



Press Release

Logix Buildtech Private Limited

April 21, 2025

Ratings

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
NCD	180.00	IVR D [IVR Single D	IVR D; INC (IVR Single D; ISSUER NOT COOPERATING*)	Rating removed from INC category	Simple
Total	180.00	[Rupees One hundred eighty crore only]			

Details of Facilities/Instruments 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 reaffirmed its rating assigned to the NCD issue to IVR D of Logix Buildtech Private Limited (LBPL). The ratings have also been removed from Issuer not cooperating category on account of management cooperation.

The rating reaffirmation takes into account delay in completion of restructuring of transaction resulting in continuation of default as confirmed by the debenture trustee.

Infomerics Ratings has principally relied on the standalone audited financial results of the company up to 31 March 2024 (refers to period April 1st, 2023, to March 31st, 2024) and projected financials for FY2025 (refers to period April 1st, 2024, to 2 March 31st, 2025) - FY2027 (refers to period April 1st, 2026, to March 31st, 2027), and publicly available information/ clarifications provided by the company's management.

Key Rating Sensitivities:

Upward Factors

- Timely servicing of debt for more than 90 days from the first date of regularization along with meeting all mandatory required covenants.

Downward Factors

- None

List of Key Rating Drivers with Detailed Description

Key Rating Strengths

- Long track record of operations and experienced management



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The company belongs to the Bhutani group which has successfully completed and delivered multiple projects in Noida, Gurugram, Delhi, National Capital Region (NCR). The company will benefit from the established track record of the group to complete the project on time as well as the sale of inventory. The promoters have more than two decades of experience in real estate business. They are ably supported by qualified and experienced management teams.

- **Escrow mechanism and structured payment waterfall**

The main bank loan facility has been structured in the form of a Lease Rental Discounting (LRD) facility. The terms of the LRD facility require that the lease rent receivables from all the tenants of the mall be routed directly to an Escrow Account set up specifically for the repayment of the said LRD facility. The lease rent amounts deposited in to the Escrow Account would be applied towards statutory dues and the scheduled interest and principal repayments of the LRD facility as per the payment waterfall. Only after fulfilling the repayments towards the LRD facility, any amounts remaining in the Escrow Account would be allowed to be paid out to LBPL. The company has maintained DSRA amounting to Rs. 17.00 crore as on February 14, 2025. Although transaction continues to be in default on account of non compliance of mandatory covenants

- **Locational advantage along with Renowned Lessees and established brands minimizing counter party risk**

Logix City Centre (LCC), located in Sector-32, Noida, is easily accessible, being within walking distance of the Wave City Centre metro station and just 30 km from Indira Gandhi International Airport. It is well-connected via key roads like the Noida-Greater Noida Expressway and Dadri Road. The mall is surrounded by prominent institutions, hospitals, and tourist attractions like the Botanical Garden and DND Flyway. It has long-term lease agreements with top domestic and international brands, with rents deposited into an escrow account. Lease payments are used to serve interest and instalments first, with any remaining funds transferred to LBPL.

B. Key Rating Weaknesses



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- **Delay in servicing the debt obligation and noncompliance on mandatory covenants**

As per the feedback received from the debenture trustee which indicates that the restructuring of the transaction is still pending. Therefore, the transactions continue to be in default.

- **Leveraged capital structure**

Capital structure of the company has remained adverse, marked by negative overall gearing at 1.57x as on March 31, 2024, although improved from negative of 30.89x as on March 31, 2023. The TOL/TNW of the company also stood negative marked by 2.41x as on March 31, 2024, although improved from negative of 41.11x as on March 31, 2023, on account of negative TNW (Tangible net worth).

- **Intense competition**

Though, India remains an underdeveloped retail ecommerce market, with digital commerce accounting for only a small piece of the country's total retail sales. Given the growth of e-commerce in India, retailers are feeling the heat. Heavy discounts on the online platforms affects the margins of the retail outlets of malls, unless shopping centres have positioned themselves as entertainment hubs and hangout zones. However, e-commerce players are also facing challenges in growing their revenues and are exploring hybrid models where they are setting up brick and mortar stores to shore up their sales figures, improve consumer experience and provides an assurance to the consumer of a physical presence of the e-tailer.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Real Estate Companies](#)

[Rating Methodology for Service Sector Companies](#)

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

[Criteria for assigning Rating outlook.](#)

[Policy on Default Recognition](#)

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



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Liquidity – Stretched

The liquidity of the company remained stretched marked by lower availability of cash against schedule repayment of bank borrowings. However, the company is projected to maintain an adequate level of inflow and the same is expected to increase gradually with increase in bookings. The company has unencumbered cash and cash equivalent of Rs. 12.24 crore as on September 30, 2024. Also, the company is likely to benefit from the resourcefulness of the promoters' group.

About the Company

Logix Buildtech Private Limited (LBPL), incorporated in year 2010, is part of the Logix group incorporated in year 1997 by Nath family, based out of New Delhi. The company is engaged into construction, marketing and selling of real estate. LBPL has developed the mall located at Sector-32, Noida. The management of the company has changed and taken over by Bhutani family on Oct 18, 2024, and Mr. Prem Bhutani and Mr. Ashish Bhutani appointed as the director.

Financials (Standalone):

(Rs. crore)

For the year ended/ As on*	31-03-2023	31-03-2024
	Audited	Audited
Total Operating Income	101.40	96.04
EBITDA	53.30	62.99
PAT	-104.47	-95.15
Total Debt	1210.76	1195.58
Tangible Net Worth	-39.20	-761.81
EBITDA Margin (%)	52.56	65.58
PAT Margin (%)	-100.28	-96.55
Overall Gearing Ratio (x)	-30.89	-1.57
Interest Coverage (x)	0.29	0.35

** Classification as per Infomerics' standards.*

Status of non-cooperation with previous CRA: None

Any other information: Not applicable

Rating History for last three years:



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Sr. No.	Name of Security/Facilities	Current Ratings (Year 2025-2026)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	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 30, 2024	Nov 08, 2023	Oct 19, 2022
1.	NCD	Long Term	180.00	IVR D	IVR D; INC	IVR D; INC Oct 13, 2023 IVR B- /Negative; INC	IVR B+/Stable

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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).

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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For more information and definition of ratings please visit www.infomerics.com.

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Annexure 1: Instrument/Facility Details

Name of Facility/ Security	ISIN	Listed	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned / Outlook
NCD	INE806U07017	Listed	Nov 04, 2020	12% p.a.	Oct 31, 2026	180.00	IVR D

Annexure 2: Facility wise lender details:

<https://www.infomerics.com/admin/prfiles/len-logix-buildtech-apr25.pdf>

Annexure 3: Detailed explanation of covenants of the rated Security/facilities:

Name of Instruments	Detailed explanation
Financial Covenants	None
Non-Financial Covenants	
Covenant to pay	The Company irrevocably and unconditionally covenants with Trustee to pay to the Debenture Holders, the entire Redemption Amount, the Coupon and any other amount payable under this Deed on the relevant Due Date, in accordance with Schedule 2 (Terms of the Debentures). if so called upon by the Trustee, the Company shall make payments as aforesaid to or to the order of or for the account of the Trustee and such payment shall be deemed to be in satisfaction of the aforesaid covenant of the Company to make such payments to the Debenture Holders. The Debentures that are redeemed in full in accordance with the terms of this Deed shall not be reissued.



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Ranking	The Debentures issued under these presents and all amounts payable in relation to the Debentures, shall, as between the Debenture Holders, rank pari passu inter se without any preference or priority of one over the other. the Debentures shall rank senior to all unsecured, unsubordinated debt of the Company except for obligations mandatorily preferred by Applicable Law applying to companies generally.
Further assurances	The company shall ensure that the debentures are rated, and the rating continues until the debentures have been redeemed in full.
Bank accounts	The company shall ensure that all receivables of the company and any other amount of any nature are solely and exclusively paid into the escrow account in accordance with the escrow agreement.
Other Covenants	The company shall notify the trustee, stock exchange and the depository participants in writing about any development or events including any restructuring of the debentures or insolvency proceedings, litigations etc that could potentially have an impact on the payment of debentures or trigger any defaults in the payment of debentures within one working day from the happening of any such event or occurrence of any such development
Repayment of related party debt	Until the final settlement date the company shall not repay any indebtedness availed from its affiliates or any related party without the prior written consent of the trustee (acting in accordance with approved institutions)

Brief term sheet of NCDs for INR 180.00 crore (current outstanding INR 162.86 crore)

Particulars	Terms
Security Name	Secured Redeemable Non-Convertible Debentures (NCDs)
Type of instrument	Senior, Secured, listed, Redeemable, Non-convertible Debentures (NCDs or Debentures)
Nature of instrument	Secured
ISIN Number	INE806U07017
Obligor	Issuer: Logix Build tech Private Limited Pledgors: None Corporate Guarantee: Parmesh Construction Company Limited Personal Guarantors: Mr. Ashish Bhutani and Mr. Prem Bhutani
Coupon	12% per annum, compounded in accordance with the term of transaction documents
First Coupon Payment Date	November 30, 2024



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Term of debenture and final maturity date	21 months from the date on which the proposed restructuring comes into effect
Security	(A) First ranking equitable mortgage over the mortgaged properties (as set out below) (B) First ranking charge by way of hypothecation over the hypothecation assets.
Guarantee	irrevocable and unconditional corporate guarantee from Parmesh Construction Company Limited; and irrevocable and unconditional personal guarantee from each of Mr. Ashish Bhutani and Mr. Prem Bhutani
Listing at	Listed at BSE
Issue Size	INR 192.68 crore (Indian Rupees One ninety-two crore and sixty-eight lakhs only)
Quantity	18000
Modified Issue Size after restructuring	INR 180,00,00,000 (Indian Rupees One eighty crore only)
Face Value	INR 1,00,000/- (Indian Rupees One Lakh only) per Debenture
Redemption Premium	Not applicable
Frequency of payment of interest	Monthly
Mode of issue	Private placement
Principal Amortization	21 equal monthly instalments of Rs. 8,57,14,285 each starting from February 28, 2025, till Oct 31, 2026
Minimum Application Value	One Hundred Debenture bearing Face Value of INR 1,00,000 /- and in multiples of One Hundred Debenture (s) thereafter
Redemption Amount	At Par
Trustee	Vistra ITCL (India) Limited

Annexure 4: List of companies considered for consolidated/Combined analysis: Not Applicable

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.