Cemindia Projects Limited

September 03, 2026

Facilities/Instruments	Name of the Regulator[1]	Amount (₹ crore)	Rating[2]	Rating Action
Long-term / Short-term bank facilities	RBI	10,064.00 (Enhanced from 6,902.96)	CARE AA-; Stable / CARE A1+	Upgraded from CARE A+; Stable / CARE A1
Long-term bank facilities	RBI	2,003.00 (Enhanced from 1,469.23)	CARE AA-; Stable	Upgraded from CARE A+; Stable
Commercial paper (Carved out)*	RBI	200.00	CARE A1+	Upgraded from CARE A1

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 ratings for bank facilities and instruments of Cemindia Projects Limited (Cemindia; erstwhile ITD Cementation India Limited) from CARE A+; Stable/CARE A1 to CARE AA-; Stable/CARE A1+. Ratings upgrade reflects Cemindia's strengthened business and financial risk profile following its acquisition by the Adani Group in May 2025. This has resulted in significant order inflows of ₹16,000 crore from the Adani Group across diverse sub-sectors of infrastructure leading to robust and diversified order book of ₹31,307 crore as on June 30, 2026, translating to a healthy order book-to-revenue of 3.10x. The company benefits from operational synergies and strategic importance within the Adani Group, marked by its integrated procurement and logistics ecosystem, financial flexibility and the group's sizeable capital expenditure plan across sub-sectors within infrastructure sectors. The company's demonstrated expertise in executing complex marine, road, airport and urban infrastructure projects enhance its importance within the Adani group. Cemindia is expected to maintain a balanced mix of group and non-group orders, enabling sustained diversification while continuing to benefit from operational synergies arising from group projects.

Ratings continue to derive strength from stable scale of operations and healthy profitability. Consolidated total operating income (TOI) grew by 9% to ₹10,114 crore in FY26 and expected to grow at healthy rate in the medium term considering strong order book position. Operating profitability also improved, with profit before interest, lease rental, depreciation and tax (PBILDT) margin increasing to 10.57% in FY26 (FY25: 9.32%), aided by improved project mix and the presence of escalation clauses in a majority of its contracts. Supported by healthy cash accrual generation, the company's debt coverage indicators strengthened, with total debt/PBILDT improving to 1.94x in FY26 from 2.64x in FY25 marked by reduction in bank guarantees (BG) backed mobilisation advances after acquisition by Adani Group. Adjusted debt (excluding interest free mobilization advances)/PBILDT is also strengthened from 1.76x in FY25 to 1.40x in FY26. Interest coverage also strengthened from 3.65x in FY25 to 4.97x in FY26 and 5.5x in Q1FY27 led by expansion in PBILDT and large part of mobilisation advances being interest free.

However, the above strengths are tempered by exposure to execution risks aggravated by 70% of the order book under nascent stage of execution due to significant orders inflow in Q4FY26 and Q1FY27, inherently working capital-intensive operations and profitability susceptible to commodity prices fluctuation and geopolitical factors. However, risk is mitigated to an extent by Cemindia's demonstrated track record of executing large and complex projects and augmenting its skilled workforce while subcontracting the unskilled project work. Orders from Adani group includes public-private partnership (PPP) projects, for which the financial closure and equity is already tied up at the respective entities, mitigating the funding risk for the projects to an extent. Going forward, scaling up of operations to envisaged levels while timely execution of the sizeable order book while maintaining debt coverage indicators is the key rating sensitivity.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors:

- Significant growth in scale of operations while maintaining leverage and debt coverage indicators.

[1]SEBI: Securities and Exchange Board of India; RBI: Reserve Bank of India; MCA: Ministry of Corporate Affairs; IRDAI: Insurance Regulatory and Development Authority of India; PFRDA: Pension Fund Regulatory and Development Authority.

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

Negative factors:

- Weakening linkages with Adani group.
- Delay in execution of order book or significant increase in working capital intensity leading to interest coverage falling below 3x and total outside liabilities to tangible net worth (TOL/TNW) exceeding 3.25x on a sustained basis.

Analytical approach: Consolidated

CareEdge Ratings has adopted a consolidated approach for analysing Cemindia. Subsidiaries and joint venture (JV) entities consolidated are listed under Annexure-5.

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 in the medium term.

Detailed description of key rating drivers

Key strengths

Strategic importance and operational synergies with Adani Group

Cemindia became part of the Adani Group in May 2025, following the acquisition of a 67.46% controlling stake through the Group's Dubai-based entity, Renew Exim DMCC. Holdco entities of CemIndia owns sizeable shares of Adani group valuing over ₹4 lakh crore as on August 28, 2026, providing financial flexibility. The acquisition has strengthened Cemindia's business profile and strategic relevance by providing access to the Adani Group's extensive infrastructure ecosystem, including its integrated procurement, logistics and vendor network, financial flexibility and operational capabilities.

The Adani Group has laid out sizeable capital investment plan in the next decade across infrastructure, energy, transport, airports, ports, data centres and other emerging sectors. Hence, Cemindia's demonstrated expertise in executing complex marine, metro, road, airport and urban infrastructure projects enhance its strategic importance within the group and positions it favourably to participate in existing and emerging sectors, providing a large opportunity pipeline.

Robust order book position

Cemindia has a robust order book of ₹31,307 crore as on June 30, 2026, which grew significantly, compared to ₹18,820 crore as of June 30, 2025, reflecting healthy medium-term revenue visibility marked by order book-to-gross billing ratio of 3.10x, supported by a strong pipeline of prospective orders.

This was led by robust order inflows in FY26 and Q1FY27 marked by significant orders inflow from the Adani Group post-acquisition. The company received ~₹10,000 crore and ~₹6,000 crore of new orders from the Adani Group in FY26 and Q1FY27 respectively. Inflow was across segments including marine, roads, water, and data centre among others. As on June 30, 2026, 53% of Cemindia's order book comprises projects from Adani Group entities. Going forward, the order book is expected to remain well-balanced between Adani and non-Adani group clients.

The order book is well diversified across segments led by marine (23%), urban infra, Mass Rapid Transit System (MRTS) & Airports (21%), industrial structures and buildings (17%), data centre (13%), water (11%) and balance roads & highways, hydro dams and specialist engineering. Orderbook is also geographically diversified, with projects spread across 16 states, one union territory and few overseas projects. This geographical diversity and exposure to multiple infrastructure segments reduces concentration risk and supports sustainable growth prospects. Going forward, Cemindia is well-positioned to deliver substantial growth in the medium term, supported by a strong opening order book, healthy order inflows and a visible pipeline of new projects.

Stable growth in scale of operations and healthy profitability

Cemindia's consolidated TOI grew at a compounded annual growth rate (CAGR) of 22% for five years ended FY26. TOI continued to remain healthy in FY26 with revenue growth of 9% to ₹10,114 crore, compared to ₹9,246 crore in FY25. Growth led by healthy project execution in marine, road and urban infra segments among others. The PBILDT margin improved by 125bps from 9.32% in FY25 to 10.57% in FY26.

Consequent to operating profitability, profit after tax (PAT) margin also improved from 4.03% in FY25 to 5.91% in FY26. Gross cash accruals stood at ₹763 crore in FY26 and ₹181 crore in Q1FY26 (FY25: ₹553 crore). In Q1FY27, CemIndia's revenue grew by 6% to ₹2,721 crore against Q1FY26 while margins continued to remain healthy at 10.09%.

Strong debt coverage metrics
With increasing scale and healthy generation of profits and cash accruals, debt coverage metrics improved in FY26, with total debt/ PBILDT declining to 1.94x in FY26 (FY25: 2.64x). The improvement is considering release of interest-free, bank guarantee (BG)-backed mobilisation advances from the Adani Group. This has resulted in reduction of BG backed mobilisation advances in FY26 against FY25 despite rise in scale of operations and order book.

A large part of the mobilisation advance is interest-free (~70% in FY26). Adjusting for these interest-free mobilisation advances, adjusted debt/PBILDT further improved to 1.40x in FY26 from 1.76x in FY25. The company's capital structure also strengthened as reflected from TOL/TNW improving from 2.66x as on March 31, 2025, to 2.31x as on March 31, 2026.

Interest coverage also improved materially at 4.97x in FY26 and 5.5x in Q1FY27 (FY25: 3.65x) considering improvement in scale and PBILDT margins against debt levels.

CareEdge Ratings also takes cognisance of the approval of a proposal to raise up to ₹5,000 crore through a qualified institutions placement (QIP) or other permissible modes in accordance with the applicable laws, in one or more tranches, subject to requisite shareholder and regulatory approvals. This is primarily intended to support the company's growth plans, including funding capex requirements of large-scale, capital-intensive projects or pursuing inorganic growth opportunities. This equity raising plans is not factored in the projections by CareEdge Ratings.

Key weaknesses

Execution risk associated with a sizeable nascent-stage order book
Around 71% of Cemindia's outstanding order book comprises projects which are at nascent stage (with progress of less than 20%), leading to heightened project execution risk, especially when foraying into relatively newer segments, such as data centres, water PPP among others. These orders largely comprise of orders received in Q4FY26 and Q1FY27 that were under mobilisation and initial execution stages. Any delays in initial mobilisation, regulatory approvals, hindrances to access right of way (RoW) for reasons beyond the company's control, among others could adversely affect project progress, resulting lower-than-envisaged scaling up of operations.

However, the risk is partly mitigated to an extent by Cemindia's demonstrated track record of executing large and complex projects. The company undertakes technical and specialised activities through its in-house workforce, while subcontracting primarily unskilled and allied project-execution activities. The company has significantly augmented its skilled workforce following the acquisition. Going forward, scaling up of operations to envisaged levels with execution of the sizeable order book while maintaining debt coverage indicators is the key rating sensitivity.

Working capital intensive operations
Cemindia specialises in executing technically complex and large-sized projects, which typically involve a high proportion of unbilled revenue, particularly during the initial stages of execution, and longer project gestation periods. Such working capital intensity is inherent to the construction sector. However, orders from Adani group includes PPP projects, for which financial closure and equity is already tied up at the respective entities, mitigating the funding risk for the projects to an extent. The company's gross current asset (GCA) days increased marginally to 211 days in FY26 from 190 days in FY25, primarily due to higher unbilled revenues arising from large order book under execution. However, GCA days remain better compared to industry peers.

Profitability susceptible to fluctuations in raw material input and competitive industry dynamics
Cemindia's contracts typically have execution periods ranging from 2-5 years, exposing the company to fluctuations in key raw materials prices for steel, cement, and other construction inputs. Significant increases in input costs during the project execution period can exert pressure on margins and profitability. However, ~90% of Cemindia's orderbook has in-built price escalation clause, which mitigates risk arising from adverse movement in input prices to a considerable extent.

Cemindia operates in a highly competitive construction industry, where projects are typically awarded based on execution track record, relevant technical experience and competitive pricing. However, linkages with Adani Group and technical expertise in marine and civil infrastructure mitigate dynamics of competitive intensity to an extent.

Liquidity: Strong

The company's liquidity is strong marked by healthy cash accruals and unencumbered cash balance of ₹634 crore as on March 31, 2026. Cemindia's gross cash accruals stood at ₹763 crore in FY26 against debt repayment obligations of ~₹61 crore in FY27. Average fund-based and non-fund-based working capital utilisation stood at 82% and 79% respectively for 12-months ending

June 30, 2026. The company has tied up project-specific limits for the Chennai Metro Rail Project, which provides sufficient cushion to meet incremental working capital requirements. Utilisation of the commercial paper remains nil for 12- months ended June 30, 2026.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks

Risk Factors	Compliance and action by the company
Environmental	Cemindia recognises environmental risks associated with energy consumption, greenhouse gas emissions, water usage and construction-related waste. The company has integrated sustainability into its operations through resource efficiency initiatives, energy monitoring, increased use of grid and renewable power, waste management programs, and water conservation measures.
Social	Cemindia is committed to inclusive growth through its corporate social responsibility (CSR) and community development initiatives, focusing on education, healthcare, skill development, livelihood enhancement and community infrastructure. The company emphasises employee welfare, technical upskilling, leadership development and occupational health and safety through structured training, regular site audits and workforce engagement programs. Its initiatives aim to create positive social impact across communities surrounding its project locations.
Governance	Cemindia complies with applicable regulatory and corporate governance requirements. The Company has established statutory committees and governance frameworks to oversee risk management, sustainability, stakeholder engagement, ethical conduct and regulatory compliance. Policies covering anti-bribery and corruption, whistle-blower protection, prevention of sexual harassment, grievance redressal and responsible business conduct are in place. The Board comprises four independent directors (including one women director), ensuring effective oversight and governance.

Applicable criteria

Consolidation
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

Incorporated in June 1978, Cemindia is engaged in engineering and civil construction activities, with a focus on the execution of complex infrastructure projects across diverse segments, including maritime structures, urban infrastructure, Mass Rapid Transit Systems (MRTS), buildings, airports, and tunnels.

Until May 2025, the company was part of the Thailand-based ITD Group, with Italian-Thai Development Public Company Limited holding a 46.64% equity stake in Cemindia. Subsequently, Renew Exim DMCC, a Dubai-based investment holding company operating under the umbrella of the Adani Group, acquired a 67.46% stake in the company in May 2025, resulting in a change in ownership and making Cemindia a part of the Adani Group.

Brief Consolidated Financials (₹ crore)	March 31, 2025 (A)	March 31, 2026 (A)	Q1FY27 (UA)
Total operating income	9,246	10,114	2,721
PBILDT*	862	1,069	275
Profit after tax (PAT)	373	598	141
Overall gearing (x)	1.24	0.86	NA

Interest coverage (x)	3.65	4.97	5.50

A: Audited; UA: Unaudited; Note: these are latest available financial results
*PBILDT: Profit before interest, lease rentals, depreciation and tax

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

For complexity level of instruments rated refer to Annexure-1

Lender details: Annexure-4

Disclosure on facilities/instruments and name of regulators:
A list of facilities / instruments falling under the purview of financial sector regulators (FSRs) along with the names of respective FSRs has been duly disclosed by CareEdge Ratings on its website. A link to the same has been provided below for ready reference:

https://www.careratings.com/activities_and_regulators

Note: For facilities or instruments falling under the purview of FSRs other than Securities and Exchange Board of India (SEBI), the grievance / dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

Annexure-1: Details of instruments/facilities

Name of the Instrument	Name of the Regulator	Complexity Level	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)	RBI	Simple	Proposed	Proposed	Proposed	Proposed	200.00	CARE A1+
Fund-based - LT-Cash Credit	RBI	Simple	-		-	-	1303.00	CARE AA-; Stable
Fund-based - LT-Term Loan	RBI	Simple	-		-	30-06-2032	600.00	CARE AA-; Stable
Fund-based - LT-Vendor financing	RBI	Simple	-		-	-	100.00	CARE AA-; Stable
Non-fund-based - LT/ ST-BG/LC	RBI	Simple	-		-	-	10064.00	CARE AA-; 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 2026-2027	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
1	Commercial Paper-Commercial Paper (Carved out)	ST	200.00	CARE A1+	-	1)CARE A1 (04-Sep-25) 2)CARE A1 (RWP) (03-Apr-25)	1)CARE A1 (RWP) (04-Nov-24)	1)CARE A1 (20-Mar-24)
2	Fund-based - LT-Cash Credit	LT	1303.00	CARE AA-; Stable	-	1)CARE A+; Stable (04-Sep-25) 2)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)
3	Fund-based - LT-Term Loan	LT	600.00	CARE AA-; Stable	-	1)CARE A+; Stable (04-Sep-25) 2)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)
4	Non-fund-based - LT/ ST-BG/LC	LT/ST	10064.00	CARE AA-; Stable / CARE A1+	-	1)CARE A+; Stable / CARE A1 (04-Sep-25) 2)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)
5	Fund-based - LT-Vendor financing	LT	100.00	CARE AA-; Stable	-	1)CARE A+; Stable (04-Sep-25) 2)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: Lender details

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

Annexure-5: List of entities consolidated

Sr. No.	Name of the entity	Extent of consolidation	Rationale for consolidation
1	Ceminfra Construction Limited (formerly ITD Cementation Projects India Limited)	Full	Subsidiary
2	ITD Cem Maytas Consortium	Proportionate	Joint Venture
3	ITD Cemindia JV	Proportionate	Joint Venture
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 Limited - Transrail Lighting Limited	Proportionate	Joint Venture
9	Morsagar Bisalpur Water Limited	Moderate	Associate

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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