

August 23, 2022 ^(Revised)

DLF Limited: Ratings reaffirmed and outlook revised to Positive from Stable

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Non-convertible debentures	1000.0	1000.0	[ICRA] AA-; reaffirmed and outlook revised to 'Positive' from 'Stable'
Commercial paper	1000.0	1000.0	[ICRA] A1+; reaffirmed
Fund-based - Term loan	1,790.0	1,454.52	[ICRA] AA-; reaffirmed and outlook revised to 'Positive' from 'Stable'
Fund-based - Working capital facilities	2,078.0	2,431.0	[ICRA] AA-; reaffirmed and outlook revised to 'Positive' from 'Stable'
Non-fund based - Working capital facilities/Bank guarantee	850.0	832.0	[ICRA] AA-; reaffirmed and outlook revised to 'Positive' from 'Stable'
Total	6,718.0	6,717.52	

*Instrument details are provided in Annexure I

Rationale

The reaffirmation of the ratings reflects DLF Limited's (DLF) robust sales and collections in FY2022 and Q1 FY2023, which enabled significant reduction in the net debt. The company recorded net sales of Rs. 5,321 crore and collections from customers worth Rs. 4,529 crore in FY2022, registering a year-on-year (YoY) growth of 73% and 96%, respectively, and its net debt level reduced to Rs. 2,259 crore as of June 2022 from Rs. 4,885 crore as of March 2021. Backed by improving sales and lower debt, the cash flow adequacy flow adequacy ratio¹ improved to 149% in June 2022 from 57% in March 2021. The company's gross debt/fund flow from operations (FFO) reduced to 1.2 times in FY2022 from 4.8 times in FY2021. The Positive outlook reflects ICRA's expectation that the planned launches in FY2023 in new geographies and diverse segments will further strengthen and diversify the company's cash flows. Further, the Gross Debt/FFO is estimated at 2.5 times in FY2023 factoring in funds deployment for proposed expansion across certain identified geographies.

The ratings derive comfort from DLF's strong market position and established brand, particularly in the National Capital Region (NCR) and its low cost and fully paid-up land bank, with well-located parcels across multiple cities and having diverse land usages, which provides strong visibility of launches with robust profitability. While reaffirming the ratings, ICRA has considered the healthy rebound in collections from DLF's hospitality segment and its leased out commercial properties² on the back of the waning impact of the pandemic and the resultant comfortable leverage metrics of the loans outstanding against the same.

DLF derives significant financial flexibility as well as dividend income from its investment in DLF Cyber City Developers Limited (DCCDL, rated [ICRA]AA (Stable)/A1+), which owns one of the largest commercial real estate leasing portfolios in the country. Further, execution risks for the ongoing projects remain limited with most of the ongoing projects at intermediate or advanced stages of completion. Nevertheless, DLF has certain under-development projects in joint venture (JV) companies³, which

¹ Cash flow adequacy ratio= Receivables from sold area/(pending cost plus net debt outstanding). Including LRD loans, the cash flow adequacy ratio stood at 104% as on June 30, 2022

² DLF Limited continues to own and manage certain leased out properties, which are separate from the ones under DLF Cyber City Developers Limited

³ DLF Urban Private Limited is a 50:50 JV between DLF Home Developers Limited (DHDL), a wholly-owned subsidiary of DLF Limited and Reco Greens Pte Limited (Reco), a wholly-owned subsidiary of GIC Realty (part of the Government of Singapore). DLF Midtown Private Limited being a 50:50 JV between DHDL, and Reco, a wholly-owned subsidiary of GIC Realty. Aadarshini Real Estate Developers Private Limited, with

expose the JVs to execution and marketing risks. While these projects are expected to be incrementally funded out of their collections from customers and sanctioned line of credit, support from DLF to the extent of its share of any shortfall in cash flows of the JVs has been considered in the ratings.

The company has a significant launch pipeline of 7.6 million square feet (msf) in FY2023 and 35 msf in the medium term, which exposes the Group to execution and marketing risks, though the new projects will offer diversification in terms of product ticket size and format. Further, high dependence on the NCR real estate market exposes the sales to any region-specific downturn in demand. While it plans to launch multiple projects in various cities outside NCR, the extent of scale up in these territories and their contribution to the consolidated sales mix will remain a key monitorable. Any significant discretionary outflows towards land or other capital expenditure and the impact of the same on its leverage and coverage metrics will remain a rating sensitivity. The real estate sector is marked by fluctuating demand trends and a highly fragmented market structure because of the presence of a large number of regional players. In addition, being a cyclical industry, the real estate sector is highly dependent on macro-economic factors, which in turn render the company's sales vulnerable to any downturn in demand.

ICRA notes that DLF has significant contingent liabilities, primarily on account of matters pertaining to taxes and penalty imposed by the Competition Commission of India (CCI). ICRA will continue to monitor the developments pertaining to these contingent liabilities and take rating action as and when more clarity emerges on the same.

Key rating drivers and their description

Credit strengths

Established market position – DLF has an established market position and a strong brand recall, particularly in NCR. The Group has presence in all real estate segments - residential, commercial and retail. It has presence across multiple major cities across the country, although the dependence on NCR currently remains high.

Availability of large low cost, well-located and diversified land bank – The Group has a low cost and fully paid-up land bank, with well-located parcels across multiple cities and having diverse land usages, which provides strong visibility of launches with robust profitability.

Healthy sales and collections led to significant improvement in leverage and coverage metrics – DLF registered robust sales and collections in FY2022 and Q1 FY2023, which resulted in significant reduction in net debt and improvement in the cash flow adequacy ratio. The company recorded net sales of Rs. 5,321 crore and sales collections of Rs. 4,529 crore in FY2022 (YoY growth of 73% and 96%, respectively) and its net debt level reduced to Rs. 2,259 crore as of June 2022 from Rs. 4,885 crore as on March 31, 2021, while the cash flow adequacy ratio improved to 149% in June 2022 from 57% in March 2021. Additionally, the improvement in cash flows coupled with lower net debt led to considerable improvement in the Gross Debt/FFO to 1.2 times in FY2022 from 4.8 times for FY2021. Further, the Gross Debt/FFO is estimated at 2.5 times in FY2023 factoring in funds deployment for proposed expansion across certain identified geographies.

Credit challenges

High dependence on NCR real estate market – DLF's dependence on the NCR real estate market remains elevated, which exposes the Group's sales to any region-specific downturn in demand. While it plans to launch multiple projects in various cities outside NCR, the extent of scale up in these territories and their contribution to the consolidated sales mix will remain a key monitorable.

the company being a 67:33 JV between DLF Home Developers Limited (DHDL), a wholly-owned subsidiary of DLF, and Green Horizon Trustee Limited, an affiliate of Hines India Limited (Hines).

Significant contingent liabilities and pending litigations – The Group has significant contingent liabilities, primarily on account of matters pertaining to taxes and penalty imposed by the CCI. ICRA will continue to monitor the developments pertaining to these contingent liabilities and take rating action as and when more clarity emerges on the same.

Cyclicality in real estate sector – The real estate sector is marked by a highly fragmented market structure because of the presence of a large number of regional players. In addition, being a cyclical industry, the real estate sector is highly dependent on macro-economic factors, which in turn render the company’s sales vulnerable to any downturn in demand.

Liquidity position: Strong

DLF’s liquidity position is strong. The cash and equivalents stood at Rs. 1,469 crore, with undrawn bank limits of Rs. 471 crore as on June 30, 2022. Further, the company has cash flow adequacy ratio of 149% and the pending receivables from the sold area worth Rs. 4,627 crore as on June 30, 2022, most of which is likely to be received over the near to medium term as the projects are complete or are in advanced stage of execution. ICRA expects the collections to remain adequate to meet its operational, working capital and debt servicing obligations in FY2023.

Rating sensitivities

Positive factors – Revenue diversification through improved contribution from projects in different segments and geographies, or continued momentum in sales and collections, in ongoing and upcoming projects, while maintaining healthy cash flow adequacy ratio, leverage and liquidity position may trigger a rating upgrade.

Negative factors – Pressure on new bookings and collections resulting in significant deterioration in the cash flow adequacy ratio, leverage or liquidity position, or any significant debt-funded land acquisition, which weakens the leverage or coverage metrics, or gross debt to FFO higher than 3.0 times, on a sustained basis, may trigger a rating downgrade.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Rating Methodology for Real Estate Entities Rating Approach – Lease Rental Discounting (LRD) Rating Approach - Consolidation
Parent/Group support	Not applicable
Consolidation/Standalone	Given the presence of strong operational, financial and managerial linkages, ICRA has taken a consolidated rating view for DLF Limited along with its subsidiaries, all engaged in real estate development business (hereinafter referred to as DLF or DLF Group). DCCDL is outside the consolidated view on account of the presence of a significant minority shareholder in DCCDL (GIC Group with a 33.33% stake). ICRA has applied limited consolidation for other JVs where there are active projects under development or debt availed to the extent of any support that may be required from DLF Limited.

About the company

DLF Limited is one of the largest domestic real estate developers with more than 70 years of track record in developing real estate. The company has developed more than 330 msf of area. It is credited for developing many well-known urban colonies in Delhi, including South Extension, Greater Kailash, Kailash Colony and Hauz Khas, as well as one of Asia’s largest private townships, DLF City, in Gurgaon, Haryana.

Key financial indicators

DLF consolidated	FY2021	FY2022
	Audited	Audited
Operating income (Rs. crore)	5,414	5,717
PAT (Rs. crore)	477	844
OPBDIT/OI (%)	26.2%	30.5%
PAT/ OI (%)	8.8%	14.8%
Total outside liabilities/Tangible net worth (times)	0.5	0.4
Total debt/OPBDIT (times)	4.7	1.1
Interest coverage (times)	1.7	2.8

PAT: Profit after Tax; OPBDIT: Operating Profit before Depreciation, Interest, Taxes and Amortisation

Source: company

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Current Rating (FY2023)				Chronology of Rating History for the Past 3 Years							
	Type	Amount Rated (Rs. crore)	Amount Outstanding as on Jun 30, 2022 (Rs. crore)	Date & Rating in	Date & Rating in FY2022		Date & Rating in FY2021		Date & Rating in FY2020			
				Aug 23, 2022	Nov 29, 2021	Aug 06, 2021	Mar 5, 2021	Jul 3, 2020	May 15, 2020	Jan 03, 2020	May 10, 2019	
1 Non-convertible debentures	Long Term	1,000.0	500	[ICRA]AA- (Positive)	[ICRA]AA- (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Positive)	[ICRA]A+ (Positive)
2 Commercial paper	Short Term	1,000.0	-	[ICRA]A1+	[ICRA]A1+	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1
3 Term loans	Long Term	1454.52	1454.52	[ICRA]AA- (Positive)	[ICRA]AA- (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Positive)
4 Non-fund based limits	Long Term	832	-	[ICRA]AA- (Positive)	[ICRA]AA- (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Positive)
5 Fund-based limits	Long Term	2,431	-	[ICRA]AA- (Positive)	[ICRA]AA- (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Positive)

Complexity level of the rated instrument

Instrument	Complexity Indicator
Non-convertible debentures	Very Simple
Commercial paper	Very Simple
Fund based - Term loan	Simple
Fund based - Working capital facilities	Simple
Non-fund based - Working capital facilities/Bank guarantee	Very Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial,

business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan 1	11-Jul-17	-	11-Jul-26	115.54	[ICRA]AA- (Positive)
NA	Term loan 2	11-Sep-19	-	11-Jul-26	36.01	[ICRA]AA- (Positive)
NA	Term loan 3	29-Nov-18	-	15-Nov-27	160.64	[ICRA]AA- (Positive)
NA	Term loan 4	26-Mar-20	-	15-Nov-27	93.1	[ICRA]AA- (Positive)
NA	Term loan 5	27-Sep-19	-	26-Sep-31	65.17	[ICRA]AA- (Positive)
NA	Term loan 6	07-Sep-20	-	31-Aug-29	348.89	[ICRA]AA- (Positive)
NA	Term loan 7	18-Aug-2021	-	24-Aug-25	123	[ICRA]AA- (Positive)
NA	Term loan 8	18-Aug-2021	-	24-Aug-33	512.17	[ICRA]AA- (Positive)
NA	OD/Working capital limits	-	-	-	2431	[ICRA]AA- (Positive)
NA	Bank guarantee / Letter of credit	-	-	-	832	[ICRA]AA- (Positive)
INE271C07194	NCD-I	19-Mar-20	9.50%	17-Mar-23	500 (repaid as on date)	[ICRA]AA- (Positive)
INE271C07202	NCD-II	25-Mar-21	8.25%	25-Mar-24	500	[ICRA]AA- (Positive)
NA	Commercial paper (not placed)	-	-	-	1,000	[ICRA]A1+

Source: Company

Annexure II: List of entities considered for consolidated analysis:

Company Name	DLF	Consolidation
Subsidiary companies at any time during the year	-	
Aaralyn Builders & Developers Private Limited	100%	Full Consolidation
Abheek Real Estate Private Limited (merged with Ananti Builders & Construction Private	100%	Full Consolidation
Abhigyan Builders & Developers Private Limited	100%	Full Consolidation
Abhiraj Real Estate Private Limited	100%	Full Consolidation
Abjayoni Estates Developers Private Limited (merged with Atherol Builders & Developers	100%	Full Consolidation
Adana Builders & Developers Private Limited (w.e.f. 11 June 2021) (a)	100%	Full Consolidation
Adeline Builders & Developers Private Limited	100%	Full Consolidation
Adsila Builders & Developers Private Limited	100%	Full Consolidation
Afaaf Builders & Developers Private Limited	100%	Full Consolidation
Akina Builders & Developers Private Limited	100%	Full Consolidation
Alana Builders & Developers Private Limited	100%	Full Consolidation
Alfonso Builders & Developers Private Limited (merged with Hoshi Builders & Developers	100%	Full Consolidation
Americus Real Estate Private Limited	100%	Full Consolidation
Amishi Builders & Developers Private Limited	100%	Full Consolidation
Amon Estates Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Ananti Builders & Construction Private Limited	100%	Full Consolidation
Angelina Real Estates Private Limited	100%	Full Consolidation
Anuroop Builders & Developers Private Limited (merged with Ananti Builders & Construction	100%	Full Consolidation
Ariadne Builders & Developers Private Limited	100%	Full Consolidation
Arlie Builders & Developers Private Limited	100%	Full Consolidation
Armand Builders & Constructions Private Limited	100%	Full Consolidation
Arva Builders & Developers Private Limited [merged with Akina Builders & Developers	100%	Full Consolidation
Atherol Builders & Developers Private Limited	100%	Full Consolidation
Ati Sunder Estates Developers Private Limited (w.e.f. 11 June 2021) (a)	100%	Full Consolidation

Company Name	DLF	Consolidation
Baal Realtors Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Balint Real Estates Private Limited (merged with Akina Builders & Developers Private	100%	Full Consolidation
Bellanca Builders & Developers Private Limited	100%	Full Consolidation
Benedict Estates Developers Private Limited	100%	Full Consolidation
Beyla Builders & Developers Private Limited	100%	Full Consolidation
Bhamini Real Estate Developers Private Limited	100%	Full Consolidation
Blanca Builders & Developers Private Limited	100%	Full Consolidation
Breeze Constructions Private Limited	100%	Full Consolidation
Cadence Builders & Constructions Private Limited	100%	Full Consolidation
Cadence Real Estates Private Limited	100%	Full Consolidation
Calista Real Estates Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Camden Builders & Developers Private Limited [merged with	100%	Full Consolidation
Atherol Builders & Developers Private Limited]	100%	Full Consolidation
Chakradhara Estates Developers Private Limited	100%	Full Consolidation
Chamundeswari Builders Private Limited	100%	Full Consolidation
Chandrajyoti Estate Developers Private Limited	100%	Full Consolidation
Charon Elevators Private Limited [merged with Ananti Builders & Construction Private	100%	Full Consolidation
Chevalier Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Chryzilla Builders & Developers Private Limited [merged with Arlie Builders & Developers	100%	Full Consolidation
Cirila Builders and Constructions Private Limited [merged with Verano Builders & Developers	100%	Full Consolidation
Cyrano Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Dae Real Estates Private Limited	100%	Full Consolidation
Daffodil Hotels Private Limited (b)	100%	Full Consolidation
Dalmia Promoters & Developers Private Limited	100%	Full Consolidation
Damalis Builders & Developers Private Limited	100%	Full Consolidation
DLF Exclusive Floors Private Limited (formerly Delanco Home and Resorts Private Limited)	100%	Full Consolidation
Delanco Realtors Private Limited	100%	Full Consolidation
Deltaland Buildcon Private Limited	100%	Full Consolidation
Demarco Developers and Constructions Private Limited	100%	Full Consolidation
DLF Aspinwal Hotels Private Limited	100%	Full Consolidation
DLF Builders and Developers Private Limited	100%	Full Consolidation
DLF Cochin Hotels Private Limited	100%	Full Consolidation
DLF Commercial Developers Limited	100%	Full Consolidation
DLF Property Developers Limited (formerly DLF Emporio Restaurants Limited)	100%	Full Consolidation
DLF IT Offices Chennai Private Limited	100%	Full Consolidation
DLF Estate Developers Limited	100%	Full Consolidation
DLF Garden City Indore Private Limited	100%	Full Consolidation
DLF Gayatri Home Developers Private Limited	100%	Full Consolidation
DLF Golf Resorts Limited	100%	Full Consolidation
DLF Home Developers Limited	100%	Full Consolidation
DLF Homes Goa Private Limited	100%	Full Consolidation
DLF Homes Panchkula Private Limited	100%	Full Consolidation
DLF Homes Services Private Limited	100%	Full Consolidation
DLF Info City Hyderabad Limited	100%	Full Consolidation
DLF Info Park (Pune) Limited	100%	Full Consolidation
DLF Luxury Homes Limited	85%	Full Consolidation

Company Name	DLF	Consolidation
DLF Office Developers Private Limited [w.e.f. 23 July 2021] (c)	100%	Full Consolidation
DLF Phase-IV Commercial Developers Limited [merged with DLF Limited]	100%	Full Consolidation
DLF Projects Limited	100%	Full Consolidation
DLF Real Estate Builders Limited [merged with DLF Limited]	100%	Full Consolidation
DLF Recreational Foundation Limited	100%	Full Consolidation
DLF Residential Builders Limited [merged with DLF Limited]	100%	Full Consolidation
DLF Residential Developers Limited	100%	Full Consolidation
DLF Residential Partners Limited	100%	Full Consolidation
DLF Southern Towns Private Limited	100%	Full Consolidation
DLF Universal Limited	100%	Full Consolidation
DLF Utilities Limited	100%	Full Consolidation
Dome Builders & Developers Private Limited	100%	Full Consolidation
Domus Real Estate Private Limited	100%	Full Consolidation
Eastern India Powertech Limited	100%	Full Consolidation
Edward Keventer (Successors) Private Limited	72%	Full Consolidation
Elvira Builders & Constructions Private Limited	100%	Full Consolidation
Erasma Builders & Developers Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Ethan Estates Developers Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Fabrizio Real Estates Private Limited [merged with Vamil Builders & Developers Private	100%	Full Consolidation
Faye Builders & Constructions Private Limited	100%	Full Consolidation
First India Estates & Services Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Galleria Property Management Services Private Limited	100%	Full Consolidation
Garv Developers Private Limited	100%	Full Consolidation
Garv Promoters Private Limited	100%	Full Consolidation
Garv Realtors Private Limited	100%	Full Consolidation
Gavel Builders & Constructions Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Gaynor Builders & Developers Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Grism Builders & Developers Private Limited [merged with Ananti Builders & Construction	100%	Full Consolidation
Hansel Builders & Developers Private Limited	100%	Full Consolidation
Hathor Realtors Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Havard Builders & Developers Private Limited [merged with Akina Builders & Developers	100%	Full Consolidation
Hesper Builders & Developers Private Limited w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Hestia Realtors Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Hemadri Real Estate Developers Private Limited [till 18 August 2020] (d)	100%	Full Consolidation
Hoshi Builders & Developers Private Limited	100%	Full Consolidation
Hurley Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Isabel Builders & Developers Private Limited	100%	Full Consolidation
Jayanti Real Estate Developers Private Limited	100%	Full Consolidation
Jesen Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Jingle Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Kambod Real Estates Private Limited [merged with Qabil Builders & Developers Private	100%	Full Consolidation
Karena Estates Developers Private Limited [merged with Vamil Builders & Developers Private	100%	Full Consolidation
Karida Real Estates Private Limited	100%	Full Consolidation
Ken Buildcon Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Keyna Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Kokolath Builders & Developers Private Limited	100%	Full Consolidation

Company Name	DLF	Consolidation
Kolkata International Convention Centre Limited	100%	Full Consolidation
Lada Estates Private Limited	100%	Full Consolidation
Laraine Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Latona Builders & Constructions Private Limited	100%	Full Consolidation
Laxmibanta Estates Developers Private Limited [merged with Sagardutt Builders &	100%	Full Consolidation
Lear Builders & Developers Private Limited	100%	Full Consolidation
Lempo Buildwell Private Limited	100%	Full Consolidation
Liber Buildwell Private Limited	100%	Full Consolidation
Livana Builders & Developers Private Limited	100%	Full Consolidation
Lizebeth Builders & Developers Private Limited	100%	Full Consolidation
Lodhi Property Company Limited	100%	Full Consolidation
Luvkush Builders Private Limited [merged with Ananti Builders & Construction Private	100%	Full Consolidation
Mariabella Builders & Developers Private Limited	100%	Full Consolidation
Melosa Builders & Developers Private Limited	100%	Full Consolidation
Mens Buildcon Private Limited	100%	Full Consolidation
Milda Buildwell Private Limited	100%	Full Consolidation
Mohak Real Estate Private Limited	100%	Full Consolidation
Morgan Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Morina Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Morven Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Mufallah Builders & Developers Private Limited	100%	Full Consolidation
Mujaddid Builders & Developers Private Limited [merged with Akina Builders & Developers	100%	Full Consolidation
Muriel Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Musetta Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Nadish Real Estate Private Limited	100%	Full Consolidation
Naja Builders & Developers Private Limited	100%	Full Consolidation
Naja Estates Developers Private Limited	100%	Full Consolidation
Narooma Builders & Developers Private Limited	100%	Full Consolidation
Nellis Builders & Developers Private Limited	100%	Full Consolidation
Niabi Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Nilima Real Estate Developers Private Limited [merged with Atherol Builders & Developers	100%	Full Consolidation
Niobe Builders & Developers Private Limited	100%	Full Consolidation
Nudhar Builders & Developers Private Limited	100%	Full Consolidation
Ophira Builders & Developers Private Limited	100%	Full Consolidation
Oriel Real Estates Private Limited	100%	Full Consolidation
Paliwal Developers Limited	100%	Full Consolidation
Pariksha Builders & Developers Private Limited	100%	Full Consolidation
Peace Buildcon Private Limited [merged with Ananti Builders & Construction Private Limited]	100%	Full Consolidation
Pegeen Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Phoena Builders & Developers Private Limited	100%	Full Consolidation
Pyrite Builders & Constructions Private Limited	100%	Full Consolidation
Qabil Builders & Constructions Private Limited	100%	Full Consolidation
Qabil Builders & Developers Private Limited	100%	Full Consolidation
Rachelle Builders & Constructions Private Limited	100%	Full Consolidation
Raeks Estates Developers Private Limited	100%	Full Consolidation
Rajika Estate Developers Private Limited [merged with Uncial Builders & Constructions	100%	Full Consolidation

Company Name	DLF	Consolidation
Rinji Estates Developers Private Limited [merged with Hoshi Builders & Developers Private	100%	Full Consolidation
Riveria Commercial Developers Limited	100%	Full Consolidation
Rochelle Builders & Constructions Private Limited	100%	Full Consolidation
Rosalind Builders & Constructions Private Limited [merged with Atherol Builders &	100%	Full Consolidation
Royalton Builders & Developers Private Limited	100%	Full Consolidation
Rujula Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Sagardutt Builders & Developers Private Limited	100%	Full Consolidation
Saket Holidays Resorts Private Limited	100%	Full Consolidation
Seamless Constructions Private Limited	100%	Full Consolidation
Senymour Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Shikhi Estates Private Limited [merged with Qabil Builders & Developers Private Limited]	100%	Full Consolidation
Shivaji Marg Maintenance Services Limited	100%	Full Consolidation
Skyrise Home Developers Private Limited	100%	Full Consolidation
Snigdha Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Sugreeva Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Talvi Builders & Developers Private Limited	100%	Full Consolidation
Tane Estates Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Tatharaj Estates Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Tiberias Developers Limited	100%	Full Consolidation
Uncial Builders & Constructions Private Limited	100%	Full Consolidation
Unicorn Real Estate Developers Private Limited	100%	Full Consolidation
Urvasi Infratech Private Limited	100%	Full Consolidation
Vamil Builders & Developers Private Limited	100%	Full Consolidation
Verano Builders & Developers Private Limited	100%	Full Consolidation
Vibodh Developers Private Limited	100%	Full Consolidation
Vismay Builders & Developers Private Limited [merged with Ananti Builders & Construction	100%	Full Consolidation
Vkarma Capital Investment Management Company Private Limited	100%	Full Consolidation
Vkarma Capital Trustee Company Private Limited	100%	Full Consolidation
Webcity Builders & Developers Private Limited	100%	Full Consolidation
Zanobi Builders & Constructions Private Limited	100%	Full Consolidation
Zebina Real Estates Private Limited [w.e.f. 11 June 2021] (a)	100%	Full Consolidation
Zima Builders & Developers Private Limited	100%	Full Consolidation
<u>Partnership Firms (Accounted for as Subsidiaries)</u>		
DLF Commercial Projects Corporation	100%	Full Consolidation
DLF Gayatri Developers	100%	Full Consolidation
DLF Green Valley	50%	Full Consolidation
DLF Office Developers [till 22 July 2021]	-	Full Consolidation
Rational Builders and Developers	95%	Full Consolidation
<u>Joint Ventures (JV) and Joint Operations (JO) / Associates (A)</u>		
DLF Midtown Private Limited (JV)	50%	Equity Method
DLF SBPL Developers Private Limited (JV)	50%	Equity Method
DLF Urban Private Limited (JV)	50%	Equity Method
DESIGNPLUS GROUP (JV)		
Comprising investment in Designplus Associates Services Private Limited (JV) alongwith	42%	Equity Method
Spazio Projects and Interiors Private Limited (JV)	0%	Equity Method

Company Name	DLF	Consolidation
Joyous Housing Limited (JV)	38%	Equity Method
Aadarshini Real Estate Developers Private Limited*	67%	Equity Method
Banjara Hills Hyderabad Complex (JO)	50%	Equity Method
GSG DRDL Consortium (JO)	50%	Equity Method
DCCDL GROUP (JV)^		
<u>Comprising investment in DLF Cyber City Developers Limited along with its following subsidiaries [w.e.f 26 December, 2017]</u>	67%	Equity Method
		Equity Method
DLF Assets Limited		Equity Method
DLF City Centre Limited		Equity Method
DLF Emporio Limited		Equity Method
DLF Info City Chennai Limited (w.e.f. 20 November 2019)		
DLF Info City Developers (Chandigarh) Limited		Equity Method
DLF Info City Developers (Kolkata) Limited		Equity Method
DLF Info Park Developers (Chennai) Limited [w.e.f. 1 October 2019]		
DLF Lands India Private Limited [w.e.f. 26 April 2019]		
DLF Power & Services Limited		Equity Method
DLF Promenade Limited		Equity Method
Richmond Park Property Management Services Limited [merged with DLF Emporio]		Equity Method
Fairleaf Real Estate Private Limited (formerly YG Realty Private Limited) [w.e.f. 10 October]		Equity Method
Nambi Buildwell Limited [formerly known as Nambi Buildwell Private Limited] [w.e.f. 30]		Equity Method
Paliwal Real Estate Limited [w.e.f. 29 May 2019]		Equity Method

Source: Annual report FY2022

^ICRA has not taken a consolidated rating view on DLF and DCCDL groups (DLF Cyber City Developers Limited and its subsidiaries, engaged in the business of commercial real estate ((hereinafter referred to as DCCDL or DCCDL Group). This is on account of the presence of a strong shareholder in DCCDL (GIC group with 33.33% stake), with both DLF and GIC having affirmative rights for all significant decisions. ICRA also notes that no incremental financial support is expected to be extended by DCCDL to DLF, as has been the case since the stake sale to GIC in December 2017.

Corrigendum

Document dated August 23, 2022 has been corrected with revision as detailed below:

- The consolidation write-up under Analytical Approach has been modified.

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