

B-RIGHT REALESTATE LIMITED

CIN: L70100MH2007PLC282631



Building Real Value Homes

December 26, 2024

To,
The Listing Department
BSE LIMITED
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir/Madam

Scrip Code-543543

Sub: Intimation regarding Credit Rating under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

This is to inform you that Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") the rating letter for Long Term-Proposed Fixed Deposit dated 26th December, 2024 received from **Infomeric Valuation and Rating Private Limited** is attached herewith.

The above information will also be available on the website of the Company.

Kindly take the above information on your record and acknowledge.

Thanking You,

Yours Faithfully
For B-Right Real Estate Limited

Gaurav Anand

Gaurav Anand
Company Secretary &
Compliance Officer
ACS: 73886



Place: Mumbai

Encl: As Above.

Regd. Office : 702,7th Floor, Shah Trade Centre, Rani Sati Road, Malad (East), Mumbai - 400097
Tel : 022 - 4603 5689 • E-mail : info@b-rightgroup.com • Website : www.b-rightgroup.com

Mr. Sanjay N. Shah

Whole-time Director

B-Right RealEstate Limited

702, Shah Trade Centre, 7th Floor, Above SBI Bank,
Rani Sati Road, Near Western Express Highway,
Malad (East), Mumbai – 400097, Maharashtra

December 26, 2024

Dear Sir,

Credit rating for fixed deposits

After taking into account all the relevant recent developments including operational and financial performance of your company for FY24 (A) and H1FY25,

1. Our Rating Committee has reviewed the following ratings:

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action
Long Term – Proposed Fixed Deposits	38.98	IVR BBB-/ Stable (IVR Triple B Minus with Stable Outlook)	IVR BB+/ Negative; ISSUER NOT COOPERATING* (VR Double B Plus with Negative Outlook; ISSUER NOT COOPERATING*)	Upgraded, outlook revised and removed from 'Issuer Not Cooperating category'
Long Term – Fixed Deposits	1.02	IVR BBB-/ Stable (IVR Triple B Minus with Stable Outlook)	--	Assigned
Total	40.00 (Rs. Forty crore only)			

* Issuer did not cooperate; based on best available information

2. Details of the credit facilities are attached in **Annexure I**. Our rating symbols for long-term ratings and explanatory notes thereon are attached in **Annexure II**.

3. The press release for the rating(s) will be communicated to you shortly.

4. The above rating is normally valid for a period of one year from the date of the rating committee (that is. **December 26, 2024**).

5. If the proposed long term / short term facility (if any) is not availed within a period of six months / three months respectively from the date of this letter, then the rating may please be revalidated from us before availing the facility.

Head Office : Flat No. 104/108, First Floor Golf Apartments, Sujat Singh Park, Maharishi Ramanna Marg, New Delhi - 110003, (INDIA)
Phone : 011 - 41410244, 40154576, 24611910, 24654796 Fax : 011 - 24627549

Corporate Office : Office No. 1102,1103,1104, B-Wing, Kanakia Wall Street, Off. Andheri Kurla Road, Andheri East, Mumbai-400093, (INDIA)
Phone No. : 022 - 62396023, 62396053 E-mail : info@infomerics.com, Website : www.infomerics.com

CIN : U32202DL1986PTC024575

6. INFOMERICS reserves the right to undertake a surveillance/review of the rating(s) from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
7. A formal surveillance/review of the rating is normally conducted within 12 months from the date of initial rating/last review of the rating. However, INFOMERICS reserves the right to undertake a surveillance/review of the rating more than once a year if in the opinion of INFOMERICS, circumstances warrant such surveillance/review.
8. **You shall provide us with a No Default Statement as at the last date of the month on the first date of succeeding month without fail.** The NDS shall be mailed every month to nds@infomerics.com and to the mail id of the undersigned.
9. **You shall provide the quarterly performance results/quarterly operational data (being submitted to Banks) to us within 6 weeks from the close of each calendar quarter for our review/monitoring.**
10. You shall furnish all material information and any other information called for by INFOMERICS in a timely manner, for monitoring the rating assigned by INFOMERICS. In the event of failure on your part in furnishing such information, to carry out continuous monitoring of the rating of the bank facilities, INFOMERICS shall carry out the review/annual surveillance based on best available information throughout the lifetime of such bank facilities as per the policy of INFOMERICS.
11. Please note that INFOMERICS ratings are not recommendations to buy, sell or hold any security or to sanction, renew, disburse or recall the bank facilities. INFOMERICS do not take into account the sovereign risk, if any, attached to the foreign currency loans, and the ratings are applicable only to the rupee equivalent of these loans.
12. Users of this rating may kindly refer our website www.infomerics.com for latest update on the outstanding rating.
13. Further, this is to mention that all the clauses mention in the initial rating letter **dated September 11, 2023** are also stands applicable. If you need any clarification, you are welcome to approach us in this regard.



Thanking you,

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Nilesh'.

Nilesh Gupta
Sr. Rating Analyst

Email: nilesh.gupta@infomerics.com

A handwritten signature in blue ink, appearing to read 'Sudarshan'.

Sudarshan Shreenivas
Director - Ratings

Email: sudarshan.shreenivas@infomerics.com

Encl.: As above

Disclaimer: Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information, which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

Annexure I
Details of Rated Facilities / Instruments

1. Instruments / Facility Details to be rated

A. Long Term Facilities: Fixed Deposits

(Rs. crore)

Instruments / Facilities	Rated Amount	Repayment Terms
Proposed Fixed Deposits	38.98	Proposed Tenure – Upto 3 years and ROI - 12% to 15% p.a.
Fixed Deposits	1.02	Tenure – Upto 3 years and ROI - 12% to 15% p.a.
Total	40.00	

Total instruments / facilities: Rs.40.00 crore

The company has issued FD of Rs.1.02 crore for the period December 2023 to September 2024.

Terms of fixed deposit scheme are as follows:

- 1. Tenure: 1 year / 2 years / 3 years**
- 2. Minimum investment amount of Rs. 1 Lakh**
- 3. Interest payment option are as follows**

Interest payment option	Rate of Interest (p.a.) *
Monthly	12% p.a.
Quarterly	12.5% p.a.
Half yearly	13% p.a.
Yearly	14% p.a.
Cumulative 3 years	15% p.a.

* Fixed Deposit(s) will be repaid only on maturity. However, after 6 months from the date of the Deposit the Company at its sole discretion, may permit the Depositor to withdraw the Fixed Deposit prior to the maturity date on such terms as the Company may stipulate and as per the provisions of the Companies (Acceptance of Deposits) Rules, 2014, or any other law in force.





Annexure II

Credit Rating – Long Term Rating Scale

Long term: Original maturity exceeding one year

Rating Symbol	Rating Definition
IVR AAA	Securities with this rating are considered to have the highest degree of safety regarding timely servicing of financial obligations. Such securities carry lowest credit risk.
IVR AA	Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk.
IVR A	Securities with this rating are considered to have adequate degree of safety regarding timely servicing of financial obligations. Such securities carry low credit risk.
IVR BBB	Securities with this rating are considered to have moderate degree of safety regarding timely servicing of financial obligations. Such securities carry moderate credit risk.
IVR BB	Securities with this rating are considered to have moderate risk of default regarding timely servicing of financial obligations.
IVR B	Securities with this rating are considered to have high risk of default regarding timely servicing of financial obligations.
IVR C	Securities with this rating are considered to have very high risk of default regarding timely servicing of financial obligations.
IVR D	Securities with this rating are in default or are expected to be in default soon.

Modifiers {"+" (plus) / "-" (minus)} can be used with the rating symbols for the categories AA to C. The modifiers reflect the comparative standing within the category.
 The above rating scale also applies to rating of bank loans, fixed deposits and other instruments