

## D. S. Kulkarni Developers Limited

June 12, 2020

### Ratings

Facilities/Instruments	Amount (Rs. crore)	Rating <sup>1</sup>	Rating Action
Long term Bank Facilities	715.79	<b>CARE D; ISSUER NOT COOPERATING* (Single D; ISSUER NOT COOPERATING*)</b>	Issuer not cooperating; Based on best available information*
<b>Total</b>	<b>715.79</b> <b>(Rs. Seven hundred fifteen crore and seventy nine lakh only)</b>		
Non-Convertible Debentures	111.59 (Rs. One hundred eleven crore and fifty nine lakh only)	<b>CARE D; ISSUER NOT COOPERATING* (Single D; ISSUER NOT COOPERATING*)</b>	Issuer not cooperating; Based on best available information*
Fixed Deposits	33.86 (Rs. Thirty three crore and eighty six lakh only)	<b>CARE D; ISSUER NOT COOPERATING* (Single D; ISSUER NOT COOPERATING*)</b>	Issuer not cooperating; Based on best available information*
<b>Total Instruments</b>	<b>145.45</b> <b>(Rs. One hundred forty five crore and forty five lakh only)</b>		

*Details of instruments/facilities in Annexure-1*

### Detailed Rationale & Key Rating Drivers

CARE had, vide its press release dated February 26, 2018, placed the rating(s) of D. S. Kulkarni Developers Limited. (DSKDL) under the 'issuer non-cooperating' category as DSKDL had failed to provide information for monitoring of the rating as agreed to in its Rating Agreement. DSKDL continues to be non-cooperative despite repeated requests for submission of information through e-mails, phone calls and a letter/email dated June 02, 2020. In line with the extant SEBI guidelines, CARE has reviewed the rating on the basis of the best available information which however, in CARE's 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).***

### Detailed description of the key rating drivers

*At the time of last rating on May 23, 2019 the following were the rating weaknesses.*

### Key Rating Weaknesses

The rating assigned to the Bank Facilities, Non-Convertible Debentures and Fixed Deposits of D. S. Kulkarni Developers Limited (DSKDL) factors in continued delays in servicing its obligations on account of stretched liquidity position.

**Analytical approach:** Standalone

### Applicable Criteria

[Policy in respect of Non-cooperation by issuer](#)

[Criteria on assigning 'outlook' and 'credit watch'](#)

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

[Financial ratios – Non-Financial Sector](#)

### About the Company

D. S. Kulkarni Developers Limited (DSKDL) was incorporated in 1991 by Mr. D S Kulkarni. The equity shares of the company are listed on stock exchanges. DSKDL is the flagship company of the diversified DSK Group, formed for the purpose of real

<sup>1</sup>Complete definitions of the ratings assigned are available at [www.careratings.com](http://www.careratings.com) and in other CARE publications

\*Issuer did not cooperate; Based on best available information

estate development, initially commencing from Pune. Between 1991–2015, the company developed 212 lakh square feet (lsf) (largest in Pune) of real estate projects (predominantly residential properties). Currently, there are ongoing litigations in the name of company and promoters.

Brief Financials (Rs. crore)	FY16 (A)	FY17 (UA)
Total operating income	175.01	115.12
PBILDT	36.64	13.61
PAT	12.39	0.89
Overall gearing (times)	1.44	1.59
Interest coverage (times)	4.43	2.11

A: Audited; UA: Un-audited

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

**Any other information:** Not applicable

**Rating History for last three years:** Please refer Annexure-2

#### Annexure-1: Details of Instruments/Facilities

Name of the Instrument	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. crore)	Rating assigned along with Rating Outlook
Fund-based - LT-Cash Credit	-	-	-	20.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
Fund-based - LT-Term Loan	-	-	-	445.79	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
Fund-based - LT-Working Capital Limits	-	-	-	50.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
Fund-based/Non-fund-based-Long Term	-	-	-	200.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
Debentures-Non Convertible Debentures	September 06, 2014	Option I (INE891A07011): 12.50%	06/09/2017	111.59	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information
		Option II (INE891A07037): NA	06/03/2020		
		Option III (INE891A07045): 12.65%	Staggered redemption schedule with last maturity date: 06/09/2020		
		Option IV (INE891A07029): 12.75%	06/09/2021		
Fixed Deposit	-	-	-	33.86	CARE D (FD); ISSUER NOT COOPERATING* Issuer not cooperating; Based on best available information

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## Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
1.	Fund-based - LT-Cash Credit	LT	20.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Revised from CARE D; ISSUER NOT COOPERATING* on the basis of best available information	-	1)CARE D; ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D (04-Apr-17)
2.	Fund-based - LT-Term Loan	LT	445.79	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Revised from CARE D; ISSUER NOT COOPERATING* on the basis of best available information	-	1)CARE D; ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D (04-Apr-17)
3.	Fixed Deposit	LT	33.86	CARE D (FD); ISSUER NOT COOPERATING* Issuer not cooperating; Revised from CARE D (FD); ISSUER NOT COOPERATING* on the basis of best available information	-	1)CARE D (FD); ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D (FD); ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D (FD) (30-Jun-17) 3)CARE C (FD); Negative (04-Apr-17)
4.	Debentures-Non Convertible Debentures	LT	111.59	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Revised from CARE D; ISSUER NOT COOPERATING* on the basis of best available information	-	1)CARE D; ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D (30-Jun-17) 3)CARE C; Negative (04-Apr-17)
5.	Fund-based - LT-Working Capital Limits	LT	50.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating;	-	1)CARE D; ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018
				Revised from CARE D; ISSUER NOT COOPERATING* on the basis of best available information				(04-Apr-17)
6.	Fund-based/Non-fund-based-Long Term	LT	200.00	CARE D; ISSUER NOT COOPERATING* Issuer not cooperating; Revised from CARE D; ISSUER NOT COOPERATING* on the basis of best available information	-	1)CARE D; ISSUER NOT COOPERATING* (23-May-19)	-	1)CARE D; ISSUER NOT COOPERATING* (26-Feb-18) 2)CARE D (04-Apr-17)

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

**Note on complexity levels of the rated instrument:** CARE has classified instruments rated by it on the basis of complexity. This classification is available at [www.careratings.com](http://www.careratings.com). Investors/market intermediaries/regulators or others are welcome to write to [care@careratings.com](mailto:care@careratings.com) for any clarifications.

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### About CARE Ratings:

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### Disclaimer

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