

## Dolphin Terra Firma Private Limited

July 09, 2026

| Facilities/Instruments    | Amount (₹ crore) | Rating <sup>1</sup>             | Rating Action                                                    |
|---------------------------|------------------|---------------------------------|------------------------------------------------------------------|
| Long Term Bank Facilities | 8.90             | CARE D; ISSUER NOT COOPERATING* | Rating continues to remain under ISSUER NOT COOPERATING category |

Details of instruments/facilities in Annexure-1.

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

The list of facilities / instruments falling under the purview of various financial sector regulators (FSRs), along with the names of respective FSRs has been disclosed under Annexure-7.

### Rationale and key rating drivers

CARE Ratings Limited (CareEdge Ratings) had, vide its press release dated May 26, 2025, placed the rating(s) of Dolphin Terra Firma Private Limited (DTFPL) under the 'issuer non-cooperating' category as DTFPL had failed to provide information for monitoring of the rating as agreed to in its Rating Agreement. DTFPL continues to be non-cooperative despite repeated requests for submission of information through e-mails dated April 11, 2026, April 21, 2026, May 01, 2026 among others.

In line with the extant SEBI guidelines, CareEdge Ratings has reviewed the rating on the basis of the best available information which however, in CareEdge Ratings opinion is not sufficient to arrive at a fair rating.

**Users of this rating (including investors, lenders and the public at large) are hence requested to exercise caution while using the above rating(s).**

**Analytical approach:** Standalone

**Outlook:** Not Applicable

### Detailed description of the key rating drivers:

Please refer to PR dated: [May 26, 2025](#)

### Applicable criteria

[Criteria on Information Adequacy Risk and Issuer Non-Cooperation](#)

[CARE Ratings' Policy on Default Recognition](#)

### About the company

Dolphin Terra Firma Private Limited (DTFPL) was incorporated as a private limited company in February 2011 and is currently being managed by Mr. Neeraj Soni and Mr. Nitigya Soni. DTFPL is incorporated with an aim to set up a holiday resort located at Nahan, Himachal Pradesh.

**Status of non-cooperation with previous CRA:** Not Applicable

**Any other information:** Not Applicable

**Rating history for last three years:** Annexure-2

**Covenants of rated instrument / facility:** Annexure-3

**Complexity level of instruments rated:** Annexure-4

**Lender details:** Annexure-5

<sup>1</sup>Complete definition of ratings assigned are available at [www.careratings.com](http://www.careratings.com) and other CARE Ratings Limited's publications.

**Annexure-1: Details of instruments/facilities**

| Name of the Instrument    | ISIN | Date of Issuance (DD-MM-YYYY) | Coupon Rate (%) | Maturity Date (DD-MM-YYYY) | Size of the Issue (₹ crore) | Rating Assigned and Rating Outlook |
|---------------------------|------|-------------------------------|-----------------|----------------------------|-----------------------------|------------------------------------|
| Fund-based - LT-Term Loan |      | -                             | -               | July, 2033                 | 8.90                        | CARE D; ISSUER NOT COOPERATING*    |

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

**Annexure-2: Rating history for last three years**

| Sr. No. | Name of the Instrument / Bank Facilities | Current Ratings |                              |                                 | Rating History                              |                                               |                                               |                                               |
|---------|------------------------------------------|-----------------|------------------------------|---------------------------------|---------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
|         |                                          | Type            | Amount Outstanding (₹ crore) | Rating                          | Date(s) and Rating(s) assigned in 2026-2027 | Date(s) and Rating(s) assigned in 2025-2026   | Date(s) and Rating(s) assigned in 2024-2025   | Date(s) and Rating(s) assigned in 2023-2024   |
| 1       | Fund-based - LT-Term Loan                | LT              | 8.90                         | CARE D; ISSUER NOT COOPERATING* | -                                           | 1)CARE D; ISSUER NOT COOPERATING* (26-May-25) | 1)CARE D; ISSUER NOT COOPERATING* (22-May-24) | 1)CARE C; ISSUER NOT COOPERATING* (10-Apr-23) |

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

LT: Long term

**Annexure-3: Detailed explanation of covenants of rated instruments/facilities:** Not Applicable**Annexure-4: Complexity level of instruments rated**

| Sr. No. | Name of the Instrument    | Complexity Level |
|---------|---------------------------|------------------|
| 1       | Fund-based - LT-Term Loan | Simple           |

**Annexure-5: Lender details**

To view lender-wise details of bank facilities please [click here](#)

**Annexure-6: List of entities consolidated:** Not Applicable**Annexure-7: List of Facilities/Instruments and FSRs**

As required by SEBI Circular dated February 10, 2026 to Credit Rating Agencies (CRAs), the list of activities or instruments falling under the purview of various FSRs, along with the names of respective FSRs, is being disclosed below:

| Sr. No. | Facilities/Instruments Name                                                                | Regulator of the Instruments <sup>2</sup> |
|---------|--------------------------------------------------------------------------------------------|-------------------------------------------|
| 1.      | Listed / Proposed to be Listed Bonds / Debentures / Preference Shares (All Securities)     | SEBI                                      |
| 2.      | Unlisted / Proposed to be Unlisted Bonds / Debentures / Preference Shares (All Securities) | MCA                                       |
| 3.      | Listed PTCs / Securitisation Notes (Originated by Entities Regulated by RBI) *             | SEBI                                      |
| 4.      | Listed PTCs / Securitisation Notes (Originated by Entities Not Regulated by RBI) *         | SEBI                                      |
| 5.      | Unlisted PTCs / Securitisation Notes (Originated by Entities Regulated by RBI) *           | RBI                                       |
| 6.      | Listed Commercial Paper and NCDs with Original Maturity Less Than 1 Year                   | RBI                                       |
| 7.      | Unlisted Commercial Paper and NCDs with Original Maturity Less Than 1 Year                 | RBI                                       |
| 8.      | Loan Facilities (Fund / Non-Fund Based) From Banks / NBFCs / NHB / FIs ^                   | RBI                                       |
| 9.      | External Commercial Borrowings and Other Similar Borrowings                                | RBI                                       |
| 10.     | Certificates of Deposit                                                                    | RBI                                       |
| 11.     | Fixed Deposits Raised by Banks, NBFCs, HFCs, FIs                                           | RBI                                       |
| 12.     | Fixed Deposits Raised by Corporates Other Than Banks, NBFCs, HFCs, FIs                     | MCA                                       |
| 13.     | Inter Corporate Deposits / Loans Extended by Corporates                                    | MCA                                       |
| 14.     | Borrowing Programme ~                                                                      | -                                         |
| 15.     | Issuer Ratings #                                                                           | -                                         |

<sup>2</sup>SEBI: Securities and Exchange Board of India; RBI: Reserve Bank of India; MCA: Ministry of Corporate Affairs; IRDAI: Insurance Regulatory and Development Authority of India; PFRDA: Pension Fund Regulatory and Development Authority

| Sr. No. | Facilities/Instruments Name                                                                                        | Regulator of the Instruments <sup>2</sup>      |
|---------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 16.     | Credit Ratings for Capital Protection Oriented Schemes (By Mutual Funds and AIFs)                                  | SEBI                                           |
| 17.     | Credit Quality Ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs                                          | SEBI                                           |
| 18.     | Listed Security Receipts                                                                                           | SEBI                                           |
| 19.     | Unlisted Security Receipts                                                                                         | RBI                                            |
| 20.     | Independent Credit Evaluation (ICE)                                                                                | RBI                                            |
| 21.     | Expected Loss Ratings (For Loan Facilities (Fund / Non-Fund Based) from Banks / NBFCs / NHB / FIs)                 | RBI                                            |
| 22.     | Expected Loss Ratings (Listed / Proposed to be Listed Bonds / Debentures / Preference Shares (All Securities))     | SEBI                                           |
| 23.     | Expected Loss Ratings (Unlisted / Proposed to be Unlisted Bonds / Debentures / Preference Shares (All Securities)) | MCA                                            |
| 24.     | Unlisted PTCs / Securitisation Notes (Originated by Entities Not Regulated by RBI) *                               | Investor-side regulator such as IRDAI, PFRDA @ |

\* Includes securitisation transactions involving assignee payout, acquirer's payout.

~ The rated instrument may involve issuance of different instruments such as debt securities (listed or otherwise), bank loans, commercial paper (listed or otherwise), etc. The regulator of the instrument may accordingly be SEBI, RBI or MCA and can only be determined upon issuance. In the press releases subsequent to issuance(s), CareEdge Ratings shall separately capture the rated quantum details along with names of respective regulators.

^ Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

# There is no instrument being rated and hence, Regulator of the Instrument is not applicable. The rating scale and definitions are being followed as stipulated in SEBI Master Circular for CRAs.

@ These ratings were assigned during regulatory regime prior to introduction of SEBI CRA Circular dated February 10, 2026 and the investor side regulators have accordingly been included.

Note: For facilities / instruments falling under the purview of FSRs other than SEBI, the grievance / dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

**Note on complexity levels of rated instruments:** CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

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