

May 16, 2024

Janaadhar (India) Private Limited: Moved to Non-Cooperating category; rating downgraded based on best available information

Summary of rating action

Instrument [^]	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Unallocated limits	30.00	30.00	[ICRA]B+ (Stable) ISSUER NOT COOPERATING*; Rating downgraded from [ICRA]BB+ (Stable) and moved to the 'Issuer Not Cooperating' category
Total	30.00	30.00	

*Issuer did not cooperate; based on best available information

[^]Instrument details are provided in Annexure-I

Rationale

ICRA has downgraded and moved the rating for the unallocated limits of Janaadhar (India) Private Limited (JIPL) to the 'Issuer Not Cooperating' category. The rating is denoted as "[ICRA]B+ (Stable) ISSUER NOT COOPERATING".

The rating downgrade is because of lack of adequate information regarding JIPL's performance and hence the uncertainty around its credit risk. ICRA assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its "Policy in respect of non-cooperation by a rated entity" available at www.icra.in. The lenders, investors and other market participants are thus advised to exercise appropriate caution while using this rating, as the rating may not adequately reflect the credit risk profile of the entity, despite the downgrade.

As a part of its process and in accordance with its rating agreement with JIPL, ICRA has been trying to seek information from the entity so as to monitor its performance. Despite multiple requests by ICRA, the entity's management has remained non-cooperative. In the absence of requisite information and in line with the aforesaid policy of ICRA, the company's rating has been moved to the 'Issuer Not Cooperating' category. The rating action has been taken in accordance with ICRA's policy on non-cooperation by a rated entity available at www.icra.in.

Please refer to the following link for the previous detailed rationale that captures the key rating drivers and their description, liquidity position, rating sensitivities, key financial indicators: [Click here](#). ICRA is unable to provide the latest information because of non-cooperation by the entity.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Policy in respect of Non-cooperation by a rated entity Realty – Lease Rental Discounting (LRD) Realty – Commercial/Residential/Retail
Parent/Group support	Not Applicable
Consolidation/Standalone	For arriving at the rating, ICRA has considered consolidated financials of JIPL, Janaadhar South1 Projects LLP and Janaadhar Western Projects LLP, given the close business, financial and managerial linkages among them.

About the company

JiPL, incorporated in 2007, develops affordable housing projects to address the home ownership aspirations of the lower income urban population. It provides a complete housing solution that is affordable, of high quality and has accessible housing finance. It was promoted by Mr. Ramesh Ramanathan, who is also the promoter of Jana Holdings Limited and a director in Jana Small Finance Bank Limited. The promoter holds stake in this company through Jana Urban Foundation (JUF), which holds 50.3% stake as on date with other major shareholders being Tree Line Asia Master Fund (Singapore) Private Limited with 12.3% share and Sterling Developers with 11.3% share. The remaining shares are held by individual investors – Mr. Narayan Ramachandran, Mr. Vikram Gandhi, Mr. Vallabh Bhansali, Mr. Badri Narayan Piliña, and Sri Vatsa Krishna. The JKR student housing project is being executed under a special purpose vehicle (SPV) – Janaadhar South1 Projects LLP, and the Sanand project is being executed under an SPV named Janaadhar Western Projects LLP.

Status of non-cooperation with previous CRA: Not Applicable

Any other information: None

Rating history for past three years

Sl. No.	Instrument	Type	Current Rating (FY2025)		Chronology of Rating History for the Past 3 Years			
			Amount Rated (Rs. crore)	Amount Outstanding as on Mar 31, 2024 (Rs. crore)*	Date & Rating in FY2025	Date & Rating in FY2024	Date & Rating in FY2023	Date & Rating in FY2022
					May 16, 2024	-	Feb 21, 2023	Dec 3, 2021
1	Unallocated	Long term	30.0	-	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	-	[ICRA]BB+ (Stable)	[ICRA]BB+ (Stable)

*Issuer did not cooperate; based on best available information

Complexity level of the rated instrument

Instrument	Complexity Indicator
Long-term – Unallocated	Not applicable

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional, or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#).

Annexure-I: Instrument details

ISIN	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Long-term – Unallocated	NA	NA	NA	30.00	[ICRA]B+ (Stable); ISSUER NOT COOPERATING

Source: Company

Annexure-II: List of entities considered for consolidated analysis:

Company Name	JIPL's Ownership	Consolidation Approach
Janaadhar (India) Private Limited	100.00%	Full Consolidation
Janaadhar South1 Projects LLP	90.00%	Full Consolidation
Janaadhar Western Projects LLP	73.00%	Full Consolidation

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About ICRA Limited:

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