

Ratings

CRISIL Ratings Limited (A subsidiary of CRISIL Limited)



Rating Rationale

August 25, 2021 | Mumbai

DLF Limited

Ratings upgraded to 'CRISIL AA-/Stable/CRISIL A1+'

Rating Action

Total Bank Loan Facilities Rated	Rs.3183 Crore
Long Term Rating	CRISIL AA-/Stable (Upgraded from 'CRISIL A+/Stable')
Short Term Rating	CRISIL A1+ (Upgraded from 'CRISIL A1')

1 crore = 10 million

Refer to Annexure for Details of Instruments & Bank Facilities

Detailed Rationale

CRISIL Ratings has upgraded its ratings on the bank facilities of DLF Ltd (DLF) to '**CRISIL AA-/Stable/CRISIL A1+**' from '**CRISIL A+/Stable/CRISIL A1**'.

The upgrade is driven by CRISIL Rating's expectation of an improvement in DLF's credit profile driven by increase in the sales velocity, focus on short-cycle projects leading to lower capital expenditure (capex)/debt requirement and ongoing debt reduction. Sales in fiscal 2021 were Rs 3,084 crore, the highest in the past five fiscals, despite the first quarter being severely impacted by the Covid-19 pandemic. For the past four quarters, sales improved significantly to an average of around Rs 1,000 crore (average of Rs 500 crore in previous four quarters), driven by new launches, liquidation of existing inventory and realisation of past receivables. This along with an evolving business model where DLF would continue to pursue short-cycle residential and commercial projects should help sustain this sales momentum. DLF, on a standalone basis, would continue to focus on value and premium housing (independent floors) and commercial projects in the near term which are short gestation projects. The company has launched multiple such projects in the Gurugram market that have been well received and an aggregate of 15-20 million square feet (msf) is planned across Gurugram, Chennai and tricity (Chandigarh, Panchkula and Mohali). A few commercial projects in a similar build-and-sell model would also be pursued. Liquidation of finished inventory of about Rs 5,200 crore along with receipt of pending receivables of around Rs 3,300 crore from sales already done, will further provide stability to cash flow and maintain debt at reduced levels. DLF's cash flow would also continue to be supported by the dividend income received from DLF Cyber City Developers Ltd (DCCDL; joint venture [JV] of DLF with GIC; DLF has two-third stake in DCCDL), the rental arm of the group.

Furthermore, financial risk profile has improved significantly as the net debt at Rs 4,745 crore as on June 30, 2021, reduced faster than expected from Rs 5,267 crore as on March 31, 2020. The upcoming new projects are self-sustaining since the initial sales are expected to adequately cover the construction expenses. Therefore, no fresh debt will be contracted for new projects and net debt may further reduce with continued sales momentum. Liquidity also remains robust at Rs 1,288 crore as on June 30, 2021, along with a huge paid-up land bank of over 187 msf at low cost and healthy financial flexibility. Moreover, the financial flexibility is aided by the investment in DCCDL, which owns one of the largest commercial real estate leasing portfolios in the country. The pace of sales and realisations and contraction of incremental debt would remain key monitorables.

The ratings continue to reflect strong business risk profile, improving financial risk profile, and healthy financial flexibility. These strengths are partially offset by susceptibility to risks and cyclicity inherent in the real estate sector along with large contingent liabilities and pending litigation.

Analytical Approach

CRISIL Ratings has combined the business and financial risk profiles of DLF and its subsidiaries, and associates, because of their strong operational and financial linkages. Further, CRISIL Ratings continues to moderately consolidate DCCDL to the extent of economic incentive it draws. With the settlement of assets and inter-party payables between the two entities in fiscal 2020, the debt and cash flow of DCCDL remain ring-fenced. Both the entities have an independent management, with no cross guarantees/securities provided by either (except for few specific assets, where underlying land is with DLF); GIC has some affirmative rights for decisions taken at DCCDL. CRISIL Ratings continues to factor in the dividend that DLF would receive from DCCDL due to its shareholding in DCCDL.

Please refer Annexure - List of entities consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers & Detailed Description

Strengths

Strong market position, aided by large, low-cost land bank, and economies of scale

DLF has an established track record in the domestic real estate sector across segments and regions. It is a well-recognised brand, with the most extensive track record among private developers. The large, low-cost, land bank, with a development potential of 187 msf (out of which about 35 msf is identified for development) in prime locations, underpins the strong market position, supports profitability and lends a significant competitive advantage over other real estate developers.

Healthy financial risk profile and financial flexibility

In the development business of DLF, post the transaction with GIC and consequent fund infusion by the promoters, settlement of payables with DCCDL and liquidation of finished inventory, external gross debt has reduced to about Rs 6,000 crore as on June 30, 2021, from Rs 15,500 crore as on December 27, 2017. Majority of the outstanding debt is in the form of working capital/short term or lease rental discounting (LRD). Further, gradual sales of the finished inventory will continue to support cash flow over the medium term. Rental portfolio of 2.1 msf would continue to contribute approx. Rs 250 crore income annually. DLF also has certain projects under development in JV companies, debt for which is not consolidated. While these projects are expected to be incrementally funded out of their collections and sanctioned debt limits, no incremental support from DLF is expected in the near term. Further, management has plans to launch some of the projects in JVs in fiscal 2022.

Financial flexibility is also driven by annual dividend expected from DCCDL. It is supported by a track record of raising funds from national and international investors, banks, and financial institutions, and from the portfolio of leased assets and large land bank. Rental income of DLF, including DCCDL, was Rs 3,258 crore in fiscal 2021 against Rs 3,346 crore in fiscal 2020 and Rs 2,855 crore in fiscal 2018 and Rs 1,550 crore in fiscal 2012. With occupancy of about 89%, the company will continue to generate stable cash flow from these rental assets. Besides, it has annuity income in the form of facilities management and utilities. Outstanding net debt of about Rs 19,072 crore in DCCDL as on June 30, 2021, is primarily LRD in nature, backed by stable rentals, leading to strong debt service coverage ratios. Sustenance of reduced debt and pickup in sales over the medium term will be key rating sensitivity factors.

Weaknesses

Exposure to inherent risks and cyclicity in the real estate industry

Cyclicity in the real estate segment causes fluctuation in cash inflow. As against this, cash outflow towards projects and debt obligation are relatively fixed, resulting in substantial cash flow mismatch. The residential segment has been constrained by weak demand, and bearish consumer sentiment over the past few years. Additionally, the liquidity crisis faced by non-banking financial companies/housing finance companies, led to higher leverage and refinancing needs. The pandemic may cause further disruption and adversely impact cash flows of real estate developers. Pick-up in business environment will be key to increased sales booking of the finished inventory over the medium term. Any decline in pace of sales in the inventory of about Rs 5,200 crore could lower collections and expose DLF to refinancing risk. Further, occupancy levels and rental rates remain susceptible to economic downturns, which could constrain the tenant's business risk profile and rental collections.

Large contingent liabilities and pending litigations

The group has significant contingent liabilities because of matters related to income tax and service tax along with indemnities provided to DCCDL and penalty imposed by the Competition Commission of India in 2011 (for which DLF has already deposited Rs. 630 Cr with Supreme Court towards CCI penalty). As on March 31, 2021, there were income tax demands of ~Rs 6,500 crore, other statutory dues of Rs 650 crore and legal cases of Rs 1,286 crore along with guarantees issues by the company aggregating to Rs 1,020 crore. Most of the matters are longstanding and have shown limited progress and some amounts have been deposited pending resolution. While there has been no crystallisation of liabilities, the matters will be resolved in due course and nonetheless would remain closely monitored.

Liquidity: Strong

In the development business under DLF, liquidity is supported by cash and bank balance of around Rs 1,288 crore as on June 30, 2021. Utilisation of bank lines (available sanctioned limit of Rs 2,373 crore) averaged 92% during the 12 months ended June 30, 2021. Financial flexibility is supported by a track record of raising funds from national and international investors, banks, and financial institutions, and from a portfolio of leased assets and a large land bank. Cash accrual, cash and cash equivalent, and unutilised bank lines should be sufficient to meet debt obligation as well as incremental capex and working capital requirements. For the rental business under DCCDL, cash accrual is healthy, backed by steady rental portfolio along with amortised repayment structure of the debt. CRISIL Ratings continues to factor the annual dividend that DLF will receive from DCCDL to further cushion liquidity.

Outlook: Stable

DLF will continue to benefit from its strong market position and is likely to generate healthy cash flow through liquidation of existing inventory in the absence of any large, debt-funded capex and pursuit of short-cycle projects.

Rating Sensitivity Factors

Upward factors

- Substantial and sustained increase in cash flow, driven by higher sales in residential projects along with healthy liquidation of inventory, in the absence of any large, debt-funded capex

- Sustained focus on short-cycle projects, thus limiting project execution and funding risks
- Better operating performance, leading to significant and sustained deleveraging, and strengthening of financial risk profile with debt to total assets sustaining under 10-12% and lower refinancing requirements

Downward factors

- Sharp decline in operating cash flow, triggered by slackened saleability of existing and proposed projects, or delays in project execution
- Weakening of financial risk profile driven by lower cash flows or higher capex leading to net debt exceeding Rs 4,000-5,000 crore

About the Company

DLF is one of the oldest and largest real estate companies in India. It has a diverse asset portfolio across the real estate segment and is further expanding its presence across the country. The company has experience in developing real estate projects across business and customer segments.

Key Financial Indicators - DLF (Consolidated*)

As on/for the period ended March 31	Unit	2021	2020
Revenue	Rs crore	5414	6083
Profit After Tax (PAT)	Rs crore	1083	-583^
PAT Margin	%	20.0	-8.4
Adjusted debt/adjusted networkth	Times	0.19	0.24
Interest coverage	Times	2.83	1.92

*The financials are as per company reported financials for DLF consolidated and includes gains from DCCDL as per JV accounting.

^DLF has recognised a deferred tax asset reversal of Rs 1,916 crore during the fiscal on account of opting a change in tax regime

Any other information: Not applicable

Note on complexity levels of the rated instrument:

CRISIL Ratings' complexity levels are assigned to various types of financial instruments. The CRISIL Ratings' complexity levels are available on www.crisil.com/complexity-levels. Users are advised to refer to the CRISIL Ratings' complexity levels for instruments that they consider for investment. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name of instrument	Date of allotment	Coupon rate (%)	Maturity date	Issue size (Rs.Cr)	Complexity level	Rating assigned with outlook
NA	Term loan	NA	NA	Jul-2021	876	NA	CRISIL AA-/Stable
NA	Overdraft facility	NA	NA	NA	328	NA	CRISIL AA-/Stable
NA	Short-term loan	NA	NA	NA	837	NA	CRISIL A1+
NA	Bank guarantee	NA	NA	NA	600	NA	CRISIL A1+
NA	Letter of credit	NA	NA	NA	542	NA	CRISIL A1+

Annexure - List of Entities Consolidated

	Names of entities consolidated	Extent of consolidation	Rationale for consolidation
	Subsidiaries and partnership firms		
1.	Aaralyn Builders & Developers Private Limited	Full	Strong operational and financial linkages
2.	Abheek Real Estate Private Limited	Full	Strong operational and financial linkages
3.	Abhigyan Builders & Developers Private Limited	Full	Strong operational and financial linkages
4.	Abhiraj Real Estate Private Limited	Full	Strong operational and financial linkages
5.	Abjayoni Estates Developers Private Limited	Full	Strong operational and financial linkages
6.	Adeline Builders & Developers Private Limited	Full	Strong operational and financial linkages
7.	Adsila Builders & Developers Private Limited	Full	Strong operational and financial linkages
8.	Afaaf Builders & Developers Private	Full	Strong operational and financial linkages

	Limited		
9.	Akina Builders & Developers Private Limited	Full	Strong operational and financial linkages
10.	Alana Builders & Developers Private Limited	Full	Strong operational and financial linkages
11.	Alfonso Builders & Developers Private Limited	Full	Strong operational and financial linkages
12.	Americus Real Estate Private Limited	Full	Strong operational and financial linkages
13.	Amishi Builders & Developers Private Limited	Full	Strong operational and financial linkages
14.	Ananti Builders & Construction Private Limited	Full	Strong operational and financial linkages
15.	Angelina Real Estates Private Limited	Full	Strong operational and financial linkages
16.	Anuroop Builders & Developers Private Limited	Full	Strong operational and financial linkages
17.	Ariadne Builders & Developers Private Limited	Full	Strong operational and financial linkages
18.	Arlie Builders & Developers Private Limited	Full	Strong operational and financial linkages
19.	Armand Builders & Constructions Private Limited	Full	Strong operational and financial linkages
20.	Arva Builders & Developers Private Limited	Full	Strong operational and financial linkages
21.	Atherol Builders & Developers Private Limited	Full	Strong operational and financial linkages
22.	Balint Real Estates Private Limited	Full	Strong operational and financial linkages
23.	Bellanca Builders & Developers Private Limited	Full	Strong operational and financial linkages
24.	Benedict Estates Developers Private Limited	Full	Strong operational and financial linkages
25.	Beyla Builders & Developers Private Limited	Full	Strong operational and financial linkages
26.	Bhamini Real Estate Developers Private Limited	Full	Strong operational and financial linkages
27.	Blanca Builders & Developers Private Limited	Full	Strong operational and financial linkages
28.	Breeze Constructions Private Limited	Full	Strong operational and financial linkages
29.	Cadence Builders & Constructions Private Limited	Full	Strong operational and financial linkages
30.	Cadence Real Estates Private Limited	Full	Strong operational and financial linkages
31.	Camden Builders & Developers Private Limited	Full	Strong operational and financial linkages
32.	Chakradharee Estates Developers Private Limited	Full	Strong operational and financial linkages
33.	Chamundeswari Builders Private Limited	Full	Strong operational and financial linkages
34.	Chandrajyoti Estate Developers Private Limited	Full	Strong operational and financial linkages
35.	Charon Elevators Private Limited	Full	Strong operational and financial linkages
36.	Chrysilla Builders & Developers Private Limited	Full	Strong operational and financial linkages
37.	Cirila Builders And Constructions Private Limited	Full	Strong operational and financial linkages
38.	Dae Real Estates Private Limited	Full	Strong operational and financial linkages
39.	Daffodil Hotels Private Limited	Full	Strong operational and financial linkages
40.	Dalmia Promoters & Developers Private Limited	Full	Strong operational and financial linkages
41.	Damalis Builders & Developers Private Limited	Full	Strong operational and financial linkages
42.	Delanco Home and Resorts Private Limited	Full	Strong operational and financial linkages
43.	Delanco Realtors Private Limited	Full	Strong operational and financial linkages
44.	Deltaland Buildcon Private Limited	Full	Strong operational and financial linkages
45.	Demarco Developers and Constructions Private Limited	Full	Strong operational and financial linkages
46.	DLF Aspinwal Hotels Private Limited	Full	Strong operational and financial linkages

47.	DLF Builders and Developers Private Limited	Full	Strong operational and financial linkages
48.	DLF Cochin Hotels Private Limited	Full	Strong operational and financial linkages
49.	DLF Commercial Developers Limited	Full	Strong operational and financial linkages
50.	DLF Emporio Restaurants Limited	Full	Strong operational and financial linkages
51.	DLF IT Offices Chennai Private Limited	Full	Strong operational and financial linkages
52.	DLF Estate Developers Limited	Full	Strong operational and financial linkages
53.	DLF Garden City Indore Private Limited	Full	Strong operational and financial linkages
54.	DLF Gayatri Home Developers Private Limited	Full	Strong operational and financial linkages
55.	DLF Golf Resorts Limited	Full	Strong operational and financial linkages
56.	DLF Home Developers Limited	Full	Strong operational and financial linkages
57.	DLF Homes Goa Private Limited	Full	Strong operational and financial linkages
58.	DLF Homes Panchkula Private Limited	Full	Strong operational and financial linkages
59.	DLF Homes Services Private Limited	Full	Strong operational and financial linkages
60.	DLF Info City Chennai Limited	Full	Strong operational and financial linkages
61.	DLF Info City Hyderabad Limited	Full	Strong operational and financial linkages
62.	DLF Info Park (Pune) Limited	Full	Strong operational and financial linkages
63.	DLF Info Park Developers (Chennai) Limited	Full	Strong operational and financial linkages
64.	DLF Lands India Private Limited	Full	Strong operational and financial linkages
65.	DLF Luxury Homes Limited	Full	Strong operational and financial linkages
66.	DLF Phase-IV Commercial Developers Limited	Full	Strong operational and financial linkages
67.	DLF Projects Limited	Full	Strong operational and financial linkages
68.	DLF Property Developers Limited [merged with DLF Luxury Homes Limited]	Full	Strong operational and financial linkages
69.	DLF Real Estate Builders Limited	Full	Strong operational and financial linkages
70.	DLF Recreational Foundation Limited	Full	Strong operational and financial linkages
71.	DLF Residential Builders Limited	Full	Strong operational and financial linkages
72.	DLF Residential Developers Limited	Full	Strong operational and financial linkages
73.	DLF Residential Partners Limited	Full	Strong operational and financial linkages
74.	DLF Southern Towns Private Limited	Full	Strong operational and financial linkages
75.	DLF Universal Limited	Full	Strong operational and financial linkages
76.	DLF Utilities Limited	Full	Strong operational and financial linkages
77.	Dome Builders & Developers Private Limited	Full	Strong operational and financial linkages
78.	Domus Real Estate Private Limited	Full	Strong operational and financial linkages
79.	Eastern India Powertech Limited	Full	Strong operational and financial linkages
80.	Edward Keventer (Successors) Private Limited	Full	Strong operational and financial linkages
81.	Elvira Builders & Constructions Private Limited	Full	Strong operational and financial linkages
82.	Fabrizio Real Estates Private Limited	Full	Strong operational and financial linkages
83.	Faye Builders & Constructions Private Limited	Full	Strong operational and financial linkages
84.	Galleria Property Management Services Private Limited	Full	Strong operational and financial linkages
85.	Garv Developers Private Limited	Full	Strong operational and financial linkages
86.	Garv Promoters Private Limited	Full	Strong operational and financial linkages
87.	Garv Realtors Private Limited	Full	Strong operational and financial linkages
88.	Genisys Property Builders & Developers Private Limited [merged with DLF Luxury Homes Limited]	Full	Strong operational and financial linkages
89.	Ghaliya Builders & Developers Private Limited [merged with DLF Luxury Homes Limited]	Full	Strong operational and financial linkages
90.	Grism Builders & Developers Private Limited	Full	Strong operational and financial linkages

91.	Hansel Builders & Developers Private Limited	Full	Strong operational and financial linkages
92.	Havard Builders & Developers Private Limited	Full	Strong operational and financial linkages
93.	Hemadri Real Estate Developers Private Limited and [till 18 August 2020]	Full	Strong operational and financial linkages
94.	Hoshi Builders & Developers Private Limited	Full	Strong operational and financial linkages
95.	Isabel Builders & Developers Private Limited	Full	Strong operational and financial linkages
96.	Jayanti Real Estate Developers Private Limited	Full	Strong operational and financial linkages
97.	Kambod Real Estates Private Limited	Full	Strong operational and financial linkages
98.	Karena Estates Developers Private Limited	Full	Strong operational and financial linkages
99.	Karida Real Estates Private Limited	Full	Strong operational and financial linkages
100.	Kokolath Builders & Developers Private Limited	Full	Strong operational and financial linkages
101.	Kolkata International Convention Centre Limited	Full	Strong operational and financial linkages
102.	Lada Estates Private Limited	Full	Strong operational and financial linkages
103.	Latona Builders & Constructions Private Limited	Full	Strong operational and financial linkages
104.	Laxmibanta Estates Developers Private Limited	Full	Strong operational and financial linkages
105.	Lear Builders & Developers Private Limited	Full	Strong operational and financial linkages
106.	Lempo Buildwell Private Limited	Full	Strong operational and financial linkages
107.	Liber Buildwell Private Limited	Full	Strong operational and financial linkages
108.	Livana Builders & Developers Private Limited	Full	Strong operational and financial linkages
109.	Lizebeth Builders & Developers Private Limited	Full	Strong operational and financial linkages
110.	Lodhi Property Company Limited	Full	Strong operational and financial linkages
111.	Luvkush Builders Private Limited	Full	Strong operational and financial linkages
112.	Mariabella Builders & Developers Private Limited	Full	Strong operational and financial linkages
113.	Melosa Builders & Developers Private Limited	Full	Strong operational and financial linkages
114.	Mens Buildcon Private Limited	Full	Strong operational and financial linkages
115.	Milda Buildwell Private Limited	Full	Strong operational and financial linkages
116.	Mohak Real Estate Private Limited	Full	Strong operational and financial linkages
117.	Mufallah Builders & Developers Private Limited	Full	Strong operational and financial linkages
118.	Mujaddid Builders & Developers Private Limited	Full	Strong operational and financial linkages
119.	Nadish Real Estate Private Limited	Full	Strong operational and financial linkages
120.	Naja Builders & Developers Private Limited	Full	Strong operational and financial linkages
121.	Naja Estates Developers Private Limited	Full	Strong operational and financial linkages
122.	Nambi Buildwell Limited (formerly known as Nambi Buildwell Private Limited)	Full	Strong operational and financial linkages
123.	Narooma Builders & Developers Private Limited	Full	Strong operational and financial linkages
124.	Nayef Estates Private Limited [merged with Afaaf Builders & Developers Private Limited]	Full	Strong operational and financial linkages
125.	Nellis Builders & Developers Private Limited	Full	Strong operational and financial linkages
126.	Nilima Real Estate Developers Private Limited	Full	Strong operational and financial linkages
127.	Niobe Builders & Developers Private Limited	Full	Strong operational and financial linkages
128.	Nudhar Builders & Developers Private	Full	Strong operational and financial linkages

	Limited		
129.	Ophira Builders & Developers Private Limited	Full	Strong operational and financial linkages
130.	Oriel Real Estates Private Limited	Full	Strong operational and financial linkages
131.	Paliwal Developers Limited	Full	Strong operational and financial linkages
132.	Paliwal Real Estate Limited	Full	Strong operational and financial linkages
133.	Pariksha Builders & Developers Private Limited	Full	Strong operational and financial linkages
134.	Peace Buildcon Private Limited	Full	Strong operational and financial linkages
135.	Phoena Builders & Developers Private Limited	Full	Strong operational and financial linkages
136.	Pyrite Builders & Constructions Private Limited	Full	Strong operational and financial linkages
137.	Qabil Builders & Constructions Private Limited	Full	Strong operational and financial linkages
138.	Qabil Builders & Developers Private Limited	Full	Strong operational and financial linkages
139.	Rachelle Builders & Constructions Private Limited	Full	Strong operational and financial linkages
140.	Raeks Estates Developers Private Limited	Full	Strong operational and financial linkages
141.	Rajika Estate Developers Private Limited	Full	Strong operational and financial linkages
142.	Rinji Estates Developers Private Limited	Full	Strong operational and financial linkages
143.	Riveria Commercial Developers Limited	Full	Strong operational and financial linkages
144.	Rochelle Builders & Constructions Private Limited	Full	Strong operational and financial linkages
145.	Rosalind Builders & Constructions Private Limited	Full	Strong operational and financial linkages
146.	Royalton Builders & Developers Private Limited	Full	Strong operational and financial linkages
147.	Sagardutt Builders & Developers Private Limited	Full	Strong operational and financial linkages
148.	Saket Holidays Resorts Private Limited	Full	Strong operational and financial linkages
149.	Seamless Constructions Private Limited	Full	Strong operational and financial linkages
150.	Shikhi Estates Private Limited	Full	Strong operational and financial linkages
151.	Shivaji Marg Maintenance Services Limited	Full	Strong operational and financial linkages
152.	Skyrise Home Developers Private Limited	Full	Strong operational and financial linkages
153.	Talvi Builders & Developers Private Limited	Full	Strong operational and financial linkages
154.	Tiberias Developers Limited	Full	Strong operational and financial linkages
155.	Uncial Builders & Constructions Private Limited	Full	Strong operational and financial linkages
156.	Unicorn Real Estate Developers Private Limited	Full	Strong operational and financial linkages
157.	Urvasi Infratech Private Limited	Full	Strong operational and financial linkages
158.	Vamil Builders & Developers Private Limited	Full	Strong operational and financial linkages
159.	Verano Builders & Developers Private Limited	Full	Strong operational and financial linkages
160.	Vibodh Developers Private Limited	Full	Strong operational and financial linkages
161.	Vismay Builders & Developers Private Limited	Full	Strong operational and financial linkages
162.	Vkarma Capital Investment Management Company Private Limited	Full	Strong operational and financial linkages
163.	Vkarma Capital Trustee Company Private Limited	Full	Strong operational and financial linkages
164.	Webcity Builders & Developers Private Limited	Full	Strong operational and financial linkages
165.	Zanobi Builders & Constructions Private Limited	Full	Strong operational and financial linkages
166.	Zima Builders & Developers Private Limited	Full	Strong operational and financial linkages
(ii)	Partnership Firms (Accounted for as		

	Subsidiaries)		
1.	DLF Commercial Projects Corporation	Equity Method	Proportionate consolidation
2.	DLF Gayatri Developers	Equity Method	Proportionate consolidation
3.	DLF Green Valley	Equity Method	Proportionate consolidation
4.	DLF Office Developers	Equity Method	Proportionate consolidation
5.	Rational Builders and Developers	Equity Method	Proportionate consolidation
(iii)	Joint Ventures (JV) and Joint Operations (JO)/ Associates		
	Joint ventures		
1.	DLF Gayatri Home Developers Private Limited	Equity Method	Proportionate consolidation
2.	DLF Midtown Private Limited	Equity Method	Proportionate consolidation
3.	DLF SBPL Developers Private Limited	Equity Method	Proportionate consolidation
4.	DLF Urban Private Limited	Equity Method	Proportionate consolidation
5.	Fairleaf Real Estate Private Limited (formerly YG Realty Private Limited)	Equity Method	Proportionate consolidation
6. 6.1	DESIGNPLUS GROUP Comprising investment in Designplus Associates Services Private Limited (JV) along with its following subsidiary: Spazzio Projects and Interiors Private Limited	Equity Method	Proportionate consolidation
7.	DLF Homes Panchkula Private Limited [till 24 September 2019]	Equity Method	Proportionate consolidation
8.	Joyous Housing Limited	Equity Method	Proportionate consolidation
9.	Arizona Globalservices Private Limited	Equity Method	Proportionate consolidation
10.	Aadarshini Real Estate Developers Private Limited	Equity Method	Proportionate consolidation
11.	Banjara Hills Hyderabad Complex	Equity Method	Proportionate consolidation
12.	GSG DRDL Consortium	Equity Method	Proportionate consolidation
13.	DCCDL GROUP Comprising investment in DLF Cyber City Developers Limited along with its following subsidiaries and joint venture	Equity Method	Proportionate consolidation
(i)	DLF Assets Limited	Equity Method	Proportionate consolidation
(ii)	DLF City Centre Limited	Equity Method	Proportionate consolidation
(iii)	DLF Emporio Limited	Equity Method	Proportionate consolidation
(iv)	DLF Info City Chennai Limited	Equity Method	Proportionate consolidation
(v)	DLF Info City Developers (Chandigarh) Limited	Equity Method	Proportionate consolidation
(vi)	DLF Info City Developers (Kolkata) Limited	Equity Method	Proportionate consolidation
(vii)	DLF Info Park Developers (Chennai) Limited	Equity Method	Proportionate consolidation
(viii)	DLF Lands India Private Limited	Equity Method	Proportionate consolidation
(ix)	DLF Power & Services Limited	Equity Method	Proportionate consolidation
(x)	DLF Promenade Limited	Equity Method	Proportionate consolidation
(xi)	Fairleaf Real Estate Private Limited (formerly YG Realty Private Limited)	Equity Method	Proportionate consolidation
(xii)	Nambi Buildwell Limited [formerly known as Nambi Buildwell Private Limited]	Equity Method	Proportionate consolidation
(xiii)	Paliwal Real Estate Limited	Equity Method	Proportionate consolidation
(xiv)	Richmond Park Property Management Services Limited	Equity Method	Proportionate consolidation

Annexure - Rating History for last 3 Years

Instrument	Current			2021 (History)		2020		2019		2018		Start of 2018
	Type	Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating
Fund Based Facilities	ST/LT	2041.0	CRISIL A1+ /		--	30-07-20	CRISIL A+/Stable	30-01-19	CRISIL A+/Stable	18-01-18	CRISIL A+/Stable	CRISIL A/Watch Developing

			CRISIL AA-/Stable			/ CRISIL A1		/ CRISIL A1		/ CRISIL A1	/ CRISIL A2+/Watch Developing
			--	--	06-03-20	CRISIL A+/Stable / CRISIL A1		--		--	--
			--	--	30-01-20	CRISIL A+/Stable / CRISIL A1		--		--	--
Non-Fund Based Facilities	ST	1142.0	CRISIL A1+	--	30-07-20	CRISIL A1	30-01-19	CRISIL A1	18-01-18	CRISIL A1	CRISIL A2+/Watch Developing
			--	--	06-03-20	CRISIL A1		--		--	--
			--	--	30-01-20	CRISIL A1		--		--	--
Non Convertible Debentures	LT		--	--	06-03-20	Withdrawn	30-01-19	CRISIL A+/Stable	18-01-18	CRISIL A+/Stable	CRISIL A/Watch Developing
			--	--	30-01-20	CRISIL A+/Stable		--		--	--
Short Term Debt	ST		--	--	06-03-20	Withdrawn	30-01-19	CRISIL A1	18-01-18	CRISIL A1	CRISIL A2+/Watch Developing
			--	--	30-01-20	CRISIL A1		--		--	--

All amounts are in Rs.Cr.

Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Rating
Bank Guarantee	100	CRISIL A1+
Bank Guarantee	300	CRISIL A1+
Bank Guarantee	100	CRISIL A1+
Bank Guarantee	100	CRISIL A1+
Letter of Credit	100	CRISIL A1+
Letter of Credit	100	CRISIL A1+
Letter of Credit	50	CRISIL A1+
Letter of Credit	292	CRISIL A1+
Overdraft Facility	100	CRISIL AA-/Stable
Overdraft Facility	50	CRISIL AA-/Stable
Overdraft Facility	5	CRISIL AA-/Stable
Overdraft Facility	75	CRISIL AA-/Stable
Overdraft Facility	90	CRISIL AA-/Stable

Criteria Details

Links to related criteria
CRISILs Approach to Financial Ratios
CRISILs Bank Loan Ratings - process, scale and default recognition
CRISILs Rating criteria for Real Estate Developers
CRISILs Criteria for rating short term debt
CRISILs Criteria for Consolidation

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