

RATING RATIONALE

23 Mar 2026

Bright Buildtech Private Limited

Brickwork Ratings reaffirms the ratings for the Non-Convertible Debentures amounting to ₹ 236.37 Crores of Bright Buildtech Private Limited (BBPL or “The Company”) based on the best available information, as the issuer did not cooperate.

Particulars :

Instrument/ Facility	Previous Amt (Rs. in Crs.)	Present Amt (Rs. in Crs.)	Previous Rating (17 April, 2025)	Present Rating
NCD	139.23	139.23*	BWR D Continues to be in ISSUER NOT COOPERATING* [Reaffirmed]	BWR D Continues to be in ISSUER NOT COOPERATING* [Reaffirmed]
	97.14	97.14*		
Total	236.37	236.37	Rupees Two Hundred and Thirty Six Crores and Thirty Sev lakhs Only	

*Issuer did not cooperate; based on best available information

*The debenture trustee has confirmed that the current outstanding amount for ISIN no: INE373P08016 - Rs. 121.56 crs and ISIN no- INE373P08024 -Rs. 84.81 crs.

The company had requested for an extension of the maturity date on August 21, 2023, prior to the original maturity date. This information was confirmed through publicly available data on the BSE website. Additionally, the Debenture Trustee provided feedback on the revised maturity date as 1st September 2026. No further update regarding this.

#Please refer to BWR website www.brickworkratings.com/ for definition of the ratings

RATING ACTION / OUTLOOK / NATURE OF NON-COOPERATION

Brickwork Ratings reaffirms the ratings for the Non-Convertible Debentures amounting to ₹ 236.37 Crores of Bright Buildtech Private Limited (BBPL or “The Company”) based on best available information, as the issuer did not cooperate

The rating was due for a review in April 2026 and BWR took up with the issuer to provide required information for review of rating over emails and through telephone calls. Despite the best efforts of BWR to get at least the minimum required information for a review, the entity has not provided the same. In the absence of adequate information from the company BWR is unable to assess the company’s financial performance, its ability to service its debt, current debt servicing status, and maintain a valid rating.

The lenders/investors may note to exercise due caution while using the above rating which mentions "Issuer Not Cooperating" since the rating lacks any projections or forward-looking component as it is arrived at based on the best available information without any management/banker's interaction.

LIMITATIONS OF THE RATING

Information availability risk is a key factor in the assessment of credit risk as generally, non-cooperation by the rated entities to provide required information for a review of the assigned rating may also be accompanied by financial stress. Users of the credit rating should therefore take into account possible deterioration in the credit quality of the rated entity arising from its non-transparency withholding of information required for a review of the rating

ABOUT THE ENTITY

Macro Economic Indicator	Sector	Industry	Basic Industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

Bright Buildtech Private Limited (BBPL or “The Company”) was incorporated in Feb 2006 as a subsidiary of Orris Infrastructure (Orris is an active land aggregator in New Gurgaon). Three C Town Planner Pvt Ltd took over the company in May 2013. Lotus Green Developers Private Limited is the holding company of Three C Town Planner Private Limited and the ultimate holding company of Bright Buildtech Private Limited. Lotus Greens Developers Pvt Ltd (A company floated by Mr. Nirmal Singh , one of the founder promoters of 3C Group). BBPL had plans to set up an integrated township project consisting of independent floors (G+ 2 structures) in Sec-89-90, Gurgaon (Haryana). The total cost of the project is Rs. 1489 Crores, to be funded by NCD proceeds and customer advances.

KEY FINANCIAL INDICATORS

Please refer to the following link for the previous detailed rationale that captures the Key Financials Drivers and their Description, Liquidity Position. Rating Sensitivities, Key Financial Indicators. [View Previous Document](#)

NON-COOPERATION WITH PREVIOUS RATING AGENCY: No outstanding Non-Cooperation rating with other Credit Rating Agencies.

RATING HISTORY FOR THE PREVIOUS THREE YEARS (including withdrawal and suspended)

Facility	Current Rating (2026)			Rating History		
	Tenure	Amount (Rs. Crs)	Rating	2025 17April2025	2024 23-April-2024	2023 28-Apr-2023
NCD	Long Term	139.23	BWR D Continues to be in the ISSUER NOT COOPERATING* category Reaffirmed	BWR D Continues to be in the ISSUER NOT COOPERATING* category Reaffirmed	BWR D Continues to be in the ISSUER NOT COOPERATING* category Reaffirmed	BWR D Continues to be in the ISSUER NOT COOPERATING* category Reaffirmed
		97.14				
Total		236.37	Two Hundred and Thirty Six Crores and Thirty Seven Lakhs Only			

*Issuer did not cooperate; based on best available information

Hyperlink/Reference to applicable Criteria

- [Approach to Financial Ratios](#)
- [General Criteria](#)
- [Rating Criteria -Rating of Real Estate -Residential Projects](#)
- [Default Recognition and Post-Default Curing Period](#)
- [Policy On Issuer Non- Cooperation](#)

Analytical Contacts	
Manoj Jangid Ratings Analyst Manoj.j@brickworkratings.com	Jayanthi Yogeesh Senior Manager Ratings jayanthi.y@brickworkratings.com
1-860-425-2742	media@brickworkratings.com

Bright Buildtech Private Limited

Annexure I-Details of Bank Facilities rated by BWR-NA

Annexure II- Instrument Details

Instrument/ Facility	Issue Date	Previous Amt (Rs. in Crs.)	Present Amt (Rs. in Crs.)	Coupon	Maturity Date	ISIN	Complexity of instrument
NCD	23 Aug 2013	139.23	139.23	1 % p.a.	01 Sep 2023	INE373P08016	Simple
	24 Apr 2014	97.14	97.14	1 % p.a.	01 Sep 2023	INE373P08024	
Total		236.37	236.37	Rupees Two Hundred and Thirty Six Crores Thirty Seven lakhs Only			

Note: The debenture trustee has stated that the interest payments at a rate of 1% accrue on the 31st of March every year and are subject to payment based on the availability of distributable surplus.

##BWR complexity levels are meant for educating investors. The BWR complexity levels are available at www.brickworkratings.com / [download](#) / [ComplexityLevels.pdf](#). Investors' queries can be sent to info@brickworkratings.com.

For print and digital media The Rating Rationale is sent to you for the sole purpose of dissemination through your print, digital or electronic media. While it may be used by you acknowledging credit to BWR, please do not change the wordings in the rationale to avoid conveying a meaning different from what was intended by BWR. BWR alone has the sole right of sharing (both direct and indirect) its rationales for consideration or otherwise through any print or electronic or digital media.

About Brickwork Ratings

Brickwork Ratings (BWR), a Securities and Exchange Board of India [SEBI] registered Credit Rating Agency and accredited by Reserve Bank of India [RBI], offers credit ratings of Bank Loan, Non-convertible / convertible / partially convertible debentures and other capital market instruments and bonds, Commercial Paper, perpetual bonds, asset-backed and mortgage-backed securities, partial guarantees and other structured / credit enhanced debt instruments, Security Receipts, Securitisation Products, Municipal Bonds, etc. BWR has rated over 11,560 medium and large corporates and financial institutions' instruments. BWR has also rated NGOs, Educational Institutions, Hospitals, Real Estate Developers, Urban Local Bodies and Municipal Corporations. BWR has Canara Bank, a leading public sector bank, as one of the promoters and strategic partner.

DISCLAIMER :

Brickwork Ratings India Pvt. Ltd. (BWR), a Securities and Exchange Board of India [SEBI] registered Credit Rating Agency and accredited by the Reserve Bank of India [RBI], offers credit ratings of Bank Loan facilities, Non-convertible / convertible / partially convertible debentures and other capital market instruments and bonds, Commercial Paper, perpetual bonds, asset-backed and mortgage-backed securities, partial guarantees and other structured / credit enhanced debt instruments, Security Receipts, Securitisation Products, Municipal Bonds, etc. [hereafter referred to as "Instruments"]. BWR also rates NGOs, Educational Institutions, Hospitals, Real Estate Developers, Urban Local Bodies and Municipal Corporations.

BWR wishes to inform all persons who may come across Rating Rationales and Rating Reports provided by BWR that the ratings assigned by BWR are based on information obtained from the issuer of the instrument and other reliable sources, which in BWR's best judgement are considered reliable. The Rating Rationale / Rating Report & other rating communications are intended for the jurisdiction of India only. The reports should not be the sole or primary basis for any investment decision within the meaning of any law or regulation (including the laws and regulations applicable in Europe and also the USA).

BWR also wishes to inform that access or use of the said documents does not create a client relationship between the user and BWR.

The ratings assigned by BWR are only an expression of BWR's opinion on the entity / instrument and should not in any manner be construed as being a recommendation to either purchase, hold or sell the instrument.

BWR also wishes to abundantly clarify that these ratings are not to be considered as an investment advice in any jurisdiction nor are they to be used as a basis for or as an alternative to independent financial advice and judgement obtained from the user's financial advisors. BWR shall not be liable to any losses incurred by the users of these Rating Rationales, Rating Reports or its contents. BWR reserves the right to vary, modify, suspend or withdraw the ratings at any time without assigning reasons for the same.

BWR's ratings reflect BWR's opinion on the day the ratings are published and are not reflective of factual circumstances that may have arisen on a later date. BWR is not obliged to update its opinion based on any public notification, in any form or format although BWR may disseminate its opinion and analysis when deemed fit.

Neither BWR nor its affiliates, third party providers, as well as the directors, officers, shareholders, employees or agents (collectively, "BWR Party") guarantee the accuracy, completeness or adequacy of the Ratings, and no BWR Party shall have any liability for any errors, omissions, or interruptions therein, regardless of the cause, or for the results obtained from the use of any part of the Rating Rationales or Rating Reports. Each BWR Party disclaims all express or implied warranties, including, but not limited to, any warranties of merchantability, suitability or fitness for a particular purpose or use. In no event shall any BWR Party be liable to any one for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income

or lost profits and opportunity costs) in connection with any use of any part of the Rating Rationales and/or Rating Reports even if advised of the possibility of such damages. However, BWR or its associates may have other commercial transactions with the company/entity. BWR and its affiliates do not act as a fiduciary.

BWR keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of the respective activity. As a result, certain business units of BWR may have information that is not available to other BWR business units. BWR has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

BWR clarifies that it may have been paid a fee by the issuers or underwriters of the instruments, facilities, securities etc., or from obligors. BWR's public ratings and analysis are made available on its web site, www.brickworkratings.com. More detailed information may be provided for a fee. BWR's rating criteria are also generally made available without charge on BWR's website.

This disclaimer forms an integral part of the Ratings Rationales / Rating Reports or other press releases, advisories, communications issued by BWR and circulation of the ratings without this disclaimer is prohibited.

BWR is bound by the Code of Conduct for Credit Rating Agencies issued by the Securities and Exchange Board of India and is governed by the applicable regulations issued by the Securities and Exchange Board of India as amended from time to time.