

## Press Release

### Dreamz Infrastructure

October 29, 2021

### Rating Update



|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Total Bank Facilities Rated*</b> | Rs. 27.00 Cr.#                       |
| <b>Long Term Rating</b>             | ACUITE D<br>Issuer not co-operating* |

\*Refer Annexure for details

\*\*The issuer did not co-operate; based on best available information.

Acuite has reviewed the long-term rating of '**ACUITE D**' (read as **ACUITE D**) on the Rs.27.00 crore bank facilities of Dreamz Infrastructure (DI). The rating continues to be flagged as "Issuer Not-Cooperating" and is based on the best available information.

#### About the Firm

DI, established in 2015 is an Amravati-based partnership firm promoted by Mr. Bharani, Mr. Harwani and their respective families. The firm has undertaken construction of 'Dreamzland Commercial Park' a commercial project spread over 45 acres of land divided into two phases - Phase - I caters to the commercial market and Phase - II is expected to be a residential area for future expansion and a Dreamzland Mall. Presently, the firm has launched Phase One at a cost of Rs.90.83 crore and its Extension costing Rs.47.50. The project is funded by partners' contribution and loans from banks with limited dependence on customer advances.

#### Non-cooperation by the issuer/borrower:

Acuite has been requesting for data, information and undertakings from the rated entity for conducting surveillance & review of the rating. However, the issuer/borrower failed to submit such information before the due date.

Acuite believes that information risk is a critical component in such ratings, and non-cooperation by the issuer along with an unwillingness to provide information could be a sign of potential deterioration in its overall credit quality.

This rating is, therefore, being flagged as "Issuer not-cooperating", in line with prevailing SEBI regulations and Acuite's policies.

#### Applicable Criteria

- Default Recognition - <https://www.acuite.in/view-rating-criteria-52.htm>
- Real Estate Entities- <https://www.acuite.in/view-rating-criteria-63.htm>
- Financial Ratios And Adjustments - <https://www.acuite.in/view-rating-criteria-53.htm>

#### Limitation regarding information availability:

The rating is based on information available from sources other than the issuer/borrower (in the absence of information provided by the issuer/borrower). Acuite endeavored to gather information about the entity/industry from the public domain. Therefore, Acuite cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

**Liquidity Indicators** - "No information provided by the issuer / available for Acuite to comment upon."

**Rating Sensitivity** - "No information provided by the issuer / available for Acuite to comment upon."

#### About the Rated Entity - Key Financials

The rated entity has not shared the latest financial statements despite repeated requests.

#### Status of non-cooperation with previous CRA (if applicable)

None

#### Any other information

Acuite is yet to receive the latest No Default Statement (NDS) from the rated entity, despite repeated requests and follow-ups.

**Rating History (Up to last three years)**

| Date      | Name of Instrument / Facilities | Term      | Amount (Rs. Cr) | Ratings/Outlook                                       |
|-----------|---------------------------------|-----------|-----------------|---|
| 03-Aug-20 | Term Loan                       | Long term | 16.00           | ACUITE D<br>Issuer not co-operating*                  |
|           | Proposed Term loan              | Long term | 11.00           | ACUITE D<br>Issuer not co-operating*                  |
| 08-May-19 | Term Loan                       | Long term | 16.00           | ACUITE D<br>Issuer not co-operating*                  |
|           | Proposed Term loan              | Long term | 11.00           | ACUITE D<br>Issuer not co-operating*                  |
| 07-Mar-18 | Term Loan                       | Long term | 16.00           | ACUITE BB/ Stable<br>(Upgraded from ACUITE B+/Stable) |
|           | Proposed Term loan              | Long term | 11.00           | ACUITE BB/ Stable<br>(Assigned)                       |

**\*Annexure – Details of instruments rated**

| Lender Name          | Name of the Facilities | Date of Issuance | Coupon Rate    | Maturity Date  | Size of the Issue (Rs. Crore) | Ratings/Outlook                      |
|----------------------|------------------------|------------------|----------------|----------------|-------------------------------|--------------------------------------|
| Punjab National Bank | Term Loan              | Not Available    | Not Available  | Not Available  | 16.00                         | ACUITE D<br>Issuer not co-operating* |
| Not Applicable       | Proposed Term loan     | Not Applicable   | Not Applicable | Not Applicable | 11.00                         | ACUITE D<br>Issuer not co-operating* |

\*The issuer did not co-operate; based on best available information.

**Contacts**

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|---|--|
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**About Acuité Ratings & Research:**

Acuité Ratings & Research Limited is a full-service Credit Rating Agency registered with the Securities and Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI), for Bank Loan Ratings under BASEL-II norms in the year 2012. Since then, it has assigned more than 8,850 credit ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.

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