

John Buildwell India Private Limited

April 03, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	69.00	CARE BB-; Stable; ISSUER NOT COOPERATING*	Downgraded from CARE BB; Stable and moved to ISSUER NOT COOPERATING category
Short Term Bank Facilities	4.25	CARE A4; ISSUER NOT COOPERATING*	Rating moved to ISSUER NOT COOPERATING category

Details of instruments/facilities in Annexure-1.

*Issuer did not cooperate; based on best available information.

Rationale and key rating drivers

CARE Ratings Ltd. (CARE Ratings) has been seeking information from John Buildwell India Private Limited (JBPL) to monitor the rating vide e-mail communications/letters dated February 4, 2025, March 10, 2025, among others and numerous phone calls. However, despite our repeated requests, the firm has not provided the requisite information for monitoring the ratings. In line with the extant SEBI guidelines, CARE Ratings has reviewed the rating on the basis of the best available information which however, in CARE Ratings' opinion is not sufficient to arrive at a fair rating. The rating on JBPL's bank facilities will now be denoted as **CARE BB-; Stable; ISSUER NOT COOPERATING* / CARE A4 ; ISSUER NOT COOPERATING***.

Users of this rating (including investors, lenders and the public at large) are hence requested to exercise caution while using the above ratings.

The rating has been revised on account of non-availability of requisite information due to non-cooperation by JBPL with CARE Ratings' efforts to undertake a review of the outstanding ratings.

The ratings assigned to the bank facilities of JBPL continue to be constrained by relatively moderate scale of operations which is primarily confined to Tirunelveli region, execution risk associated with upcoming project launches wherein dependence on customer advances is relatively high, inherent cyclicity and intense competition in the real estate industry. The ratings, however, derive strength from the experienced and established track record of the promoters, satisfactory booking status & construction progress in on-going projects.

Analytical approach: Standalone

Outlook: Stable

Detailed description of key rating drivers:

At the time of last rating on June 03, 2024, the following were the rating strengths and weaknesses (updated for the information available from annual report of FY24):

Key weaknesses

Moderate scale of operations which is primarily confined to Tirunelveli region

JBPL has over 15 years of experience in executing residential real estate projects in the Tirunelveli region. However, the scale of operations as reflected in TOI continues to be moderate at ₹24.92 crore in FY24 (PY: ₹27.27 crore). The timely launch and healthy sales velocity from the upcoming projects shall remain a key rating monitorable. All the ongoing and upcoming projects are situated in Tirunelveli region which exposes the company to regional concentration risk.

Project execution risk

The company has planned to launch, 'John Smart City', a premium community residential project, in the Tirunelveli region in Q1FY24. Total cost of this project was approximately ₹200 crore. The land cost has already been incurred. The project implementation risk is mitigated to some extent by the long experience of the promoters in the construction business. The timeline for completion has been estimated at around three years.

Exposure to inherent risks and cyclicity in the real estate industry

¹Complete definition of ratings assigned are available at www.careedge.in and other CARE Ratings Limited's publications.

The company is exposed to the cyclicity associated with real estate sector which has direct linkage with the general macroeconomic scenario, interest rates and level of disposable income available with individuals. In case of real estate companies, the profitability is highly dependent on property markets. This exposes these companies to the vagaries of property markets. A high interest rate scenario could discourage the consumers from borrowing to finance the real estate purchases and may depress the real estate market.

Key strengths

Experienced promoter group with established brand name in Tirunelveli region

JBPL promoted by Maria John and Antony Maria, is the real estate arm of the John Group. John Group, based in Tirunelveli, has a presence of four decades in field of construction materials and metals including timber & cement. Other concerns in John group include flagship entity John Saw Mill Private Limited, Antony Metals Private Limited and BXP Trading Corporation, among others. JBPL is a well-known name in the Tirunelveli belt and has successfully executed 18 residential projects encompassing 7.60 lsf of saleable area. The day-to-day operations are headed by Antony Maria, who has over 2 decades of experience in real estate sector and is well-backed by a team of professionals

Satisfactory construction progress and sales velocity for the on-going projects

Currently, JBPL is executing two residential projects, John Golden City and John River View, with a total saleable area of 1.2 lsf. As of February 2024, there is satisfactory financial progress with around 90% of the total project cost being incurred. The projects have also demonstrated healthy velocity with 91% of existing inventory sold as of February 2024.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks: Not applicable

Applicable criteria

[Definition of Default](#)

[Policy in respect of non-cooperation by issuers](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Rating methodology for Debt backed by lease rentals](#)

[Rating methodology for Real estate sector](#)

[Short Term Instruments](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer Discretionary	Realty	Realty	Residential, Commercial Projects

Tirunelveli based, JBPL was established in 2007. JBPL is engaged in development of residential and commercial real estate projects primarily in the regions Tirunelveli and Tuticorin, in Tamil Nadu. The company is promoted by S. Maria John and his son, Antony Maria and is part of the John Group, based in Tirunelveli. JBPL has executed over 18 projects (incl. residential and commercial) sprawling 7 lakh square ft (lsf) of saleable area.

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)
Total operating income	27.27	24.92
PBILDT	5.76	4.69
PAT	4.47	2.33
Overall gearing (times)	0.86	1.57
Interest coverage (times)	6.99	2.16

A: Audited; Note: these are latest available financial results

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

Complexity level of instruments rated: Annexure-4

Lender details: Annexure-5

Annexure-1: Details of instruments/facilities

Name of the Instrument	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Fund-based - LT-Lease rental discounting/ Rent Receivables Financial		-	-	-	7.00	CARE BB-; Stable; ISSUER NOT COOPERATING*
Fund-based - LT-Term Loan		-	-	31/12/2035	62.00	CARE BB-; Stable; ISSUER NOT COOPERATING*
Fund-based - ST-Bank Overdraft		-	-	-	4.25	CARE A4; ISSUER NOT COOPERATING*

*Issuer did not cooperate; based on best available information.

Annexure-2: Rating history for last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022
1	Fund-based - LT-Term Loan	LT	62.00	CARE BB-; Stable; ISSUER NOT COOPERATING*	1)CARE BB; Stable (03-Jun-24)	-	-	-
2	Fund-based - ST-Bank Overdraft	ST	4.25	CARE A4; ISSUER NOT COOPERATING*	1)CARE A4 (03-Jun-24)	-	-	-
3	Fund-based - LT-Lease rental discounting/ Rent Receivables Financial	LT	7.00	CARE BB-; Stable; ISSUER NOT COOPERATING*	1)CARE BB; Stable (03-Jun-24)	-	-	-

*Issuer did not cooperate; based on best available information.

LT: Long term; ST: Short term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities: Not applicable

Annexure-4: Complexity level of instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Fund-based - LT-Lease rental discounting/ Rent Receivables Financial	Simple
2	Fund-based - LT-Term Loan	Simple
3	Fund-based - ST-Bank Overdraft	Simple

Annexure-5: Lender details

To view the lender wise details of bank facilities please [click here](#)

Note on complexity levels of rated instruments: CARE Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

Contact us

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About us:

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Disclaimer:

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