RATING RATIONALE

17 July 2026

Vansh Industries Pvt. Ltd

Brickwork Ratings reaffirmed and assigned the long-term rating of BWR BBB-/Stable for the bank loan facilities of Rs. 58.58 Crs of Vansh Industries Pvt Ltd.

Particulars

Facilities**			Tenure		
	Previous	Present		Previous (26 June 2025)	Present
Fund Based					
Term Loan - Outstanding	24.72	**23.85**	Long Term	BWR BBB - Stable Assignment	**BWR BBB - Stable Reaffirmed**
Term Loan - Outstanding	0.00	**34.73**	Long Term	-	**BWR BBB - Stable Assignment**
Total	24.72	**58.58**	**(Rupees Fifty-Eight Crores and Fifty-Eight lakhs Only)**		

#Please refer to BWR website **www.brickworkratings.com** for definition of the ratings
**Bank Loan facility details are furnished in Annexure-I

RATING ACTION / OUTLOOK

Brickwork Ratings has reaffirmed and assigned the long-term rating of 'BWR BBB-/Stable', for the bank loan facilities of Vansh Industries Pvt. Ltd

The company’s strong position is supported by a high-quality tenant base with 100% occupancy, a robust financial profile, and leased properties located in a high-demand business hub. The credit profile is further strengthened by adequate liquidity, positive banker feedback, and the presence of a structured payment mechanism that enhances cash flow visibility and credit protection. However, the rating remains constrained by high tenant concentration risk, as the company depends on two major tenants for rental income, as well as by the deployment of funds in a non-operational asset, which impacts returns. Furthermore, the company is exposed to geographical concentration risk due to its operations being limited to a single city.

The rating outlook has been assigned as "Stable" as BWR believes that Vansh Industries Pvt Ltd's business risk profile will be maintained over the medium term. The 'Stable' outlook indicates a low likelihood of rating change over the medium term. The rating outlook may be revised to 'Positive' in case the revenue and profitability margins show sustained improvement. The rating outlook may be revised to 'Negative' if the financial risk profile goes down.

KEY RATING DRIVERS

Credit Strengths-:

High-quality tenant profile with 100% occupancy:
The company benefits from a strong tenant profile comprising reputed corporates such as Roots Corporation Ltd. and Dr. Lal PathLabs Pvt. Ltd. The property is fully leased with 100% occupancy under long-term lease agreements, providing stable rental income, strong revenue visibility, and minimizing vacancy and counterparty risks. This supports predictable cash flows and efficient asset utilization.

Moderate financial risk profile:
The company's financial risk profile remains moderate, characterized by an increase in leverage following higher borrowings during FY26. As on March 31, 2026 (Prov.), the Total Debt/TNW and TOL/TNW stood at 2.71x and 1.83x, respectively. The debt servicing indicators moderated, with an ISCR of 1.74x and a DSCR reflecting the higher debt servicing obligations. However, the financial profile continues to be supported by a healthy net worth of Rs. 36.39 crore, stable rental income from long-term lease agreements with reputed tenants, and predictable cash flows under the Lease Rental structure. Going forward, the company's ability to improve profitability, strengthen debt coverage metrics, and reduce leverage will remain key rating monitorable.

Strategically Located Leased Properties:
The company owns leased commercial properties at N-46/1A, Block, Sector-63, Noida, N-27 (Basement to 3rd Floor), Sector-18, Noida, and 9th Floor, Express Towers, Barrister Rajni Patel Marg, Nariman Point, Mumbai – 400021. These properties are located in well-established commercial and business hubs with strong demand for office space, supporting high occupancy levels, stable rental income, and long-term asset value while mitigating vacancy risk.

Structured payment mechanism supporting credit protection:
The company's credit profile is supported by a structured payment mechanism under the term loan facility, wherein lease rentals from tenants are routed through a designated escrow account. The escrow follows a predefined waterfall mechanism, ensuring priority towards statutory dues, operating and maintenance expenses, and scheduled debt servicing. The company has no external borrowings other than the term loan facility, and its monthly lease rental income of Rs. 76.14 lakh provides comfortable coverage over the monthly EMI obligation of Rs. 69.55 lakh, resulting in stable cash flows and supporting timely debt servicing.

Credit Risk:-

High tenant concentration risk:
The company is exposed to high tenant concentration risk, as its rental income is derived from only two tenants, Roots Corporation Ltd. and Dr. Lal PathLabs Pvt. Ltd., which together occupy the entire leased area. Any non-renewal, termination, or deterioration in the credit profile of these tenants could adversely impact the company's rental income and cash flows.

Geographical concentration risk:
The company faces geographical concentration risk, as all its leased properties are located in Noida, Uttar Pradesh. While the properties are situated in prime commercial locations, the company's rental income remains exposed to regional economic conditions, regulatory changes,

and local real estate market dynamics. Any adverse developments in the region could impact occupancy levels and rental income.

Dependence on Rental Income
The revenue profile of the company is solely dependent on lease rentals from commercial properties. As a result, its financial performance and ability to service debt are highly dependent on the level of occupancy, lease renewals and rental realization from its tenants. Any change in occupancy levels, failure to renew lease agreements, delay in collecting rents or a decrease in rental rates could have an adverse effect on operating cash flows and therefore on liquidity and measures of our ability to service debt. The company has long term leases with reputed tenants and contractual rent escalation clauses which benefits the company

ANALYTICAL APPROACH - Standalone

For arriving at its ratings, BWR has considered the standalone approach for the company. BWR has applied its rating methodology as detailed in the rating criteria

RATING SENSITIVITIES

Positive:

- The scale of operations, with Total Operating Income increasing by over 40%, along with an improvement in profitability.
- Improvement in Total debt/TNW to around 2.5x.
- An assured variable income of Rs 20 lakhs per month

Negative:

- The gross receipts falling below Rs 6 crore, resulting in a substantial reduction in debt protection matrices.
- The DSCR is below 1.05x
- The variable income lower than the expected monthly receipts

LIQUIDITY INDICATORS - Adequate

The company's liquidity position remains adequate, supported by stable and predictable cash flows under the Lease Rental structure. In FY26, the DSCR stood at 1.24x. The company receives monthly rental income of Rs. 76.14 lakhs, which provides adequate coverage against monthly debt repayments of Rs. 69.55 lakhs. As on March 31, 2026, the company maintained a free cash and bank balance of Rs. 0.09 crore. Further, liquidity is supported by an escrow mechanism for routing lease rentals and a Debt Service Reserve Account (DSRA) equivalent to three months' principal and interest, providing additional comfort towards timely debt servicing.

ABOUT THE ENTITY

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

Vansh Industries Pvt. Ltd., established in 1998 and headquartered at Shop No. 32, 2nd Floor, Shanti City Centre, Khandari, Agra, operates in the real estate sector, primarily engaged in leasing, rental, and construction and sale of commercial properties. The company is promoted by Mr. Manjeet Singh Alag, Mrs. Amrita Alag, and Mr. Harsimran Singh Alag, who also serve as directors. The company's business model revolves around generating revenue through rental income and commercial property development, and sales.

ESG Profile :

The company demonstrates a Adequate ESG profile based on its environmental, social, and governance practices.

Environmental: The company's environmental performance is assessed through green building certifications, energy efficiency measures, and adoption of renewable energy sources like solar panels or green power. Water management and waste reduction practices, including rainwater harvesting, wastewater recycling, and recycling/reuse of construction waste, are also important. Climate risk exposure and resilience measures, such as flood protection or heat-resistant materials, are evaluated. Compliance with environmental regulations and any history of violations or penalties provide additional insights.

Social: Social considerations focus on workforce health and safety for both permanent and contractor staff, adherence to labor laws, safety performance, and training or human capital development programs. Diversity and inclusion and community engagement initiatives, including local community programs, affordable housing, or livelihood support, reflect the company's commitment to social responsibility.

Governance: Governance assessment considers board composition, risk management, and compliance. Key factors include the proportion of independent directors separation of chairman and CEO roles conflict-of-interest management strength of risk management and internal control systems clarity and frequency of financial and ESG reporting regulatory compliance internal policies for monitoring compliance and related-party transactions, and inclusion of ESG or ethical clauses in leases and contracts.

KEY FINANCIAL INDICATORS (Standalone)

Key Parameters	Unit	FY 23 - 24	FY 24 - 25	FY 25 - 26
Result Type		**Audited**	**Audited**	**Provisional**
Operating Income	Rs. Crs	4.87	5.10	6.43
EBITDA	Rs. Crs	4.71	4.93	5.64
PAT	Rs. Crs	3.43	3.36	2.18
Tangible Net Worth	Rs. Crs	30.85	34.20	36.39
Total Debt/Tangible Net Worth	Times	0.43	0.73	2.71
Current Ratio	Times	1.48	1.30	5.27

KEY COVENANTS OF THE FACILITY RATED

The terms of sanction include standard covenants normally stipulated for such facilities.

STATUS OF NON-COOPERATION WITH PREVIOUS CRA

NA

ANY OTHER INFORMATION

NA

RATING HISTORY FOR THE LAST THREE YEARS (including withdrawal & suspension)

Facilities	Current Year (2026)			2025		2024	
Type	Tenure	Amount (Rs.Crs.)	Rating	Date	Rating	Date	Rating
Fund Based	LT	58.58	BWR BBB-/Stable Reaffirmed BWR BBB-/Stable Assignment	26 June 2026	BWR BBB-/Stable (Assignment)	NA	NA
Grand Total		**58.58**	**(Rupees Fifty Eight Crores and Fifty Eight lakhs Only)**				

Hyperlink/Reference to applicable Criteria

- General Criteria
- Approach to Financial Ratios
- Commercial Real Estate Rating Methodology

Analytical Contacts	
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Vansh Industries Pvt. Ltd.

ANNEXURE-I

Details of Bank Facilities rated by BWR

Sl.No	Name of the Bank	Facilities(Rs.Crs.)		Long Term	Short Term	Total (In Rs.Crs)	Complexity Level
1	Canara Bank	Fund Based	Term loan	23.85	-	23.85	Simple
2	ICICI Bank		Term loan	34.73	-	34.73	Simple
	Total (In Rs.Crores)			**58.58**		**58.58**	
(Rupees Fifty Eight Crores and Fifty Eight lakhs Only)							

##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.

ANNEXURE-II

INSTRUMENT DETAILS

Instrument	Issue Date	Amount (Rs.Crs)	Coupon Rate (%)	Maturity Date	ISIN Particulars	Complexity of the Instrument
Nil	Nil	Nil	Nil	Nil	Nil	Nil

ANNEXURE-III

List of entities consolidated

Name of Entity	% Ownership	Extent of consolidation	Rationale for consolidation
Nil	Nil	Nil	Nil

List of Instruments and Regulators

Instrument / Activity	Regulator
Listed/Proposed to be listed bonds/debentures/preference share (all securities)	SEBI
Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
Listed PTCs / Securitisation Notes (originated by entities regulated by RBI) [1]	SEBI
Listed PTCs / Securitisation Notes (originated by entities not regulated by RBI) [1]	SEBI
Unlisted PTCs / Securitisation Notes (originated by entities regulated by RBI) [1]	RBI
Listed Commercial Paper and NCDs with original maturity less than 1 year	RBI
Unlisted Commercial Paper and NCDs with original maturity less than 1 year	RBI
Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/FIs [2]	RBI
External Commercial Borrowings and other similar borrowings	RBI
Certificates of Deposit	RBI
Fixed Deposits raised by NBFC's, Banks, HFCs, FIs	RBI
Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
Inter Corporate Deposits/Loans extended by Corporates	MCA
Borrowing programme [3]	-
Issuer Ratings [4]	-
Credit Ratings for Capital Protection Oriented Schemes (by Mutual Funds and AIFs)	SEBI
Credit quality ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs	SEBI
Listed Security Receipts	SEBI
Unlisted Security Receipts	RBI
Independent Credit Evaluation (ICE)	RBI
Expected Loss Ratings (for Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/FIs)	RBI
Expected Loss Ratings (Listed/Proposed to be listed bonds/debentures/preference share (all securities))	SEBI
Expected Loss Ratings (Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities))	MCA
Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) [1]	Investor-side Regulator such as IRDAI, PFRDA [5]
Monitoring Agency	SEBI
Research activities, incidental to rating, such as research for Economy, Industries and Companies [6]	NA

1. Includes securitisation transactions involving assignee payout, acquirer's payout.
2. Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

3. 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.
4. There is no instrument being rated and hence, Regulator of the Instrument is not applicable.
5. These ratings were assigned during the regulatory regime prior to the introduction of SEBI CRA Circular dated Feb 10, 2026, and accordingly, investor-side regulators have been included.
6. Permitted by SEBI vide SEBI Master Circular for CRAs.

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For any grievances relating to rating of instruments regulated by other FSR (Financial Sector Regulators), please contact **grievance@brickworkratings.com.**

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Brickwork Ratings (BWR), a Securities and Exchange Board of India [SEBI] registered Credit Rating Agency and accredited by Reserve Bank of India [RBI]. BWR is the 5th agency to get a credit rating registration in India in 2009 and its corporate office in Bengaluru. It has a country-wide presence with representatives in 150+ locations. Canara Bank is Brickwork's strategic partner and promoter.

Brickwork 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 also rated NGOs, Educational Institutions, Hospitals, Urban Local Bodies and Municipal Corporations.

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