

June 25, 2024

Pacific Development Corporation Limited: Update on change in limits

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term Fund-based – Term loan	450.0	432.5	[ICRA]A+ (Stable); Outstanding
Long-term – Fund-based working capital	41.0	41.0	[ICRA]A+ (Stable); Outstanding
Short-term – Non-fund based working capital	102.5	120.0	[ICRA]A1; Outstanding
Total	593.5	593.5	

*Instrument details are provided in Annexure I

Rationale

This rationale is being released to convey the change in the rated limits as depicted in the table above, based on the latest information received from the entity.

Please refer to the following link for the previous detailed rationale that captures the key rating drivers and their description, the liquidity position, key financial indicators and rating sensitivities: [Click here](#)

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD) Realty - Commercial/Residential/Retail
Parent/Group support	Not Applicable
Consolidation/Standalone	For arriving at the ratings, ICRA has considered the consolidated financials of PDCL. This includes its subsidiaries and associates, as listed under Annexure II.

About the company

Pacific Development Corporation Ltd (PDCL), incorporated in 1996, is involved in real estate development. The company is promoted by Mr. S. K. Bansal and is currently being managed by him and his two sons — Mr. Abhishek Bansal and Mr. Saket Bansal. The current operational retail portfolio comprises retail malls at Tagore Garden, Dwarka, Netaji Subhash Place, Faridabad and Jasola, in Delhi-NCR, and one in Dehradun called Pacific Mall, encompassing a total leasable area of 2.1 msf with an occupancy of 99% as of February 2024. It also has around 3 msf of under-development projects in Faridabad, Dehradun and Jaipur as on the same date. In addition, PDCL operates a hotel-cum-business park in Ghaziabad and has an ongoing residential project Pacific Premier, in Dehradun, with a saleable area of 2.3 lakh square feet (lsf).

Status of non-cooperation with previous CRA:

India Ratings and Research Private Limited withdrew the IND BBB+ (Stable outlook)/ IND A2 ratings on PDCL's bank lines in December 2016 due to lack of adequate information. Credit Analysis and Research Limited suspended ratings on bank facilities of PDCL in March 2015, as the company did not submit required information for the credit rating.

Any other information: None

Rating history for past three years

Instrument	Type	Amount rated (Rs. crore)	Amount outstanding as on March 31, 2024 (Rs. crore)	Current rating (FY2025)		Chronology of rating history for the past 3 years		
				Date & rating in FY2025		Date & rating in FY2024	Date & rating in FY2023	Date & rating in FY2022
				June 25, 2024	June 11, 2024	Aug 29, 2023	Aug 30, 2022	May 21, 2021
1 Fund-based – Term loan	Long-term	432.50	406.3	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A (Stable)	[ICRA]A (Stable)
2 Fund-based working capital	Long-term	41.0	-	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Stable)	[ICRA]A+ (Positive)	[ICRA]A+ (Stable)
3 Non-fund based working capital	Short-term	120.0	-	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1	[ICRA]A1
4 Unallocated	Long-term/ short-term	-	-	-	-	-	-	[ICRA]A+ (Stable)/ [ICRA]A1

Complexity level of the rated instruments

Instrument	Complexity Indicator
Long-term Fund-based – Term loan	Simple
Long-term Fund-based – Fund-based working capital	Simple
Short-term - Non-fund based working capital	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	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
-	Fund-based Term loan	January 2023	-	FY2032	432.5	[ICRA]A+ (Stable)
-	Fund-based working capital	July 2022	-	-	41.0	[ICRA]A+ (Stable)
-	Non-fund based working capital	April 2021	-	-	120.0	[ICRA]A1

Source: Company

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis

Company Name	PDCL Ownership	Consolidation Approach
Pacific Development Corporation Limited	Parent Company	Full Consolidation
Pacific Retail Centres (India) Private Limited	100.0%	Full Consolidation
Nirbhay Realtors Private Limited	100.0%	Full Consolidation
Hardwin Buildcon Private Limited	100.0%	Full Consolidation
Damyanti Agro Foods Private Limited	100.0%	Full Consolidation
Doon Containers Private Limited	100.0%	Full Consolidation
Nainital Technobuild Private Limited	100.0%	Full Consolidation
Pickup Tradelink Private Limited	53.4%	Full Consolidation
Pacific Development Retail Private Limited	100.0%	Full Consolidation
Ricker Estates Private Limited	100.0%	Full Consolidation

Source: Company data; ICRA Research

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