

Invreco Private Limited

December 01, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	5.00	CARE BBB+; Stable; ISSUER NOT COOPERATING*	Downgraded from CARE A-; Stable and moved to ISSUER NOT COOPERATING category
Long Term / Short Term Bank Facilities	250.00	CARE BBB+; Stable / CARE A2; ISSUER NOT COOPERATING*	Downgraded from CARE A-; Stable / CARE A2+ and 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. (CareEdge Ratings) has been seeking information from Invreco Private Limited (Invreco) to monitor the rating(s) vide e-mail communications/ letters dated October 22, 2025, October 06, 2025 & September 25, 2025 and numerous phone calls. However, despite our repeated requests, the company has not provided the requisite information for monitoring the ratings. In line with the extant SEBI guidelines, CareEdge Ratings has reviewed the rating on the basis of the best available information which however, in CareEdge Ratings' opinion is not sufficient to arrive at a fair rating. The rating on Invreco Private Limited's bank facilities will now be denoted as CARE BBB+; Stable / CARE A2; 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 rating.

The rating has been revised on account of the absence of latest information pertaining to the company, such as operational information, liquidity profile, etc. in order to ascertain its ability to timely repay debt.

Analytical approach:

Standalone while factoring in linkages with the parent, LWC.

Outlook: Stable

Detailed description of key rating drivers:

At the time of last rating on November 21, 2024, the following were the rating strengths and weaknesses.

Key strengths

Strong operational and financial linkages of Invreco with the L&W group

The L&W group comprises LWC (ultimate holding company of the group), which is in building construction and civil engineering; L&W Building Solutions Private Limited (LWBS; subsidiary of LWC and holding company of Invreco), which is in interiors and landscaping; and Invreco (subsidiary of LWBS), which undertakes façade and mechanical, electrical and plumbing (MEP) works. Invreco's entire order book is from LWC, though it has plans to build up order book from third parties in the long term. In CARE Ratings opinion, being an L&W group entity, Invreco enjoys enhanced financial flexibility and its working capital limits from the banks are either carved of the limits sanctioned to LWC or LWC is the primary borrower to the sanctioned facilities, with Invreco being a co-borrower.

Satisfactory order book of LWC on consolidated basis which augurs well for Invreco

On a consolidated basis, LWC's order book declined from ₹3,661 crore as on September 30, 2023, to ₹2429 crore as on September 30, 2024, as the company did not bid for new orders to execute the existing orderbook. The company has started to bid for new orders and has created a healthy pipeline of close to ₹5000 crore. Timely conversion of these leads to confirmed orders will be a key rating monitorable. The company's majority projects are in Bengaluru, Pune, Hyderabad and Chennai, which have over the years witnessed healthy demand and supply of commercial office space, ensuring regular order inflows to LWC. CARE Ratings expects that LWC will continue to maintain order book of 2.5x-3x of its revenues. This would help Invreco to maintain reasonable order book.

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

Satisfactory capital structure

LWC's TOL/TNW on consolidated basis improved from 3.58x as on March 31, 2023, to 2.85x as on March 31, 2024, due to lower mobilisation advances outstanding. However, the reliance on fund-based debt has gone up due to capex done by the company using internal accruals and pending receivables from the group company. Management has guided that these receivables from group company would be realised in current fiscal year. CARE Ratings expects TOL/TNW would remain in the range of 3x-3.5x in the near-to-medium term due to relatively low profitability and continuing high reliance on mobilisation advances.

Key weaknesses

Relatively low profitability margins

Despite being present in entire value chain of building construction, LWC's PBILDT margin continues to remain suppressed in the range of 4.5%-6%. Similarly, ROCE is also in the range of 5-7%. The group, as principle, bids for commercial projects which are either of reputed corporates, or which is being developed by developer involving PE investment. While in such cases, there is pressure on margins due to stiff competition, but the counterparty risk is mitigated. Other factors which contribute to lower margins are payment of royalty of 2% of TOI to the shareholders and price escalation clauses covering only specific input materials. CARE Ratings believes LWC's profitability margin is likely to remain in a similar range given the intense competition unless the subsidiaries LWBS and Invreco, receive sizeable order book from third parties.

Inherent cyclical trends associated with the construction sector

The construction sector continues to witness cyclical trends consistent with its inherent nature, notwithstanding a promising outlook for the sector in the long term. The sector has been marred by varied challenges in the last few years considering fragmented operations and intense competition in the industry. Besides, rising input prices also continue to be putting pressure on the margins of the engineering, procurement and construction (EPC) players as compensation for escalation passed is not always in tandem with the rising costs. Moreover, LWC is segmentally concentrated to buildings construction sector. CARE Ratings continues to monitor the inherent cyclical trends associated with the civil construction sector and profitability parameters that are crucial for ratings of LWC and Invreco in the future.

Liquidity: Adequate

Invreco's liquidity derives strength from it being part of L&W group. LWC's free cash and cash equivalents (on consolidated basis) and Invreco remains adequate at ₹75.5 crore and ₹4.2 crore, respectively as on September 30, 2024. LWC majorly funds its working capital requirements through mobilisation advances and creditors with whom it has back-to-back arrangements for majority works. Further, the company doesn't have debt funded capex plans in the future providing comfort.

Applicable criteria

[Definition of Default](#)

[Factoring Linkages Parent Sub JV Group](#)

[Information Adequacy Risk and Issuer Non-Cooperation](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Construction Sector](#)

[Short Term Instruments](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Industrials	Construction	Construction	Civil Construction

Invreco is a part of the L&W group, which is in to entire value chain of building construction business, with LWC being the group's ultimate holding company. LWC primarily bids for building construction projects providing end-to-end services. While construction is done by LWC itself, it sub-contracts interior/landscaping work to LWBS and Façade/MEP among others works to Invreco. LWC, the group's ultimate holding company was incorporated in April 2006 and is a 100% subsidiary of Lee Kim Tah Woh Hup Private Limited (LKTWH).

Brief Financials (₹ crore)	March 31, 2023 (A)	March 31, 2024 (A)
Total operating income	177.70	202.74
PBILDT	14.30	5.86
PAT	10.47	8.12
Overall gearing (times)	0.07	0.06
Interest coverage (times)	9.86	3.87

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	Coupon Rate (%)	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Fund-based - LT-Bank Overdraft	-	-	-	-	5.00	CARE BBB+; Stable; ISSUER NOT COOPERATING*
Non-fund-based - LT/ ST-BG/LC	-	-	-	-	250.00	CARE BBB+; Stable / CARE A2; 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 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	Non-fund-based - LT/ ST-BG/LC	LT/ST	250.00	CARE BBB+; Stable / CARE A2; ISSUER NOT COOPERATING*	-	1)CARE A-; Stable / CARE A2+ (21-Nov-24)	1)CARE A-; Stable / CARE A2+ (14-Dec-23)	1)CARE A-; Stable / CARE A2+ (22-Sep-22)
2	Fund-based - LT-Bank Overdraft	LT	5.00	CARE BBB+; Stable; ISSUER NOT COOPERATING*	-	1)CARE A-; Stable (21-Nov-24)	1)CARE A-; Stable (14-Dec-23)	-

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

LT: Long 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	Fund-based - LT-Bank Overdraft	Simple
2	Non-fund-based - LT/ ST-BG/LC	Simple

Annexure-5: Lender details

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

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.

Contact us

<p>Media Contact</p> <p>Mradul Mishra Director CARE Ratings Limited Phone: +91-22-6754 3596 E-mail: mradul.mishra@careedge.in</p> <p>Relationship Contact</p> <p>Saikat Roy Senior Director CARE Ratings Limited Phone: +91-22-6754 3404 E-mail: saikat.roy@careedge.in</p>	<p>Analytical Contacts</p> <p>Karthik Raj K Director CARE Ratings Limited Phone: +91-80-4662 5555 E-mail: karthik.raj@careedge.in</p> <p>Himanshu Jain Associate Director CARE Ratings Limited Phone: +91-80-4662 5528 E-mail: himanshu.jain@careedge.in</p> <p>Sourav Dalan Analyst CARE Ratings Limited E-mail: Sourav.dalan@careedge.in</p>
--	--

About us:

Established in 1993, CareEdge Ratings is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India, it has been acknowledged as an External Credit Assessment Institution by the Reserve Bank of India. With an equitable position in the Indian capital market, CareEdge Ratings provides a wide array of credit rating services that help corporates raise capital and enable investors to make informed decisions. With an established track record of rating companies over almost three decades, CareEdge Ratings follows a robust and transparent rating process that leverages its domain and analytical expertise, backed by the methodologies congruent with the international best practices. CareEdge Ratings has played a pivotal role in developing bank debt and capital market instruments, including commercial papers, corporate bonds and debentures, and structured credit. For more information: www.careratings.com

Disclaimer:

This disclaimer pertains to the ratings issued and content published by CARE Ratings Limited ("CareEdge Ratings"). Ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse, or recall the concerned bank facilities or to buy, sell, or hold any security. Any opinions expressed herein are in good faith and are subject to change without notice. The rating reflects the opinions as on the date of the rating. A rating does not convey suitability or price for the investor. The rating agency does not conduct an audit on the rated entity or an independent verification of any information it receives and/or relies on for the rating exercise. CareEdge Ratings has based its ratings/outlook on the information obtained from reliable and credible sources. CareEdge Ratings does not, however, guarantee the accuracy, adequacy, or completeness of any information and is not responsible for any errors or omissions and the results obtained from the use of such information. The users of the rating should rely on their own judgment and may take professional advice while using the rating in any way. CareEdge Ratings shall not be liable for any losses that user may incur or any financial liability whatsoever to the user of the rating. The use or access of the rating does not create a client relationship between CareEdge Ratings and the user.

CAREEDGE RATINGS DISCLAIMS WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR OTHER WARRANTIES OR CONDITIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAWS, INCLUDING WARRANTIES OF MERCHANTABILITY, ACCURACY, COMPLETENESS, ERROR-FREE, NON-INFRINGEMENT, NON-INTERRUPTION, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE OR INTENDED USAGE.

Most entities whose bank facilities/instruments are rated by CareEdge Ratings have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CareEdge Ratings or its subsidiaries/associates may also be involved with other commercial transactions with the entity. CareEdge Ratings does not act as a fiduciary by providing the rating. The ratings are intended for use only within the jurisdiction of India. The ratings of CareEdge Ratings do not factor in any rating-related trigger clauses as per the terms of the facilities/instruments, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and triggered, the ratings may see volatility and sharp downgrades. CareEdge Ratings has established policies and procedures as required under applicable laws and regulations which are available on its website.

Privacy Policy applies. For Privacy Policy please refer to https://www.careratings.com/privacy_policy

© 2025, CARE Ratings Limited. All Rights Reserved.

This content is being published for the purpose of dissemination of information. Any use or reference to the contents herein on an "as-is" basis is permitted with due acknowledgement to CARE Ratings. Reproduction or retransmission in whole or in part is prohibited except with prior written consent from CARE Ratings.

**For detailed Rating Report and subscription information,
please visit www.careratings.com**