ITD Cementation India Limited (renamed to Cemindia Projects Limited)

September 04, 2025

Facilities/Instruments	Amount (₹ crore)	Rating[1]	Rating Action
Long-term bank facilities	1,469.23	CARE A+; Stable	Upgraded from CARE A and removed from Rating Watch with Positive Implications; Stable outlook assigned
Long-term / Short-term bank facilities	6,902.96	CARE A+; Stable / CARE A1	LT rating upgraded from CARE A; Stable outlook assigned and ST rating reaffirmed and removed from Rating Watch with Positive Implications
Commercial paper (Carved out)*	200.00	CARE A1	Reaffirmed and removed from Rating Watch with Positive Implications

Details of instruments/facilities in Annexure-1.
*Carved out of working capital limits

Rationale and key rating drivers

CARE Ratings Limited (CareEdge Ratings) has upgraded the long-term rating for bank facilities of ITD Cementation India Limited (renamed to Cemindia Projects Limited, referred to as Cemindia hereafter), while assigning a 'Stable' outlook and reaffirming the short-term rating. Ratings were earlier placed under watch with positive implications following the announcement of divestment of stake by the erstwhile promoter, Italian Thai Development Company Limited (ITD Thailand), to Renew Exim DMCC (Renew Exim), a Dubai-based entity promoted by Vinod Shantilal Adani. The transaction was consummated in May 2025, with Renew Exim acquiring 67.46% stake in the company. The change in ownership has delinked the impact of weak parentage associated with ITD Thailand, which had constrained Cemindia's credit profile. Considering these factors, ratings have been removed from credit watch. The acquisition of Cemindia by Adani group is strategic expected to yield operational synergies and enhance financial flexibility, supported by Adani Group's established industry expertise and extensive project portfolio. Cemindia is expected to witness significant expansion in scale over the medium term, with order book nearly doubling and contribution from in-house projects (Adani group) rising to ~50% from present level of ~14%.

The rating upgrade reflects consistent improvement in Cemindia's operational and financial performance, supported by robust growth in its order book and the strengthened revenue visibility. The company has an order book of ~₹18,820 crore as on June 30, 2025, spread across seven segments, providing a diversified revenue stream. Cemindia is expected to continue focusing on its core business areas, with newer order additions from the promoter group in the same segments.

The company reported strong operating performance, with consolidated revenue improving by 18% in FY25 (FY refers to April 01 to March 31) and 7% in Q1FY26 on a year-over-year basis. The profit before interest, lease rentals, depreciation and taxation (PBILDT) margin (excluding profit from joint ventures [JVs]), remained comfortable at 9.87% in FY25 (10.40% in FY24) and 9.67% in Q1FY26. Despite moderation in PBILDT margin in FY25, it remains satisfactory and is expected to remain ~10% over the next two years. Debt coverage metrics have shown consistent improvement, driven by significant progress in large sized, longer gestation projects undertaken in FY22-23, which required higher debt financing in the nascent stage of execution. Total debt/ PBILDT improved to 2.50x in FY25 (3.00x in FY24), and CareEdge Ratings expects debt/PBILDT to be maintained within 2.5x going forward.

The rating strengths are tempered by the working capital intensive operations, characterised by complex, longer gestation projects, exposure to volatility in commodity prices, and inherent challenges associated with the construction sector. Despite the working capital intensity, gross current asset days (GCA days) have consistently improved in the last two years and are expected to remain below 200 days. However, working capital utilisation remains high at ~85% average.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors:

- Growth in scale of operations while maintaining the profitability.
- Improvement in total debt/ PBILDT below 2.5x on a sustained basis.

Negative factors:

- Increasing GCA days to over 250 days on a sustained basis.

[1]Complete definition of ratings assigned are available at www.careratings.com and other CARE Ratings Limited's publications.

- Total debt /PBILDT exceeding 3.25x on a sustained basis.

Analytical approach: Consolidated

CareEdge Ratings has adopted a consolidated approach for analysing Cemindia. List of subsidiaries and JVs consolidated is provided in Annexure-6.

Outlook: Stable

The Stable outlook reflects Cemindia's strong and well-diversified order book, robust execution capabilities, and operational efficiencies, which are expected to continue strengthening its credit profile over the medium term.

Detailed description of key rating drivers:

Key strengths

Change in ownership, thereby, delinking the impact from weak credit profile of erstwhile sponsor

Post the divestment of the entire stake held by the erstwhile sponsor, ITD Thailand, in May 2025 to Renew Exim DMCC, the latter acquired additional shares from the secondary market through an open offer and currently holds 67.46% equity stake in Cemindia. This change in parentage has delinked the impact of weak parentage associated with ITD Thailand, which had earlier constrained Cemindia's credit profile. The Adani group has a presence in the infrastructure sector across diversified segments such as power, roads, ports and airports, among others. The acquisition by the Adani Group is expected to yield operational synergies and enhance financial flexibility, considering the group's established industry expertise and extensive project portfolio.

Strong orderbook position

Cemindia has maintained a strong order book position of ~₹18,820 crore as on June 30, 2025, supported by consistent order inflows. This has led to an expansion in work orders and provides revenue visibility for over the medium term.

The order book is well-diversified across segments: maritime structures (37%), industrial structures and buildings (24%), urban infrastructure including metro rail (22%), hydro, dams, tunnels and irrigation (8%), highways, bridges and flyovers (5%), foundation and specialist engineering (3%) and water and wastewater (1%). The company's geographical presence is also diversified, with projects spread across multiple Indian states. Additionally, ~7% of the orderbook comprises overseas projects, with ongoing execution in Abu Dhabi, Sri Lanka, and Bangladesh.

Execution progress has been substantial in several large-sized projects in FY25, including the Chennai Metro project, Ganga Expressway project, LNG Petronet works at Dahej, and Project Varsha for the Indian Navy.

The acquisition by the Adani Group is expected to yield operational synergies and enhance financial flexibility, considering the group's established industry expertise and extensive project portfolio. Cemindia is projected to grow substantially over the medium term, with its order book nearly doubling and the share of in-house Adani Group projects increasing from ~14% to ~50%. The company's project management expertise is expected to support successful execution in these new segments.

Improved operational performance in FY25 and Q1FY26

Cemindia reported strong growth in its consolidated total operating income (TOI) to ₹9,097 crore in FY25 compared to ₹7,720 crore in FY24, registering a growth of ~18%, supported by healthy execution of the order book. Revenue growth continued in Q1FY26 with year-over-year growth of 7% at ₹2,557 crore compared to ₹2,397 crore in Q1FY25. The growth momentum is expected to continue over the medium term, supported by likely addition of new orders from both in-house projects from Adani group and external sources which shall augment the order book position substantially.

The company's PBILDT margins remained satisfactory at 9.87% in FY25, compared to 10.40% in FY24 and 8.39% in FY23. The PBILDT margin in Q1FY26 stood at 9.67%. CareEdge Ratings expects the margins to remain in the range of 9.50%-10% over the medium term.

Comfortable debt coverage metrics

With increasing scale and healthy generation of profits and cash accruals, debt coverage metrics improved in FY25, with total debt/PBILDT at 2.50x compared to 3.00x in FY24. Adjusted debt (excluding interest-free mobilisation advances)/ PBILDT also improved to 1.65x in FY25 against 1.98x in FY24. The same is expected to remain below 2.5x. Interest coverage improved steadily from 3.68x in FY24 to 3.93x in FY25 and further to 4.96x in Q1FY26. A large part of the working capital funding is met through interest-free mobilisation advances, which supports interest coverage.

Historically, the company's debt levels have remained relatively low, supported by a satisfactory operating cycle that enabled limited dependence on working capital borrowings. However, with large-sized projects undertaken, term debt (for equipment purchase), mobilisation advance, and working capital requirements have increased, moderating the capital structure from FY23 onward. Term debt has been reducing gradually as the asset base is adequate for catering to the current orderbook. With growth in scale, debt coverage metrics have also been improving steadily.

Established presence in the engineering, procurement, and construction business
Established in 1978, Cemindia has over four-decade presence in the engineering, procurement, and construction (EPC) segment in India. The company has built a strong position in the domestic construction industry with a proven execution track record. Cemindia has successfully executed large and complex projects such as elevated and underground metro systems, commercial and institutional buildings, pumping stations, irrigation infrastructure, and marine works across India.

Key weaknesses

Working capital-intensive operations
Cemindia specialises in executing technically complex projects, involving a high component of unbilled revenue due to large-sized orders in the initial execution phase and longer gestation periods. Such working capital intensity is inherent to the construction sector. Working capital intensity was stretched in FY23, with GCA days reaching 228. However, following the commencement of work on large-sized orders and subsequent billing and milestone achievements, GCA days improved to ~181 in FY24 and ~188 in FY25. Working capital has been met through interest-free mobilisation advances and fund-based lines, which are ~85% utilised on average. This has also led to an increase in total outside liabilities. Considering the nature of operations, Cemindia's business is expected to remain working capital-intensive.

Inherent challenges associated with construction sector
Cemindia operates in an intensely competitive construction industry, where projects are awarded based on bidder's relevant experience, financial capability, and competitive pricing. The infrastructure sector faces high competition due to the presence of many small and medium-sized players. However, Cemindia's extensive experience in executing complex infrastructure projects, long-standing track record in the construction industry, and established clientele position fares well against industry peers.

Liquidity: Adequate

The company's liquidity remains adequate, supported by healthy cash accruals and an unencumbered cash balance of ₹309 crore as on June 30, 2025 (₹404 crore as on March 31, 2025). Fund-based working capital utilisation remained moderately elevated at ~85% for the trailing 12- month period ending June 2025. The company has tied up project-specific limits for the Chennai Metro Rail Project, which provides sufficient cushion to meet incremental working capital requirements for the project, comprising 10% of the outstanding orderbook as on June 30, 2025.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks

Cemindia is exposed to the environmental risks arising from disruption of economic resources in construction activities. However, these risks are mitigated to an extent through measures such as sustainable use of materials, by adopting energy conservation measures such as deployment of fuel-efficient plant and machinery, adoption of green technologies and recycling or reusing of material. The company also procures raw material and labour locally at construction sites, which helps minimise transportation and reduce carbon footprints.

Applicable criteria

Definition of Default
Liquidity Analysis of Non-financial sector entities
Rating Outlook and Rating Watch
Financial Ratios – Non financial Sector
Construction Sector
Infrastructure Sector Ratings
Short Term Instruments

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Industrials	Construction	Construction	Civil construction

ITD Cementation India Limited (renamed to Cemindia Projects Limited [Cemindia]) was incorporated on June 24, 1978, as Cemindia Company Limited. ITD Thailand acquired 80.3% stake in the company in 2004 and remained the parent for the company till May 28, 2025. Renew Exim DMCC, a Dubai-based entity promoted by Vinod Shantilal Adani acquired 67.46% stake the company in May 2025 including the shares held by ITD Thailand. The company is now one of the entities in the portfolio of the Adani group. The current nomenclature for the company's name was pursuant to acquisition by the Adani group w.e.f August 2025. Cemindia is engaged in engineering and civil construction work with focus on maritime structures, urban infrastructure projects/mass rapid transit systems (MRTS), buildings, airports, and tunnels.

Brief Financials - Consolidated (₹ crore)	March 31, 2024 (A)	March 31, 2025 (A)	Q1FY26 (UA)
Total operating income	7,720	9,097	2,557
PBILDT*	803	898	247
PAT	274	373	137
Overall gearing (times)#	1.61	1.22	NA
Interest coverage (times)	3.68	3.93	4.96

A: Audited UA: Unaudited; Note: these are latest available financial results
*excluding share of profit in JVs
#Total debt includes term loans, mobilization advances, working capital borrowings, and acceptances.

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
Commercial Paper-Commercial Paper (Carved out)	Proposed	NA	NA	NA	200.00	CARE A1
Fund-based - LT-Cash Credit	NA	-	-	-	1069.00	CARE A+; Stable
Fund-based - LT-Term Loan	NA	-	-	December 2030	350.23	CARE A+; Stable
Fund-based - LT-Vendor financing	NA	-	-	-	50.00	CARE A+; Stable
Non-fund-based - LT/ ST-BG/LC	NA	-	-	-	6902.96	CARE A+; Stable / CARE A1

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 2025-2026	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
1	Commercial Paper-Commercial Paper (Carved out)	ST	200.00	CARE A1	1)CARE A1 (RWP) (03-Apr-25)	1)CARE A1 (RWP) (04-Nov-24)	1)CARE A1 (20-Mar-24)	1)CARE A1 (14-Feb-23)
2	Fund-based - LT-Cash Credit	LT	1069.00	CARE A+; Stable	1)CARE A (RWP) (03-Apr-25)	1)CARE A (RWP) (04-Nov-24)	1)CARE A; Stable (20-Mar-24) 2)CARE A; Stable (23-May-23)	1)CARE A; Stable (14-Feb-23) 2)CARE A; Stable (06-Apr-22)
3	Fund-based - LT-Term Loan	LT	350.23	CARE A+; Stable	1)CARE A (RWP) (03-Apr-25)	1)CARE A (RWP) (04-Nov-24)	1)CARE A; Stable (20-Mar-24) 2)CARE A; Stable (23-May-23)	1)CARE A; Stable (14-Feb-23) 2)CARE A; Stable (06-Apr-22)
4	Non-fund-based - LT/ ST-BG/LC	LT/ST	6902.96	CARE A+; Stable / CARE A1	1)CARE A / CARE A1 (RWP) (03-Apr-25)	1)CARE A / CARE A1 (RWP) (04-Nov-24)	1)CARE A; Stable / CARE A1 (20-Mar-24) 2)CARE A; Stable / CARE A1 (23-May-23)	1)CARE A; Stable / CARE A1 (14-Feb-23) 2)CARE A; Stable / CARE A1 (06-Apr-22)
5	Fund-based - LT-Vendor financing	LT	50.00	CARE A+; Stable	1)CARE A (RWP) (03-Apr-25)	1)CARE A (RWP) (04-Nov-24)	1)CARE A; Stable (20-Mar-24) 2)CARE A; Stable (23-May-23)	-

LT: Long term; ST: Short term; LT/ST: Long term/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	Commercial Paper-Commercial Paper (Carved out)	Simple
2	Fund-based - LT-Cash Credit	Simple
3	Fund-based - LT-Term Loan	Simple
4	Fund-based - LT-Vendor financing	Simple
5	Non-fund-based - LT/ ST-BG/LC	Simple

Annexure-5: Lender details

To view lender-wise details of bank facilities please click here

Annexure-6: List of entities consolidated

Sr No	Name of the entity	Extent of consolidation	Rationale for consolidation
1	ITD Cementation Projects India Limited.	Full	Subsidiary
2	ITD Cem-Maytas Consortium	Full	Subsidiary
3	ITD Cemindia JV	Full	Subsidiary
4	CEC-ITD Cem-TPL	Proportionate	Joint venture
5	ITD Cem-BBJ JV	Proportionate	Joint venture
6	ITD-ITD CEM JV	Proportionate	Joint venture
7	ITD-ITD CEM JV (Consortium ITD-ITD Cementation)	Proportionate	Joint venture
8	ITD Cementation India Ltd-Transrail Lighting Ltd JV	Proportionate	Joint venture

Note on complexity levels of rated instruments: CareEdge 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.

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About us:

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