked by an interest coverage ratio of 44.75x and DSCR of 2.82x in FY25, compared to 9.65x and 1.63x respectively in FY24, supported by higher profitability and scheduled debt repayments. Total debt to EBITDA and total debt to NCA improved to 0.98x and 1.08 years respectively as on March 31, 2025, from 1.88x and 2.10 years as on March 31, 2024, due to reduced debt levels and higher earnings.

Key Rating Weaknesses:

Execution and sales risk in real estate projects and working capital intensity

Timely execution and sales of ongoing residential projects remain critical, as delays or slower-than-expected absorption could impact cash flows and liquidity. The real estate business entails high inventory holding and elongated operating cycle, which may continue to exert pressure on cash flows during expansion phases.



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Exposure to real estate market cyclicality and regulatory risk

The group's performance remains linked to demand conditions, pricing trends and regulatory developments in the NCR real estate market. Delays in approvals, changes in development regulations or compliance requirements could affect project timelines and cost structure.

Project concentration risk, tenant concentration and lease renewals

Most of the project are in the state of Delhi NCR, Haryana, Andra Pradesh and Rajasthan indicating moderate geographic concentration. Any adverse movement in these markets may adversely impact the sales and collections of the company. Rental income is dependent on occupancy levels and timely renewal of leases in commercial and hospitality assets.

Analytical Approach: Consolidated

For arriving at the ratings, Infomerics has consolidated view of ARL and its subsidiary (list mentioned in Annexure 4), based on common promoters/ management, cash flow fungibility and strong financial linkages between the entities. Infomerics has analysed the consolidated financial statement to arrive at the ratings. (Extent of Consolidation: Full).

Reason for change in approach: The approach has been changed from standalone to consolidated on account of increased operational and financial linkages.

Applicable Criteria:

[Rating Methodology for Infrastructure Companies.](#)

[Financial Ratios & Interpretation \(Non-Financial Sector\).](#)

[Criteria for assigning Rating outlook.](#)

[Policy on Default Recognition](#)

[Complexity Level of Rated Instruments/Facilities](#)

[Criteria on consolidation of companies](#)

Liquidity – Strong



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The liquidity of the company is strong which is majorly supported by means of customer advances and funds raised through QIB (Qualified Institution buyers) thereby reducing dependence on debt. The company is projected to have sufficient cash flow cover to service its interest/debt repayments which supported by steady collections from ongoing and completed projects. Further, the company is also likely to benefit from the resourcefulness of the promoters

About the Company

ARL, incorporated in 1985 and promoted by the Sarin family, is a Delhi-based real estate company listed on the BSE and NSE, with operations primarily across NCR, Haryana and Rajasthan. The company is engaged in residential and commercial real estate development and currently executing multiple residential projects supported by a fully paid land bank of about 330 acres.

In addition to development activities, ARL has a portfolio of income-generating assets, including leased commercial properties and hospitality assets, which provide recurring rental income. The company has also diversified into data centre and cloud infrastructure, with operational facilities at Manesar and Panchkula (Haryana) having an IT load capacity of around 28 MW. The data centre business includes colocation and cloud services, with announced plans for capacity expansion and additional investments, complementing the company's rental income profile and overall business mix.

Financials (Consolidated):

(Rs. crore)

| For the year ended/ As on* | 31-03-2024 | 31-03-2025 |
|-----------------------------|------------|------------|
| | Audited | Audited |
| Total Operating Income | 1483.30 | 2059.97 |
| EBITDA | 333.81 | 491.67 |
| PAT | 265.93 | 425.82 |
| Total Debt | 626.74 | 481.60 |
| Adjusted Tangible Net Worth | 3382.69 | 3867.39 |
| EBITDA Margin (%) | 22.50 | 23.87 |
| PAT Margin (%) | 17.49 | 20.27 |
| Overall Gearing Ratio (x) | 0.19 | 0.12 |
| Interest Coverage (x) | 9.65 | 44.75 |

*Classification as per Infomerics Standard



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Status of non-cooperation with previous CRA: Nil

Any other information: Not Applicable

Rating History for last three years:

| Sr. No. | Name of Instrument/Facilities | Current Ratings (Year 2025-26) | | | Rating History for the past 3 years | | |
|---------|-------------------------------|--------------------------------|--------------------------------|---------------|---|---|---|
| | | Type | Amount outstanding (Rs. Crore) | Rating | Date(s) & Rating(s) assigned in 2024-25 | Date(s) & Rating(s) assigned in 2023-24 | Date(s) & Rating(s) assigned in 2022-23 |
| | | | | | Oct 16, 2024 | Aug 18, 2023 | Sep 02, 2022 |
| 1. | Fund Based Limits | Long Term | 272.00* | IVR A-/Stable | IVR BBB/Stable | IVR BBB-/Stable | IVR BB+/Stable (August 22, 2022) IVR BB+ (INC) |
| 2. | Non-Fund Based | Short Term | 50.00 | IVR A2+ | IVR A3+ | IVR A3 | IVR A4+ (August 22, 2022) IVR A4+ (INC) |
| 3. | Fund Based | Short Term | 29.00 | IVR A2+ | - | - | - |

**Reduced on account of prepayment and schedule repayment of term debt obligations*

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About Infomerics:

Infomerics Valuation And Rating Ltd (Infomerics) [Formerly Infomerics Valuation and Rating Pvt Ltd] was founded in the year 1986 by a team of highly experienced finance professionals for research and risk evaluation. Infomerics commenced its activities as External Credit Assessment Institution after obtaining registration from Securities Exchange Board of India (SEBI) and accreditation from Reserve Bank of India (RBI).



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Adhering to best international practices and maintaining high degree of ethics, the team of analysts at Infomerics deliver quality credit ratings. Infomerics evaluates wide range of debt instruments which helps corporates access to financial markets and provides investors credit ratings backed by in-depth research. The transparent, robust, and credible ratings have gained the confidence of investors and the banks.

Infomerics has a pan India presence with Head Office in Delhi and Corporate Office at Mumbai, with branches in major cities and representatives in several locations.

Infomerics also has international presence with credit rating operations in Nepal through its JV subsidiary.

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Disclaimer: Infomerics' ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities or to sanction, renew, disburse or recall the concerned bank facilities. Infomerics reserves the right to change or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. We, however, do not guarantee the accuracy, adequacy or completeness of any information which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

Annexure 1: Details of Facilities

| Name of Facility | ISIN | Date of Issuance | Coupon Rate/ IRR | Maturity Date | Size of Facility (Rs. Crore) | Rating Assigned/ Outlook |
|------------------|------|------------------|------------------|---------------|------------------------------|--------------------------|
| Term Loan | - | - | - | July 2033 | 257.00 | IVR A-/Stable |
| Cash Credit | - | - | - | - | 15.00 | IVR A-/Stable |
| Bank Guarantee | - | - | - | - | 50.00 | IVR A2+ |
| Drop Line OD | - | - | - | June 2035 | 29.00 | IVR A2+ |

Annexure 2: Facility wise lender details



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https://infomericstorage.blob.core.windows.net/uploads/len_Anant_Raj_jan26_3e0f686317.pdf

Annexure 3: Detailed explanation of covenants of the rated instrument/facilities: Not Applicable

Annexure 4: List of companies considered for consolidated analysis:

| S.No. | Name of the Company/Entity | Consolidation Approach |
|-------|---|------------------------|
| 1 | Adonai Home Private Limited | 100% |
| 2 | Advance Buildcon Private Limited | 100% |
| 3 | Anant Raj Cons. & Development Private Limited | 100% |
| 4 | Anant Raj Cloud Private Limited | 100% |
| 5 | Anant Raj Digital Private Limited | 100% |
| 6 | Anant Raj Green Energy Private Limited | 100% |
| 7 | Anant Raj Realty Private Limited | 100% |
| 8 | Anant Raj Enterprises Private Limited | 100% |
| 9 | Ashok Cloud Private Limited | 100% |
| 10 | Anant Raj Estate Management Services Limited | 100% |
| 11 | Anant Raj Housing Limited | 100% |
| 12 | AR Login 4 Edu Private Limited | 100% |
| 13 | ARE Entertainment Limited | 100% |
| 14 | Century Promoters Private Limited | 100% |
| 15 | Echo Properties Private Limited | 81.01% |
| 16 | Empire Promoters Private Limited | 100% |
| 17 | Excellent Inframart Private Limited | 100% |
| 18 | Four Construction Private Limited | 100% |
| 19 | Glaze Properties Private Limited | 100% |
| 20 | Green Valley Builders Private Limited | 100% |
| 21 | Green Way Promoters Private Limited | 100% |
| 22 | Grandstar Realty Private Limited | 100% |
| 23 | Hamara Realty Private Limited | 100% |
| 24 | Jai Govinda Ghar Nirman Limited | 100% |
| 25 | Jasmine Buildwell Private Limited | 100% |
| 26 | North South Properties Private Limited | 100% |
| 27 | Pasupati Aluminium Limited | 100% |
| 28 | Pelikan Estates Private Limited | 100% |
| 29 | Pioneer Promoters Private Limited | 100% |
| 30 | Rolling Construction Private Limited | 79.61% |
| 31 | Romano Builders Private Limited | 100% |
| 32 | Romano Estates Private Limited | 100% |
| 33 | Romano Estate Management Services Limited | 100% |
| 34 | Romano Infrastructure Private Limited | 100% |
| 35 | Romano Projects Private Limited | 75% |
| 36 | Rose Realty Private Limited | 100% |
| 37 | Saiguru Buildmart Private Limited | 75% |



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|----|---|------|
| 38 | Sartaj Developers & Promoters Private Limited | 100% |
| 39 | Sovereign Buildwell Private Limited | 100% |
| 40 | Spring View Developers Private Limited | 75% |
| 41 | Sheetj Properties Private Limited | 100% |
| 42 | Tumhare Liye Realty Private Limited | 100% |
| 43 | Vrittanta Real Estate Private Limited | 100% |
| 44 | Woodland Promoters Private Limited | 100% |

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.

