



Press Release

Dwarka Lifestyle Resorts Private Limited

September 17, 2025

Ratings

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
Long Term Facility	27.00 (reduced from Rs. 30 crore)	IVR BBB-/ Stable (IVR Triple B Minus with Stable Outlook)	IVR BBB-/ Stable (IVR Triple B Minus with Stable Outlook)	Rating Reaffirmed	Simple
Total	27.00 (INR Twenty- Seven 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

The reaffirmation of the rating to the bank facility of Dwarka Lifestyle Resorts Private Limited (DLRPL) continues to derive strength from extensive experience of its promoter in the real estate and hospitality business, financial flexibility enjoyed by the company for being a part of the Pacifica Group marked by funding support received from group companies, favourable location of the resort, association with Wyndham Hotel Asia Pacific Co. Limited for branding and marketing and satisfactory operating performance in FY24 [FY refers to the period from April 1 to March 31] and subsequently in FY25 (Provisional). However, these rating strengths remain constrained by the modest scale of operations of the company and susceptibility to inherent cyclicity and seasonality in the hospitality industry.

The stable outlook reflects expected stable business performance of the company supported by extensive business experience of its promoters.

Key Rating Sensitivities:

Upward Factors

- Significant improvement in the scale and profitability
- Improvement in capital structure and debt protection metrics on a sustained basis

Downward Factors

- Deterioration in revenue and profitability impacting debt protection metrics
- Deterioration in capital structure on a sustained basis with moderation in overall gearing ratio to more than 3x



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List of Key Rating Drivers with Detailed Description

Key Rating Strengths

- **Extensive experience of promoters in the hospitality business**

DLRPL is project specific Special Purpose Vehicle (SPV) of Pacifica Group. The Pacifica group, founded by Mr Ashok Israni in 1978, is headquartered in San Diego (California, USA). The group started its India Business in 2005 and till date completed 21 Real Estate projects including one five-star hotel – Courtyard Marriott in Ahmedabad. Pacifica owns over 45 prestigious hotels within U.S. and Mexico. It is currently managing over 6000 + hotel rooms in operations and 500 + in development. It aligns with prestigious brands such as Starwoods, Marriott, Hilton, Holiday Inn and Wyndham. The group is in real estate / hotel business since last 45 years.

- **Strong support from Pacifica Group**

The company enjoys financial flexibility for being a part of the Pacifica Group, marked by need based funding support received from the promoters and from other group companies. Going forward, Infomerics Ratings believe timely, need based financial support will continue to be extended by the Pacifica group, in case of pressure on cash flows.

- **Favourable location**

DLRPL has a 116 keys resort, which is operated under a well-established five-star brand, Hawthorn Suites by Wyndham. It benefits from its proximity to Shree Dwarkadhish Temple (6.6 KM via NH947).

- **Association with reputed brand**

DLRPL has tie up with Wyndham Hotel Asia Pacific Co. Limited for branding and marketing. It is operating the resort under the brand “Hawthorn Suits”. Further, it has also entered into hotel management contract with Nile Hospitality LLP.

- **Satisfactory business performance**

In FY25 (Provisional), the company reported a Y-o-Y revenue growth of ~4%. During FY25, the company added eight more keys which became operational from November 2024. As of July 31, 2025 the total number of keys is 116 (56 Delux rooms, 11 - 2BHK cottage and 49 - 1BHK cottage). In FY25, occupancy was ~69% compared to ~74% in FY24 due to weak demand in July 2024 on account of heavy rainfall in Gujarat. Further, addition of 8 more keys



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in anticipation of future demand rather than immediate demand also impacted occupancy rate in FY25. Average occupancy rate remained in the range of 70-75% in Q1FY26. Besides, the company has witnessed a decrease in its average room rate in FY25 compared to previous year, due to discount offered for bulk bookings during events such as marriages and corporate gatherings. However, this reduction in room rate was partially balanced by higher earnings from food, beverages and other services. In 4MFY26, the company achieved revenue of Rs.6.14 crore.

Key Rating Weaknesses

- **Modest scale of operations**

The company operates on a modest scale as reflected in revenue of Rs. 19.37 crore for FY25 (Provisional) as compared to Rs.18.57 crore in FY24.

- **Exposed to cyclicity in the hospitality industry**

The company is exposed to inherent cyclicity and seasonality in the hospitality industry, which exposes DLRPL's revenues to risks associated with economic slowdown and exogenous shocks.

Analytical Approach: Standalone

Applicable Criteria:

[Rating Methodology for Service Sector Entities](#)

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

[Criteria for assigning Rating outlook.](#)

[Policy on Default Recognition](#)

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

[Criteria On Parent/Group Support](#)

Liquidity –Adequate

The liquidity position of the company is expected to remain satisfactory in the near to medium term marked by adequate cushion in expected accruals as against its repayment obligations. Further, the company is maintaining a Debt Service Reserve Account of Rs. 2.76 crore in the form of fixed deposits as on March 31, 2025. This provides additional comfort to an extent.



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The liquidity position also derives comfort from expected support from the parent group companies/promoters, in case of any exigency or requirement.

About the Company

Incorporated in February 2016, Dwarka Lifestyle Resorts Private Limited (DLRPL) is a project specific Special Purpose Vehicle (SPV) of Nebula Group of companies promoted by Pacifica group. Pacifica is a US Real Estate Conglomerate which owns over 45 prestigious hotels within U.S. and Mexico. DLRPL is formed to set up Residential and Hotel / Resorts projects under Pacifica Group's umbrella. In March 2020, DLRPL started its five-star resort project operations with 108 keys (52 cottages and 56 rooms) which is near Shree Dwarkadhish Temple (6.6 KM via NH947). As of July 31, 2025 the total number of keys is 116 (56 Delux rooms, 11 -2BHK cottage and 49 -1BHK cottage). DLRPL has tie up with Wyndham Hotel Asia Pacific Co. Limited for branding and marketing. It is operating the resort under the brand "Hawthorn Suits". Further, it has also entered hotel management contract with Nile Hospitality LLP.

Financials (Standalone):

For the year ended/ As on*	(Rs. crore)	
	31-03-2024	31-03-2025
	Audited	Provisional
Total Operating Income	18.57	19.37
EBITDA	4.82	6.04
PAT	0.15	1.90
Total Debt	35.62	34.44
Tangible Net Worth	7.63	9.52
EBITDA Margin (%)	25.98	31.17
PAT Margin (%)	0.81	9.79
Overall Gearing Ratio (x)	1.81	1.60
Interest Coverage (x)	1.39	2.04

* Classification as per Infomerics' standards.

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years:



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Sr. No.	Name of Security/Facilities	Current Ratings (Year 2025-26)			Rating History for the past 3 years		
		Type	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
					July 16, 2024	-	-
1.	Term Loan	Long Term	27.00	IVR BBB- / Stable	IVR BBB- / Stable	-	-

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About Infomerics:

Infomerics Valuation and Rating Ltd [formerly 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).

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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.

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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: Instrument/Facility Details

Name of Facility/ Security	ISIN	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Term Loan	-	-	-	March 2033	27.00	IVR BBB-/ Stable

Annexure 2: Facility wise lender details

<https://www.infomerics.com/admin/prfiles/len-dwarka-lifestyle-sep25.pdf>

Annexure 3: Detailed explanation of covenants of the rated Security/facilities: Not Applicable

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.