RATING RATIONALE **03 Nov 2026**

Unicon Shelters Pvt. Ltd.

Brickwork Ratings reaffirms the rating for the NCD of Rs. 36.40 Crs. and Bank Loan Facility of Rs. 60.45 Crs. of Unicon Shelters Pvt. Ltd., based on the best available information, as the issuer did not cooperate.

Particulars

Instrument*	Amount (Rs. Crs.)#		Tenure	Rating^		Regulator
	Previous	Present		Previous (14 Nov 2025)	Present	
NCD	36.40	**36.40**	Long Term	BWR D continues to be in ISSUER NOT COOPERATING* category/Reaffirmed	**BWR D continues to be in ISSUER NOT COOPERATING* category/Reaffirmed**	**MCA**
Total	36.40	**36.40**	**Rupees Thirty Six Crores and Forty Lakhs Only**			

Facility**	Amount (Rs. Crs.)#		Tenure	Rating^		Regulator
	Previous	Present		Previous (14 Nov 2025)	Present	
Mortgage Loan	3.95	**3.95**	Long Term	BWR D Continues to be in ISSUER NOT COOPERATING* category/ Reaffirmed	**BWR D Continues to be in ISSUER NOT COOPERATING* category/ Reaffirmed**	**RBI**
Proposed Cash Credit	56.50	**56.50**				
Total	60.45	**60.45**	**Rupees Sixty Crores and Forty-Five Lakhs Only**			

^Please refer to Brickwork Ratings (BWR) website **www.brickworkratings.com** for the definition of the ratings
*Issuer did not cooperate; based on best available information
** Details of NCD and bank loan facilitities are provided in Annexure -I and Annexure - II, respectively.
#Previous o/s amount of the rated term loans has been continued as neither the entity nor the banker confirmed the current o/s amount of the rated term loans.

RATING ACTION / OUTLOOK / NATURE OF NON-COOPERATION

Brickwork Ratings has reaffirmed the ratings of the NCD facilities of Rs. 36.40 Crs and Bank facilities of Rs. 60.45 cr. of Unicon Shelters Pvt. Ltd at BWR D and continued the ratings under the "ISSUER NOT COOPERATING" category, based on best available information, as the Issuer did not cooperate.

The Ratings are due for review in November 2026. Brickwork Ratings (BWR) has consistently taken up with the Company to provide financial and operational information for the periodic monitoring and surveillance of the ratings. Despite BWR's best efforts to get at least the minimum required information for a review, the company has not provided the same. The company is irregular in the submission of the monthly 'No Default Statement'(NDS) in deviation from the extant regulatory guidelines. Due to the continued lack of management cooperation and in the absence of adequate information from the company, BWR is unable to assess its financial performance and its ability to service its debt and maintain a valid rating.

The lenders/investors may note to exercise due caution while using the 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 the 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 the possible deterioration in the credit quality of the rated entity arising from its non-transparency and withholding of information required for a review of the rating.

ABOUT THE ENTITY

Macro Economic Indicator	Sector	Industry	Basic Industry
Consumer Discretionary	Realty	Realty	Real Estate Investment Trusts (REITs)

Unicon Shelters Private Limited ('USPL' or 'the company') was incorporated in 2006 at Bengaluru. The company is involved in civil construction and property development of residential, commercial, and industrial complexes. The company had two ongoing residential projects, namely, 'Unicon North Brooks 46' and 'Unicon Hamlet'. Mr. Murali Srinivasan is the Managing Director, and Ms. Kavitha Srinivasan is the other director.
(Note: As per information available till Oct 2019.)

KEY FINANCIAL INDICATORS

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

NON-COOPERATION WITH PREVIOUS CREDIT RATING AGENCY:

NA

RATING HISTORY FOR THE PREVIOUS THREE YEARS [including withdrawal and suspended]:

Sl. No.	Instrument	Current Rating (2026)			Rating History					
	NCD	Type	Amount Rated (Rs. Crs.)	Rating	2025		2024		2023	
					Date	Rating	Date	Rating	Date	Rating
1	NCD	Long Term	36.40	**BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed**	14-Nov-2025	BWR D continues to be in ISSUER NOT COOPERATING* category/Reaffirmed	20 Nov 2024	BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed	24Nov2023	BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed
	Total		36.40	**Rupees Thirty Six Crores and Forty Lakhs Only**						

Sl. No.	Facility	Current Rating (2026)			Rating History					
	Bank Loan	Type	Amount Rated (Rs. Crs.)	Rating	2025		2024		2023	
					Date	Rating	Date	Rating	Date	Rating
1	**Fund-based mortgage loan**	Long Term	3.95	**BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed**	14-Nov-2025	BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed	20 Nov 2024	BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed	24 Nov 2023	BWR D Continues to be in ISSUER NOT COOPERATING* category/Reaffirmed
2	**Cash-credit Proposed**		56.50							
	Total		**60.45**	**Rupees Sixty Crores and Forty Five Lakhs Only**						

HYPERLINK / REFERENCE TO APPLICABLE CRITERIA

- General Criteria
- Approach to Financial Ratios
- Default Recognition and Default Curing Period
- Policy On Issuer Non -Cooperation
- Rating Criteria – Rating of Real Estate - Residential Projects

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Unicon Shelters Pvt. Ltd.

ANNEXURE - I

Details of Bank Loan Facilities rated by BWR:

Sl. No.	Name of the Bank	Type of Facilities	Long Term (Rs. Cr)	Short Term (Rs. Cr)	Total (Rs. Cr)	Complexity of facility
1.	Veerashaiva Sahakari Bank	Mortgage Loan	3.95	-	3.95	Simple
2	-	Cash Credit-Proposed	56.50	-	56.50	Simple
TOTAL		**Rupees Sixty Crores and Forty-Five Lakhs Only**			**60.45**	

ANNEXURE - II

Details of NCDs rated by BWR:

Instrument	Issue Date	Amount (Rs. Crs)	Coupon Rate	Maturity Date	ISIN	Complexity of the Instrument
NCD (Unlisted)	11-Sep-2017	26.00	19%	11-Sep-2021	INE735R07030	Simple
	04-Apr-2018	8.00	19%			
	28-Nov-2018	1.00	19%			
	28-Feb-2019	1.40	19%			
		36.40	**Rupees Thirty Six Crores and Forty Lakhs Only**			

Note: Previous o/s amount of the rated term loans has been continued as neither the entity nor the banker confirmed the current o/s amount of the rated term loans.

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-III
List of entities consolidated

Name of the Entity	% Ownership	Extent of Consolidation	Rationale for Consolidation
NA	NA	NA	NA

Annexure IV : List of instruments and names of regulators of the instruments

	Instrument/Activity	Regulator
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, 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 ~	-
15	Issuer Ratings #	-
16	Credit Ratings for Capital Protection Oriented Schemes (by Mutal 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 @

* 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 PRs subsequent to issuance(s), Brickwork Ratings 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**

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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

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