BRICKWORK RATINGS

RATING RATIONALE

26 August 2026

Indus Valley Enterprises Private Limited

Brickwork Ratings reaffirms the long-term rating for the Non-Convertible Debentures amounting to ₹ 27.01 Crores of Indus Valley Enterprises Private Limited (IVEPL or "the Company)

Particulars:

Facility	Amount (₹ Cr)		Tenure	Rating#		
	Previous	Present		Previous (8 Sep 2025)	Present Rating	Regulator
Non-Convertible Debenture	27.01	**27.01**	**Long Term**	BWR D/ Reaffirmed	**BWR D/ Reaffirmed**	SEBI
Total	27.01	**27.01**	**INR Twenty Seven Crores and One lakh Only**			

\# Please refer to BWR website www.brickworkratings.com/ for definition of the ratings
Details of Non-Convertible Debenture is provided in Annexure-II

Rating Action/Outlook:
The rating for the NCD has been reaffirmed at BWR D due to the ongoing default by the Company. This default was confirmed through the default notice sent by Vistra ITCL Trustee to Indus Valley Enterprises Pvt Ltd and Radius Estate Projects Private Limited (the co-developer for the Avenue 54 project), as well as through information available in the public domain.

Key Rating Drivers:

Credit Weaknesses-:

Ongoing litigation:
The investors initiated the Corporate Insolvency Resolution Process ('CIRP') against Radius Estates and Developers Private Limited (Radius) pursuant to the Insolvency & Bankruptcy Code, 2016. The application was admitted by the Hon'ble National Company Law Tribunal ('NCLT'), Mumbai, on December 31, 2020, under C.P. No. 1461 of 2020. Nevertheless, proceedings and hearings have faced continuous adjournments.

Lack of ongoing business operations: The company does not have any major operational activities or ongoing projects underway, resulting in a lack of revenue visibility.

Liquidity: Poor
The liquidity profile remains weak, as evidenced by the complete absence of operational cash flows required to service debt obligations.

Rating Sensitivities :
As the Company is currently undergoing NCLT proceedings, BWR is unable to provide commentary on this.

Analytical Approach - Standalone
To arrive at its ratings, BWR has applied its rating methodology as detailed in the Rating Criteria detailed below (hyperlinks provided at the end of this rationale).

COMPANY PROFILE AND NCD STRUCTURE
IVEPL is in the business of investing in real estate projects under implementation. It had agreed to buy 8 specified apartments in a project being developed by Radius, Sumer, and ABIL Developers, namely 'Avenue 54' situated at Santacruz (west), Mumbai. The total consideration for the same was Rs. 52.23 crs valued at Rs. 43,000 per sqft. The total carpet area of units acquired is 10845 sqft (Built Up area: 12146 Sq. Ft.).

In order to fund the above transaction, IVEPL had issued Deep Discount Bonds (DDB) amounting to Rs. 27.01 Cr (i.e. the upfront payment amount - being an amount equivalent to 50% of the Total Mortgaged Value, plus Service Tax). The tenor of DDB is 12 years and is issued at Rs. 32767 having face value of Rs. 1,00,000 on a private placement basis to be redeemed on or before 12 years from the date of allotment, depending on the availability of the cash flows. Further, the Investors have a Put Option of early redemption, which can be exercised on the occurrence of an event of default and the same not being remedied within the cure period, and in the event after the expiry of the period ending on September 30, 2019, if any bonds are outstanding.
As per the Debenture Trust Deed (DTD), among the agreed triggers for Events of Default (EOD), was the condition that the floors where the selected apartments were to come up (designated floors) would be completed and Occupancy Certificates would be obtained for the apartments by the 30th September 2019. This did not happen, and hence the triggering of EOD.
The DDBs have a first and exclusive charge by way of English Mortgage over the mortgaged apartments; and a first and exclusive charge on the receivables and all amounts received and /or receivable by the Company from the mortgaged apartments and attributable to the share of the Subscriber, as provided in the Debenture Trust Deed (DTD) and the executed term sheet. Out of the total value, an amount equivalent to 27.01 crs, has been paid to the developers, and an amount of Rs.25.85 Cr ("Balance of the Total Mortgaged Value"), plus the applicable service-tax, will be paid out of the sale proceeds of the mortgaged units (after the repayment of the DDBs to be issued).

Indian Properties Advisors Private Limited (Investment Manager) has advised to extend the term of IPAL Residential Opportunities Fund - I (Fund) by an additional period of 12 months. Hence, the trustee on the advice of the Investment Manager and with the approval of contributors holding at least 2/3rd in value can provide consent to extend the terms up to additional 12 months. After approval given by the contributors, hereby give consent for the extension of tenure of the Fund by one year i.e till March 2021, but the proposed extended time has also lapsed.

KEY FINANCIAL INDICATORS (in ₹ Cr)

Key Parameters	Units	FY2025	FY2026	Q1FY2027
Result Type		**Audited**	**Audited**	**Unaudited**
Operating Revenue	Rs. Crs	0.00#	0.00#	0.00
EBITDA	Rs. Crs	-0.09	-0.15	-0.02
PAT	Rs. Crs	-0.09	-0.15	-0.02
Tangible Net worth	Rs. Crs	-0.36	-0.51	NA
Total Debt	Rs. Crs	70.31	51.94	NA

#Operating revenue is Rs. 2303/- for the year ending on 31st March, 2025.

KEY COVENANTS OF THE INSTRUMENT/FACILITY RATED

(i) Inability of the developer to adhere to the agreed schedule for completion of the designated apartments would lead to an event of default.

(ii) Put Option of early redemption, which can be exercised on the occurrence of an event of default and the same not being remedied within the cure period, and in the event after the expiry of the period ending on September 30, 2019, if any bonds are outstanding.

NON-COOPERATION WITH PREVIOUS RATING AGENCY IF ANY: Not Applicable

ANY OTHER INFORMATION: Not Applicable

RATING HISTORY FOR THE PREVIOUS THREE YEARS [INCLUDING WITHDRAWAL AND SUSPENDED]

Instrument	Current Rating^			Rating History					
	2026			2025		2024		2023	
	Tenure	Amount (₹ Cr)	Rating	Date	Rating	Date	Rating	Date	Rating
Non Convertible Debenture	Long Term	27.01	BWR D [Reaffirmed]	8Sep 2025	BWR D [Reaffirmed]	9Sep 2024	BWR D [Reaffirmed]	25Sep 2023	BWR D [Reaffirmed]
Total		**27.01**	**INR Twenty-Seven Crores and One Lakh Only**						

For more information, visit **www.brickworkratings.com/download/ComplexityLevels.pdf**

Hyperlink/Reference to applicable Criteria

- [General Criteria]
- [Approach to Financial Ratios]
- [Commercial Real Estate Rating Methodology]
- [Infrastructure Projects]
- [Rating Criteria - Rating of Real Estate - Residential Projects]

For any other criteria obtain hyperlinks from website

Analytical Contacts	
Kunjal Dabhi **Associate Manager-Ratings** **Kunjal.d@brickworkratings.com**	**Niraj Kumar Rathi** **Senior Director – Ratings** **niraj.r@brickworkratings.com**
Client Support **clientsupport@brickworkratings.com**	

ANNEXURE I

NIL

ANNEXURE II

Details of Facilities rated by BWR

Instrument	Issue Date	Amount (₹ Cr)	Coupon Rate	Maturity Date	ISIN Particulars	Complexity
Non Convertible Debentures	19 July 2016	27.01	Zero Coupon	19 July 2028	INE321V11017	Complex##
Total		**27.01**	**INR Twenty-Seven Crores and One Lakh 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 IV : List of instruments and names of regulators of the instruments* Includes securitisation transactions involving assignee payout, acquirer's payout.

A.	Rating activities	
Sr. No.	Instrument / activity Name	Regulator of the instruments
1	Listed/Proposed to be listed bonds/debentures/preference share (all securities)	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
3	Listed PTCs / Securitisation Notes (originated by entities regulated by RBI)* $	RBI
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 and other similar borrowings	RBI
10	Certificates of Deposit	RBI
11	Fixed Deposits raised by NBFCs,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 ~	-
15	Issuer Ratings #	-
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 $	RBI
19	Unlisted Security Receipts	RBI
20	Independent Credit Evaluation (ICE)	RBI
21	Expected Loss Ratings (Listed/Proposed to be listed bonds/debentures/preference share (all securities))	SEBI
22	Expected Loss Ratings (Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities))	MCA
23	Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) *	Investor-side regulator such as IRDAI, PFRDA @

~ 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 PRs subsequent to issuance(s), Brickwork Ratings India Private Limited shall separately capture the rated quantum details along with names of respective regulators.

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

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.

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

$ By virtue of the instrument being listed, SEBI acts as the regulator for listing and related issues.

Note: 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.

B	Other Activities	Regulator of the Instruments
1	Monitoring Agencies	SEBI
2	Research activities incidental to rating such as research for Economy, Industries and Companies *	NA

***permitted by SEBI vide SEBI Master Circular for CRAs**

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

DISCLOSURE ON CONFLICT OF INTEREST

BWR Board of Directors have no influence over rating decisions, nor do they sit on the rating committee or review, discuss or evaluate any credit rating during the Board meetings.

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]. 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.

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.

Disclaimer

Nature of Ratings & Information: BWR ratings are opinions on the relative ability of an entity/instrument to meet its financial obligations and are based on information obtained from issuers and other sources believed to be reliable. BWR does not conduct audits, due diligence, or independent verification of such information and does not guarantee its accuracy, adequacy, or completeness. Ratings are current only as of the date of publication and may be revised based on new or unavailable information.

No Advice or Recommendation: Ratings, reports, and related communications are not investment advice and do not constitute recommendations to buy, sell, or hold securities, or to sanction, renew, or disburse credit facilities. They do not represent offers or solicitations for any transaction. Users must rely on their own independent judgment and professional advice. Access to or use of these materials does not create any client relationship with BWR.

Liability, Usage & Regulatory Framework: This content is published for the purpose of dissemination of information as required under applicable laws and regulations. BWR holds exclusive copyright over the content. It may be used with appropriate credit to BWR, provided that the content is not altered or modified in any way that could change its meaning or intent. BWR retains the exclusive right to distribute or share its rating rationales, directly or indirectly, through any print, digital, or electronic media. All reports are provided on an "as is" basis without warranties of any kind, express or implied, including but not limited to merchantability, fitness for a particular purpose, or non-infringement. BWR and its affiliates shall not be liable for any direct, indirect, incidental, or consequential losses or damages arising from the use of these reports. Ratings are subject to continuous surveillance and may be revised, suspended, or withdrawn at any time without notice. These reports are intended for use within India only. BWR operates under SEBI Regulations and Code of Conduct.

For more information on policies and ratings, please visit our www.brickworkratings.com