Press Release

Doonvalley Technopolis Private Limited

February 08, 2023

Rating Reaffirmed and Issuer not co-operating

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Bank Loan Ratings	61.89	ACUITE D | Reaffirmed | Issuer not co-operating*	-
Total Outstanding Quantum (Rs. Cr)	61.89	-	-
Total Withdrawn Quantum (Rs. Cr)	0.00	-	-

Rating Rationale

Acuité has reaffirmed the long-term rating of **'ACUITE D' (read as ACUITE D)** on the Rs.61.89 crore bank facilities of Doonvalley Technopolis Private Limited (DTPL). The rating continues to be flagged as "Issuer Not Cooperating" and is based on the best available information.

About the Company

DTPL was set up as a 50:50 JV by Assotech limited & Supertech Limited in 2005. The JV was formed as an SPV for undertaking a project in Rudrapur (Uttarakhand) for constructing a 124-room 5-star business Hotel and a Mall. The project is spread across an area of 4.73 acres with a project cost of around Rs. 220 crore. The hotel (Radisson Hotel Metropolis) commenced partial operations in January 2011. The mall is partly constructed and leased out. The promoters of the company are Mr. Ram Kishor Arora, Mr. Sanjeev Srivastva, Mr. Rajeev Srivastva and Krishna Gopal Arora. DTPL has its registered office located in Uttar Pradesh.

Non-cooperation by the issuer/borrower:

Acuité 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.
Acuité believes that information risk is a critical component in such ratings, and non-cooperation by the issuer along with 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 Acuité's policies.

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). Acuité endeavored to gather information about the entity/industry from the public domain. Therefore, Acuité cautions lenders and investors regarding the use of such information, on which the indicative credit rating is based.

Rating Sensitivity

"No information provided by the issuer / available for Acuite to comment upon."

Material Covenants
None.

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

Outlook
Not Applicable.

Other Factors affecting Rating
Not Applicable.

Key Financials

Particulars	Unit	FY 19 (Actual)	FY 18 (Actual)
Operating Income	Rs. Cr.	24.61	17.34
PAT	Rs. Cr.	(2.06)	(4.28)
PAT Margin	(%)	(8.36)	(24.68)
Total Debt/Tangible Net Worth	Times	(6.19)	(7.14)
PBDIT/Interest	Times	1.43	0.88

Status of non-cooperation with previous CRA
None.

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

Applicable Criteria
- Infrastructure Sector: https://www.acuite.in/view-rating-criteria-51.htm
- Default Recognition: https://www.acuite.in/view-rating-criteria-52.htm
- Application Of Financial Ratios And Adjustments: https://www.acuite.in/view-rating-criteria-53.htm

Note on Complexity Levels of the Rated Instrument
In order to inform the investors about complexity of instruments, Acuité has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuite' s categorisation of the instruments across the three categories is based on factors like variability of the returns to the investors, uncertainty in cash flow patterns, number of counterparties and general understanding of the instrument by the market. It has to be understood that complexity is different from credit risk and even an instrument categorized as 'Simple' can carry high levels of risk. For more details, please refer Rating Criteria "Complexity Level Of Financial Instruments" on www.acuite.in.

Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook
10 Nov 2021	Proposed Long Term Loan	Long Term	11.48	ACUITE D (Issuer not co-operating*)
	Term Loan	Long Term	16.96	ACUITE D (Issuer not co-operating*)
	Term Loan	Long Term	33.45	ACUITE D (Issuer not co-operating*)
21 Aug 2020	Proposed Long Term Loan	Long Term	11.48	ACUITE D (Issuer not co-operating*)
	Term Loan	Long Term	33.45	ACUITE D (Issuer not co-operating*)
	Term Loan	Long Term	16.96	ACUITE D (Issuer not co-operating*)

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Complexity Level	Quantum (Rs. Cr.)	Rating
Not Applicable	Not Applicable	Proposed Long Term Loan	Not Applicable	Not Applicable	Not Applicable	Simple	11.48	ACUITE D | Reaffirmed | Issuer not co-operating*
Punjab National Bank	Not Applicable	Term Loan	Not available	Not available	Not available	Simple	33.45	ACUITE D | Reaffirmed | Issuer not co-operating*
Union Bank of India	Not Applicable	Term Loan	Not available	Not available	Not available	Simple	16.96	ACUITE D | Reaffirmed | Issuer not co-operating*

Contacts

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About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & 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. Acuité has assigned 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.