



**Press Release**  
**DOONVALLEY TECHNOPOLIS PRIVATE LIMITED**  
**July 30, 2025**  
**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| Total Withdrawn Quantum (Rs.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             | -                                                | -                 |

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

**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**

Doonvalley Technopolis Private Limited (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.

**Unsupported Rating**

Not Applicable

**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**

This rating is based on information available from sources other than the issuer / borrower (in the absence of information provided by the issuer / borrower) . Acuite endeavoured to gather information about the entity/industry from the public domain. Any rating with the suffix 'Issuer not cooperating' is assigned without any management interaction with the issuer entity or any data / information from the entity. Sometimes this non co-operation by a

rated entity may be due to a result of deterioration in the credit risk profile of the entity. 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."

**Liquidity Position**

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

**Outlook**

Not Applicable

**Other Factors affecting Rating**

None

## 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

Not Applicable

### Any other information

None

### 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. Acuité'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](http://www.acuite.in).

## Rating History

| Date        | Name of Instruments/Facilities | Term      | Amount (Rs. Cr) | Rating/Outlook                                   |
|-------------|--------------------------------|-----------|-----------------|--------------------------------------------------|
| 06 May 2024 | Proposed Long Term Loan        | Long Term | 11.48           | ACUITE D (Reaffirmed & Issuer not co-operating*) |
|             | Term Loan                      | Long Term | 33.45           | ACUITE D (Reaffirmed & Issuer not co-operating*) |
|             | Term Loan                      | Long Term | 16.96           | ACUITE D (Reaffirmed & Issuer not co-operating*) |
| 08 Feb 2023 | Proposed Long Term Loan        | Long Term | 11.48           | ACUITE D (Reaffirmed & Issuer not co-operating*) |
|             | Term Loan                      | Long Term | 33.45           | ACUITE D (Reaffirmed & Issuer not co-operating*) |
|             | Term Loan                      | Long Term | 16.96           | ACUITE D (Reaffirmed & Issuer not co-operating*) |

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

**Annexure - Details of instruments rated**

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

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**Disclosure of list of non-cooperative issuers**

- Listed :- [https://www.acuite.in/Non-Cooperative\\_Issuer\\_Listed.php](https://www.acuite.in/Non-Cooperative_Issuer_Listed.php)
- Unlisted :- [https://www.acuite.in/Non-Cooperative\\_Issuer\\_Unlisted.php](https://www.acuite.in/Non-Cooperative_Issuer_Unlisted.php)

## Contacts

|                                                          |                                                                                                               |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Mohit Jain<br>Chief Analytical Officer-Rating Operations | <b>Contact details exclusively for investors and lenders</b>                                                  |
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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.

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**Note:** None of the Directors on the Board of Acuité Ratings & Research Limited are members of any rating committee and therefore do not participate in discussions regarding the rating of any entity.