B-Right RealEstate Limited

May 14, 2026

Rating Action

Instrument	Amount (Rs. crore)	Ratings	Rating Action	Regulator^
Fixed Deposits	40.00	IVR BBB-/Watch with Negative Implications	Rating placed on watch with Negative Implications	MCA
Total	**Rs. 40.00 Crore (Rupees Forty Crore Only)**			

^Kindly note that for activities or 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.

Refer Annexures for details of facilities/instruments, facility wise lender details, and detailed explanation of covenants.

Note: *None of the Directors on Infomerics Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.*

Rationale

Infomerics Ratings has placed the ratings assigned to the bank facilities of B-Right RealEstate Limited (BRREL) on 'Watch with Negative Implications'. The rating action follows recent media reports regarding regulatory review of the Khot Dongri SRA redevelopment project in Malad East involving Shah Housecon Pvt. Ltd. and its promoters. BRREL has entered into a joint development arrangement with Shah Housecon Pvt. Ltd. for the said project.

While the extent of the impact remains uncertain at present, any adverse developments arising from the regulatory proceedings could have implications for the project execution timelines, cash flow position, financial flexibility, and liquidity profile of BRREL

Infomerics Ratings will assess any potential implications of these developments on the BRREL's operations, financial performance, and liquidity. Infomerics Ratings will continue to monitor the overall performance of the company and any further developments in this matter.

Rating watch: RWNI

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Analytical Approach

Approach	**Comments**
Consolidation/ Standalone	Consolidated
Parent/ Group Support	Not applicable

List of companies considered for consolidation/combined analysis is given at Annexure 4.

Key Rating Drivers with Detailed Description:

Strengths

- **Completion of funding closure for the project**

  BRREL has estimated the total cost of Rs.586.27 crore to be funded by promoter of Rs.67.00 crore, borrowings of Rs.30.00 crore and customer advances of Rs.489.27 crore. BRREL has already completed funding tie up for the project, thereby reducing funding risk to an extent. Further, out of total cost estimated of Rs.586.27 crore, BRREL has already incurred Rs.183.95 crore i.e. ~31%.

- **Sufficient cash flow cover**

  The project is being financed through a mix of debt, customer advances, and promoter equity. Based on the projections, the company is expected to generate sufficient cash flow to comfortably meet its debt servicing requirements as evidenced by above unity cash flow coverage ratio of the project throughout the projections.

- **Strategic location of the projects**

  BRREL's projects are strategically located in Mumbai, which is one of the prime and well-established residential and commercial locations with good connectivity through railways and roadways. The project enjoys proximity to essential amenities and physical and social infrastructure like highways, domestic and international airports, railways, metro lines, schools & Colleges, shopping malls, hospitals, restaurants etc. The demand for residential properties remains high, driven by Mumbai's status as a financial and commercial hub.

- **Experienced promoters in the real estate industry and established track record**

  BRREL is based in Mumbai, incorporated in the year 2007 and is part of B-Right Group. BRREL is engaged into integrated construction and real estate development, focused primarily on construction and development of residential and commercial projects, in and around Mumbai and established a successful track record in the real estate industry in Mumbai, by developing versatile projects through focus on innovative architecture, strong project execution and quality construction. The present promoter of the Company are Cheerful Dealtrade LLP and Blow Sales LLP, promoted, managed and controlled by Mr. Sanjay Nathalal Shah, Chairman and Managing Director of the company. The group has successfully completed many projects till date, with a total saleable area of 10.37 lakh square feet, out of which all units have already been sold. The experience of the promoter would thus keep the company in good stead and help it to complete the project in a timely manner.

Weaknesses

- **Project execution and marketing risk associated with the ongoing projects**

  BRREL is exposed to project execution risk, as any delays in project completion or lower than-expected sales of units could lead to cost overruns and impact on the project's viability. However, these risks are mitigated as BRREL has already majority of its units from projects such as Nirvana, Anand Bhuvan, Ambika Nagar and Shrishti projects of the total saleable units. Further, there is two projects which will be launched by the company at the earliest.

- **Inherent cyclical nature of the real estate sector**

  BRREL is exposed to the cyclicality associated with the real estate sector which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available to individuals. In the case of real estate companies, the profitability is highly dependent on property markets. A high-interest rate scenario could discourage the consumers from borrowing to finance the real estate purchases and may depress the real estate market.

- **Geographical Concentration Risk**

  All of the group's ongoing projects are located in and around Mumbai, which exposes the group to geographical concentration risk. Any severe impact on the local real estate market can impact the group's overall operations.

Liquidity –Adequate

The project under development by the company is funded by a combination of debt, customer advances and promoter funds. BRREL is projected to have comfortable cash cover to service its debt obligations as evidenced by above unity cash flow coverage ratio of the project throughout the projections. On an overall basis, projected cash flow appears to be adequate.

Rating Sensitivities

Upward Factors

- Progress of the project as per schedule within the stipulated cost
- Scheduled sale of flats and adequate cash flow generation.

Downward Factors

- Any cost or time overrun in completing the ongoing projects
- Weaker-than-anticipated sales performance and lower-than-expected collections/ customer advances leading to cash flow mismatches.

About the Company

BRREL is an integrated construction and real estate development company, focused primarily on residential and commercial projects in and around Mumbai. The company was originally incorporated in 2007 by Mr. Abhijit Dutta and Ms. M. B. Udani. In 2010. The company has a proven track record in the real estate industry, with a focus on innovative architecture, strong project execution, and quality construction. The company has a customer-centric business model that focuses on financing to address consumer needs across locations. The company streamlines its supply chain and construction processes with to develop quality products consistently and in a timely and cost-efficient manner. The company's construction management and procurement teams focus on realizing efficiencies in procurement, vendor selection, and construction.

Key Financial Indicators (Consolidated):

For the year ended/ As on*	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	40.91	103.43
EBITDA	9.82	13.07
PAT	2.43	1.69
Total Debt	154.10	78.37
Tangible Net Worth (TNW)	141.87	143.77
EBITDA Margin (%)	24.00	12.64
PAT Margin (%)	5.75	1.61
Overall Gearing (times)	1.09	0.55
Interest Coverage (times)	8.12	5.91

**Classification as per Infomerics' standards; Amount in Rs. Crore; Source: Company*

Key Financial Indicators (Standalone):

For the year ended/ As on*	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	5.26	6.28
EBITDA	3.68	4.41
PAT	2.41	0.59
Total Debt	14.52	12.88
Tangible Net Worth (TNW)	68.46	35.06
EBITDA Margin (%)	69.83	70.22
PAT Margin (%)	36.37	7.63
Overall Gearing (times)	0.21	0.37
Interest Coverage (times)	3.43	3.02

**Classification as per Infomerics' standards; Amount in Rs. Crore; Source: Company*

Applicable Criteria

Rating Methodology for Real Estate Entities

Financial Ratios & Interpretation (Non-Financial Sector)

Criteria for assigning Rating outlook

Policy on Default Recognition and Post Default Curing Period

Complexity Level of Rated Instruments/Facilities

Policy on Rating Watch

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years

Sr. No.	Instruments/ Facilities	Current Ratings (Year 2026-27)				Rating History for the past 3 years			
		Type (Long Term/ Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2026-27	Date(s) & Rating(s) assigned in 2025-26	Date(s) & Rating(s) assigned in 2024-25		Date(s) & Rating(s) assigned in in 2023-24
					Feb 27, 2026	--	Dec 27, 2024	Nov 8, 2024	Sep 12, 2023
1.	Fixed Deposit	LT	40.00	IVR BBB-/Watch with Negative Implications	IVR BBB-/Stable	--	IVR BBB-/Stable	IVR BB+/Negative/INC	IVR BBB-/Stable

Annexure 1: Instrument/Facility Details

Name of Facility/ /Security	ISIN	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook	Listing Status	Regulator ^	Complexity Indicator
Proposed Fixed Deposit	--	--	--	--	38.02	IVR BBB-/Watch with Negative Implications	--	RBI	Simple
Fixed Deposit	--	--	--	--	1.98	IVR BBB-/Watch with Negative Implications	--	RBI	Simple

^Kindly note that for activities or 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.

Annexure 2: Facility wise lender details: Not Applicable

Annexure 3: Detailed explanation of covenants of the rated Security/facilities: Not Applicable

Annexure 4: List of companies considered for Consolidated analysis:

Name of the company	Consolidation approach
Subsidiary Entity:	
Farewell, Realestate Private Limited	Full Consolidation
Bhagya Construction India Private Limited	Full Consolidation
B Right Real Estate Ventures LLP	Full Consolidation
Step Down Subsidiary	

B-Right NY ESquare LLP	Full Consolidation
B-Right Housecon LLP	Full Consolidation
B-Right RMBD Developers LLP	Full Consolidation
Darc Realty LLP	Full Consolidation
BRV Leasing Andheri LLP	Full Consolidation
Siddhivinayak Developers Kurar	Full Consolidation
B-Right Archpro Ventures	Full Consolidation
Jaliyan Developers	Full Consolidation
D M Realtors	Full Consolidation
Kamla Shiv Developer	Full Consolidation
Vastu Rachna Developers	Full Consolidation
Parth Construction	Full Consolidation
B-Right RMBD Realtors Private Limited	Full Consolidation
B-Right Purple Realtors Private Limited	Full Consolidation
BRV Realty Private Limited	Full Consolidation
B-Right DNS Realty Private Limited	Full Consolidation
Jaliyan B-Right Developers Private Limited	Full Consolidation
B-Right Tathaastu Ventures Private Limited	Full Consolidation
B-Right Bombay Highlines Developers Private Limited	Full Consolidation
B-Right Ssvarna Bombay Highlines Realty Private Limited	Full Consolidation
DVA B-Right Developers Private Limited	Full Consolidation
B-Right BAPA Ventures Private Limited	Full Consolidation

Annexure 5: List of activities / instruments and names of regulators

Sr. No.	Instrument / activity Name	Regulator of the instrument
1	Listed/Proposed to be listed Bonds/Debentures/Preference Shares	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference Shares	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 Bank / NBFCs/ NHB/ FIs ^	RBI
9	External Commercial Borrowings/Loans from overseas lenders/Loans from Multilaterals	RBI
10	Certificates of Deposit	RBI
11	Fixed Deposits raised by NBFCs, Banks, HFCs, FIs	RBI

12	Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
13	Inter Corporate Deposits/Loans extended by Corporates	MCA
14	Borrowing programme ~	Refer foot note
15	Issuer Ratings #	Refer foot note
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

Footnotes:

** 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 Press Release(s) subsequent to issuance(s), CRA shall separately capture the rated quantum details along with names of respective regulators.

 # 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.

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

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

Analytical Contact

Name: Amey Joshi

Tel: (022) 62396023

Email: amey.joshi@infomerics.com

About Infomerics

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