



Press Release

D.N. Homes Private Limited

November 24, 2023

Ratings

Facilities	Amount (Rs. crore)	Ratings	Rating Action	Complexity Indicator
Long Term Bank Facilities	290.30	IVR BBB- /Negative Issuer Not Cooperating (IVR Triple B Minus with negative outlook; Issuer Not Cooperating)*	Reaffirmed with revision in outlook from Stable to Negative and moved to Issuer not co-operating category	Simple
Total	290.30 (Rupees Two hundred ninety Crore and thirty lakh only)			

**Issuer did not cooperate; based on best available information*

Details of Facility are in Annexure 1

Detailed Rationale

The rating assigned to the bank facilities of D.N. Homes Private Limited is reaffirmed and moved to 'Issuer Not Cooperating' category' because of lack of adequate information regarding the performance of D.N. Homes Private Limited and hence the uncertainty around its credit risk. Infomerics assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its policy. The revision in outlook from stable to negative is due to information availability risk. The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating as the rating may not adequately reflect the credit risk profile of the entity.

Non-cooperation by Issuer

Infomerics has been regularly following up to provide the required data to monitor its assigned rating to the bank facilities of the company, vide e-mail communications dated May 16, 2023,



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June 20, 2023, July 28, 2023, September 27, 2023, October 6, 2023 and November 15, 2023. However, despite repeated requests by Infomerics, the company's management has not submitted complete data/information/clarification. Availability of information is very critical in rating exercise. In absence of requisite information, in consonance with SEBI guidelines, Infomerics has to assign the rating based on the best available information. Accordingly, the ratings for the bank loan facilities of D.N. Homes Private Limited aggregating to Rs.290.30 crore shall be moved to the 'ISSUER NOT COOPERATING' category by Infomerics and the rating be noted as IVR BBB-/Negative "Issuer Not Co-operating" category; based on best available information.

Analytical Approach: Standalone

Applicable Criteria:

[Guidelines on what constitutes Non-Cooperation by clients](#)

[Rating Methodology for Real Estate entities](#)

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

[Criteria of assigning Rating Outlook](#)

Liquidity – Adequate

The liquidity position of the company is expected to remain adequate backed by the expected healthy booking of its projects. Moreover, resourcefulness of the promoters will provide additional liquidity support.

About the Company

Incorporated in December, 2003, Bhubaneswar, Odisha based DN Homes Private Limited (DNHPL) is engaged in real estate business and has developed many reputed residential and commercial projects across Bhubaneswar over the years. The company's ongoing projects are residential projects named as - DN Fairytale Extension and DN Pallaciya in Bhubaneswar, Lifeline Multi Ventures Private Limited (LMVPL) is a subsidiary of DNHPL. LMVPL has



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developed a commercial project in Bhubaneshwar consisting of shopping mall, multiplex, hotel and restaurant under one roof as “DN Regalia”.

Financials (Standalone):

(Rs. crore)

For the year ended* / As On	31-03-2022	31-03-2023
	Audited	Audited
Total Operating Income	100.01	181.06
EBITDA	16.50	33.36
PAT	3.79	9.26
Total Debt	123.55	177.75
Adjusted Tangible Net worth	108.76	113.03
EBITDA Margin (%)	16.50	18.43
PAT Margin (%)	3.78	5.11
Overall Gearing Ratio (x)	1.14	1.57

*Classification as per Infomerics' Standard

Status of non-cooperation with previous CRA: CRISIL has maintained the rating of DNHPL into the Issuer Non-Cooperating category as the company did not co-operate in the rating procedure despite repeated follow ups as per the Press Release dated Sep 15, 2023.

India Ratings has maintained the rating of DNHPL into the Issuer Non-Cooperating category as the company did not co-operate in the rating procedure despite repeated follow ups as per the Press Release/disclosure dated December 21, 2022.

Any other information: Nil

Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2023-24)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2022-23	Date(s) & Rating(s) assigned in 2021-22	Date(s) & Rating(s) assigned in 2020-21
1.	Term Loan-1	Long term	19.67	IVR BBB-/Negative ISSUER NOT COOPERATING*	IVR BBB-/Stable (Sep 1, 2022)	IVR BBB-/ Stable (Oct 12, 2021)	IVR BBB-/ Stable (Jul 29, 2020)
2.	Term Loan-2	Long term	100.00	IVR BBB-/Negative ISSUER NOT	IVR BBB-/Stable	-	-



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Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2023-24)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2022-23	Date(s) & Rating(s) assigned in 2021-22	Date(s) & Rating(s) assigned in 2020-21
				COOPERATING*	(Sep 1, 2022)		
3.	Term Loan-3	Long term	150.00	IVR BBB-/Negative ISSUER NOT COOPERATING*	IVR BBB-/Stable (Sep 1, 2022)	-	-
4.	Term Loan-4	Long term	19.20	IVR BBB-/Negative ISSUER NOT COOPERATING*	IVR BBB-/Stable (Sep 1, 2022)	-	-
5.	Cash Credit (WCDL)	Long term	1.43	IVR BBB-/Negative ISSUER NOT COOPERATING*	IVR BBB-/Stable (Sep 1, 2022)	IVR BBB-/ Stable (Oct 12, 2021)	IVR BBB-/ Stable (Jul 29, 2020)

* Issuer did not cooperate; based on best available information

Name and Contact Details of the Rating Analyst:

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About Infomerics:

Infomerics Valuation and Rating Private Ltd (Infomerics) 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



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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.

For more information visit www.infomerics.com.

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. 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. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. 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 Facility

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term Loan-1	-	-	March 2030	19.67	IVR BBB-/Negative; ISSUER NOT COOPERATING*
Term Loan-2	-	-	December 2026	100.00	IVR BBB-/Negative; ISSUER NOT COOPERATING*



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Term Loan-3	-	-	July 2025	150.00	IVR BBB-/Negative; ISSUER NOT COOPERATING*
Term Loan-4	-	-	March 2037	19.20	IVR BBB-/Negative; ISSUER NOT COOPERATING*
Cash Credit (WC DL)	-	-	-	1.43	IVR BBB-/Negative; ISSUER NOT COOPERATING*

* Issuer did not cooperate; based on best available information

Annexure 2: List of companies considered for consolidated analysis: Not Applicable

Annexure 3: Facility wise lender details: Not Applicable

Annexure 4: Detailed explanation of covenants of the rated instrument/facilities: 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.