

Rating Rationale

17 Mar 2022

Janapriya Engineers Syndicate Pvt. Ltd.

Brickwork Ratings has downgraded the Rating for the Non-Convertible Debentures issue of Rs. 100.00 of Janapriya Engineers Syndicate Pvt. Ltd. based on best available information, as the issuer did not cooperate.

Particulars

Instrument	Issue Date	Previous amt Rs. Cr	Amount Rs. Cr	Coupon	Maturity Date	ISIN Particulars	Previous rating (July 2021)	Rating*
NCD (Proposed)	-	100.00	100.00	14%p.a.	-	-	BWR B+/Stable	BWR B/Stable; Downgraded & migrated to Issuer non cooperation category
Total			100.00	Rupees One Hundred Crores only				

*Please refer to BWR website www.brickworkratings.com/ for definition of the ratings
Issuer did not co-operate; based on best available information

Ratings: Downgraded and migrated to issuer non cooperation category

Nature of Non-co-operation:

The company has not shared No default statement since July 2021 in spite of multiple reminder via mails and calls The company remains non cooperative in sharing all the required documents w.r.t the NCD issued in July 2021. The company has not shared any update inspite of multiple follow ups. Mails sent to the company are also added in the annexures

Limitations of the rating:

Information availability risk is a key factor in the assessment of credit risk as generally, noncooperation by the rated entities to provide required information for a review of the assigned rating may also be accompanied by financial stress.

About the Company (Information as available in July, 2021)

Janapriya Group is a large, well established developer in South India promoted by Ravinder and Kranti Reddy. They have delivered more than 22 mn sft over the last 35 years. The group has been twice declared as the 'Most Preferred Builder' in South India in a Nationwide Survey conducted by AC Nielsen. Mr. Ravinder Reddy has more than 3 decades of experience in real estate development and has been Chairman and erstwhile President of the Andhra Pradesh Builders' Association. He has a Bachelor's degree in Civil Engineering from JNTU. Mr Kranti

Reddy has Bachelors and Masters degree in Construction Management from North Carolina State University (USA). The proposed NCD amount is to be used for the completion of PineGrove project, however the cash flows from the other projects namely Lakefront, Windsong, Bharat Enclave, Office one will also be used for the the repayment of the same. The reason for refinancing the existing NCD with a new one is because the lender (IIFL) wants to shift the loans to an AIF, terms remaining the same prima facie and the AIF has the requirement of getting the NCD listed.

Rating History for the last three years (including withdrawn/suspended ratings)

S.No	Instrument /Facility	Current Rating (2022)			Rating History		
		Type (Long Term/ Short Term)	Amount (Rs Cr)	Rating^	2021	2020	2019
1.	NCD (Proposed)	Long term	100	BWR B/Stable; INC	BWR B+/Stable	NA	NA
	Total		100	Rupees One Hundred Crores Only			

^Issuer did not co-operate; based on best available information

Status of non-cooperation with previous CRA (if applicable)- No
Any other information - No

Hyperlink/Reference to applicable Criteria

- [General Criteria](#)
- [Approach to Financial Ratios](#)
- [What Constitutes Non-Cooperation](#)

For any other criteria obtain [hyperlinks](#) from website

Janapriya Engineers Syndicate Pvt. Ltd.
Annexure I

Borrowing Type	Issue date	Coupon rate	Amount	Tenure
NCD (Proposed)	-	14%p.a.	Rs 100 crs	Door – to – door tenor of 32 months from the Allotment Date.

Note: As per information available with BWR

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