

Ref. No: NBCC/BSENSE/2024-25

February 11, 2025

नेशनल स्टॉक एक्सचेंज ऑफ़ इंडिया लिमिटेड एक्सचेंज प्लाजा, प्लॉट नंबर सी/1, जी ब्लॉक, बांद्रा-कुर्ला कॉम्प्लेक्स बांद्रा (ई) मुंबई 400051 एनएसई प्रतीक: एनबीसीसी/EQ National Stock Exchange of India Ltd. Exchange Plaza, Plot No C/1, G Block, Bandra –Kurla Complex Bandra (E) -Mumbai-400051	बीएसई लिमिटेड फिरोज जीजीभोय टॉवर, दलाल स्ट्रीट, मुंबई -400001 स्क्रिप कोड: 534309 BSE Ltd. Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai-400001
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Sub: Outcome of the Board Meeting dated February 11, 2025- Unaudited Financial Results (Standalone and Consolidated) for the quarter and nine months ended December 31, 2024 and declaration of Interim Dividend for FY 2024-25

Sir,

This is to inform that, the Board of Directors of the Company at its meeting held today, i.e., February 11, 2025, inter alia:

1. approved the Unaudited Financial Results (Standalone and Consolidated) of the Company, for the quarter and nine months ended December 31, 2024. The Financial Results and Statutory Auditor's Limited Review Report thereon are enclosed.
2. declared Interim Dividend for the Financial Year 2024-25 of Rs. 0.53 /- (i.e. 53%) per equity share of Rs. 1 each.

As intimated, vide our letter no. NBCC/BSENSE/2024-25 dated February 3, 2025, **Tuesday, February 18, 2025** is the **record date** for ascertaining eligibility of shareholders for payment of interim dividend. The interim dividend would be paid within the period as stipulated in the Companies Act, 2013.

The Board Meeting commenced at 03:00 P.M. and concluded at ..04:05.. p.m.

The same is available on the website of the company-
<https://www.nbccindia.in/webEnglish/BoardMeetingNotices>

This is for your information and record.

Thanking You

Yours Sincerely,
For NBCC (India) Limited

Deepti Gambhir
Company Secretary
F-4984

Encl: As above

Independent Auditor's Review Report on Unaudited Standalone Financial Results of NBCC (India) Limited for the Quarter and Nine Months Ended December 31, 2024 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report

To the Board of Directors

NBCC (India) Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results ("the Statement") of NBCC (India) Limited ("the Company") for the quarter and nine months ended December 31, 2024, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, Interim Financial Reporting ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") specified under section 133 of the Act as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulations 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



5. Emphasis of Matters

We invite attention to the following matters in the notes to the Unaudited Standalone Financial Results:

- (i) Note No. 5 regarding the purchase of a Group Housing plot in Naya Raipur from Naya Raipur Development Authority (NRDA) on lease in the year 2014. The Company has incurred a total cost of Rs. 2,195.35 Lakh. The lease deed/conveyance deed shall be executed between the owners association/housing society and NRDA as per the terms of the development agreement. However, the construction on the said land is yet to start.
- (ii) Note No. 6 regarding the non-execution of the lease deed in favour of the Company and other matters incidental thereto, in respect of the land at Faridabad (Haryana), forming part of the land bank (inventory) involving, in aggregate, a sum of Rs. 13,178.41 Lakh.
- (iii) Note No. 7 regarding payment by the Company to Land & Development Office, Ministry of Housing and Urban Affairs as additional premium for availing additional ground coverage at Company's built up and sold project "NBCC Plaza" and incurring of other construction cost and consequential expenses thereon for project which is stuck up on account of similar demand of Rs. 3,224.45 Lakh, raised by Municipal Corporation of Delhi (erstwhile South Delhi Municipal Corporation) in respect of additional ground coverage, in the year 2015.
- (iv) Note No. 10 regarding developed real estate projects in Alwar costing Rs. 5,806.44 Lakh up to December 31, 2024. The Company initiated the sale of the project in year 2014-15, however no sale could be effected. The net realisable value of the project has deteriorated, and the Company has made a provision of Rs. 737.33 Lakh towards impairment. However, the Company is in process of inviting and initiating bulk sales through e-auction and bidding.
- (v) Notes No. 11 & 12 which describes significant developments concerning the Company's residential real estate project at NBCC Green View, Sector- 37 D, Gurugram, which had exhibited structural cracks and related to the reconstruction of the flats/units to the homebuyers/allottees and refund the amount with interest to them.

Based on the NCDRC orders dated March 05, 2024, and April 16, 2024, the Company's Board approved a settlement process for allottees, involving refunds with interest or reconstruction of flats/units. Upto March 31, 2024, the Company recognized total provisions and write-off of Rs. 45,302.13 lakh for the project. For the quarter and nine month ended December 31, 2024, the Company incurred project-related expenses of Rs. 674.17 lakh and Rs. 20,529.94 lakh, respectively, including buybacks, refunds and stamp duties, offset by inventory write downs and provisions reversals.

Additionally, a recovery suit of Rs. 75,000 Lakh and 20 other litigations are ongoing. As the outcomes are uncertain, no additional provisions have been recognized as of December 31, 2024.

- (vi) Note No. 13 in respect of the demand of Value Added tax including interest and penalty (DVAT Demand) for Rs. 40,480.01 Lakh has been set aside by Hon'ble Appellate Tribunal and remanded back for recalculation of the said tax liability vide its order dated November 10, 2022, hence contingent liability is not ascertainable as at December 31, 2024.

Our conclusion is not modified in respect of the above matters.



6. Other Matter

The Company does not have the requisite number of Independent Directors as required under the provisions of the Companies Act, 2013 and Regulation 18(1) of the Listing Regulations, so as to validly constitute its Audit Committee w.e.f. November 21, 2024. However, the Company has constituted an Audit Committee comprising of two Government Nominee Directors and two Wholtime Functional Directors. The Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2024, have been reviewed and recommended by the said Audit Committee and approved by the Board of Directors of the Company. (Refer Note 1 to Notes to Standalone Unaudited Financial Results).

Our conclusion is not modified in respect of the above matter.

For ASA & Associates LLP

Chartered Accountants

Firm Registration No. 009571N/NS00006



Parveen Kumar

Partner

Membership No. 088810

UDIN:25088810BMIFUM1345



Place: New Delhi

Date: February 11, 2025

NBCC (INDIA) LIMITED

[A Government of India Enterprise], A Navratna Company
 Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003
 CIN : L74899DL1960GOI003335

Statement of Standalone Unaudited Financial Results for the Quarter & Nine Months Ended on December 31, 2024

₹ in Lakh

Particulars	Standalone					
	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
1. Income						
(a) Revenue from Operations	2,04,777.28	3,86,400.39	3,91,860.40	5,54,001.40	5,02,872.56	8,05,062.22
(b) Other Income	5,842.18	7,840.78	4,636.23	17,534.94	16,308.81	20,119.00
Total Income	2,10,619.46	3,94,241.17	3,96,496.63	5,71,536.30	5,19,181.37	8,25,181.22
2. Expenses						
(a) Land purchased & Materials consumed	-	14.29	0.05	28.10	285.70	357.49
(b) Changes in Inventories of Real Estate Projects	834.41	4,497.88	2,063.68	7,271.72	5,246.68	9,900.00
(c) Work & Consultancy expenses	1,71,094.05	1,56,969.19	1,71,039.04	4,72,529.64	4,48,341.19	7,14,122.76
(d) Employee benefits expenses	6,619.78	6,680.59	6,325.88	20,007.74	18,928.96	25,219.42
(e) Finance Costs	0.06	0.71	0.45	1.00	1.75	2.88
(f) Depreciation and amortisation expense	60.95	57.50	48.94	174.38	142.51	194.93
(g) Other Expenses	14,283.74	10,509.21	2,200.40	27,170.72	5,181.87	31,736.82
Total Expenses	1,95,492.99	3,78,729.37	3,81,678.44	5,27,183.30	4,78,138.63	7,61,175.50
3. Profit/ (Loss) from operations before Exceptional Items & Tax [1 - 2]	17,126.47	15,601.80	14,818.19	44,353.00	40,132.74	64,005.72
4. Exceptional Items (Net)	-	-	2,252.27	-	8,791.46	18,356.61
5. Profit/ (Loss) before Tax [3 - 4]	17,126.47	15,601.80	12,565.92	44,353.00	31,341.28	82,446.13
6. Tax Expense	-	-	-	-	-	-
(a) Current Tax	2,942.76	3,756.00	403.89	4,698.76	5,459.33	10,015.72
(b) Deferred Tax	940.09	3,476.14	2,807.51	5,378.19	2,063.11	1,582.30
(c) Taxation in respect of earlier years	383.95	(0.28)	(12.72)	383.87	(388.17)	(388.17)
7. Net Profit/ (Loss) for the period [5 - 6]	12,859.73	12,369.74	9,362.24	33,894.18	24,207.61	34,436.26
8. Other Comprehensive Income (Net of Tax Expense)						
(a)(i) Items that will not be reclassified to Profit or Loss	-	-	-	-	-	(3,672.89)
(a)(ii) Income tax relating to items that will not be reclassified to Profit or Loss	-	-	-	-	-	924.39
(b)(i) Items that will be reclassified to Profit or Loss	(374.43)	(55.54)	268.63	(443.96)	399.86	638.09
(b)(ii) Income tax relating to items that will be reclassified to Profit or Loss	94.24	13.98	(67.61)	111.74	(100.64)	(160.59)
9. Total Comprehensive Income [7 + 8]	12,579.54	12,328.18	9,566.26	33,559.96	24,506.23	32,165.26
10. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	18,000.00	18,000.00	27,000.00	18,000.00	18,000.00
11. Other Equity	-	-	-	-	-	1,95,899.62
12. Earnings Per Share (Not Annualized for the Quarter and Nine Months) [Refer Note 4]						
(a) Basic (in ₹)	0.48	0.69	0.52	1.28	0.93	1.28
(b) Diluted (in ₹)	0.48	0.69	0.52	1.26	0.93	1.28

3. Presently, there is no Independent Director on the Board of the Company. The Company has constituted the Audit Committee comprising of two Government Nominated Directors and two Whistleblower Functional Directors. The above results have been reviewed & recommended by the said audit committee and approved by the Board of Directors of the Company in their respective meetings held on February 11, 2025.

2. The statutory auditors of the company have carried out the limited review of these standalone financial results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The statutory auditors have expressed unmodified conclusion.

3. The Board of Directors in its meeting held on February 11, 2025 have declared 1st Interim Dividend of ₹ 0.53 per share (face Value of ₹ 1.00 per share) for the financial year 2024-25.

4. The Company has issued 90,00,00,000 equity shares of ₹ 1.00 each as fully paid bonus shares in the ratio of one equity share of ₹ 1.00 each for every two equity shares held on record date of October 7, 2024. This has been considered for calculating weighted average number of equity shares for all comparative periods presented as per Ind AS 33. In line with the above, EPS (Basic and diluted) have been adjusted for all periods presented. EPS without adjusting for bonus share would have been as under. Additionally, the company has increased the Authorized Share Capital from ₹ 20,000 lakh to ₹ 100,000 lakh.

Particulars	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
Earnings Per Share before Bonus Share (Not Annualized for the Quarter and Nine Months)						
Basic (in ₹)	0.71	0.69	0.52	1.88	1.34	1.91
Diluted (in ₹)	0.71	0.69	0.52	1.88	1.34	1.91



- 5 The company had purchased a Group Housing Plot measuring 30,436 Sqm. in Naya Raipur from Naya Raipur Development Authority (NRDA) on lease in the year 2014. The Company has incurred total cost of ₹ 2195.35 Lakh upto December 31, 2024 (₹ 2195.35 Lakh upto March 31, 2024). As per the terms of allotment, the lease/conveyance deed shall be executed between the owners association/housing society and NRDA once all the units are sold and all obligations as per the development agreement signed between the company and NRDA are fulfilled. However, the construction on the said land was kept in abeyance. The company has decided for development of land. Accordingly, the Building permission fees and security deposit for RWI has been deposited to the Authority to get the approval. The preliminary fire NOC has also been obtained. Further market survey to explore the market feasibility and demand at the location is being carried out for development of the plot.
- 6 The company purchased a freehold plot measuring 16,753.99 Sqm. for group housing in open auction from Municipal Corporation of Faridabad (MCF) in the year 2013. The company has paid full consideration and has taken the possession of land. The Company incurred total cost of ₹ 13178.41 Lakh (including provision of Stamp Duty) up to December 31, 2024 (₹ 13178.41 Lakh upto March 31, 2024). The Company has been pursuing MCF for execution of lease deed but till date the same has not been executed for want of environmental clearance. The company has applied for environment clearance for which obtaining NOC from Forest Department is necessary. Accordingly, the company applied for NOC from Forest Department, however the same is denied on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has not identified deemed forests". The Company has taken up the matter with Government of Haryana to either issue necessary instructions to Forest Department for issuing of NOC as required for Environmental Clearance or refund the amount paid with interest to the company. A meeting between NBCC and MCF Commissioner was held on July 06, 2023 and representation in this regard submitted vide letter dated July 07, 2023 for early resolution and requested to MCF to provide the modalities of further sale of the land parcel on 'as is where it basis' as the terms regarding the same are not mentioned in the Allotment letter of the said land parcel. Further request has also been sent to Commissioner, MCF vide letter dated October 31, 2023 to conduct a joint meeting with Forest Department, MCF and NBCC officials to resolve the long pending issue at the earliest. In this regard, MCF intimated to NBCC vide letter dated January 02, 2024 [received on January 25, 2024] that there is no responsibility for granting NDC by Forest Department and same shall be obtained at NBCC level. In response of said letter of MCF, NBCC has again written a letter dated February 06, 2024 and email dated April 12, 2024 to resolve the issue on priority. Once again the Company has written to MCF (letter dated May 30, 2024) and has requested MCF to resolve the matter of pending NDCs. Also, requested to schedule a meeting with all stakeholders in order to arrive on a solution. Further, NBCC again requested to the Commissioner & Security Unit on October 17, 2024 for resolution of pending issue or refund the deposit amount with interest. In this regard, the response is awaited. The Net Realizable Value of the said land inventory had deteriorated and the company has made provision of ₹ 1073.66 lakh towards impairment upto December 31, 2024 (₹ 1073.66 lakh upto March 31, 2024).
- 7 The company has undertaken a project for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pushy Vihar, New Delhi and has paid a sum of ₹ 3021.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2010 as additional premium for availing additional ground coverage (FAR). However, later Municipal Corporation of Delhi (MCD) erstwhile South Delhi Municipal Corporation (SDMC), vide its letter dated May 20, 2015, while approving the building plans subject to compliance of new conditions, demanded additional FAR charges amounting to ₹ 3224.45 Lakh. The MCD also stayed the construction till the time, said amount is paid to them. Since the company had already deposited the said amount with L&DO, it represented the matter to MCD as well as L&DO, at different forums. During the year 2021-22, MoHUA has informed the company that MCD may only recover charges other than additional FAR charges, if any. MoHUA also directed MCD to release the sanctioned building plan to company at the earliest. However, the MCD is still insisting for payment of additional FAR of ₹ 3224.45 lakh to sanction building plan. A joint meeting was held on July 04, 2022 which was attended by all the stakeholders (L&DO, NBCC, DIA & MCD) to deliberate on the issue. It was concluded that MCD should be entitled to such additional FAR charges and the amount already paid towards additional FAR charges shall be returned by L&DO to the company so that requisite amount demanded by MCD could be paid. The Company has taken up the matter with L&DO to refund the said amount. However, L&DO vide letter dated May 22, 2023 has refused to refund the amount paid by the company. The Company has again requested to L&DO vide letter dated May 26, 2023 to settle the matter as additional FAR charges already been deposited with L&DO and additional demand of MCD for ₹ 3224.45 Lakh shall be dual charging of same component by two different authorities, for the same purpose. Accordingly MCD may be directed to withdraw its demand and release the sanction plan. Further a meeting held on October 11, 2023 between L&DO and management of NBCC to resolve the issue. The company has once again reiterated its request to L&DO in a letter dated April 24, 2024 to settle the matter. Further, a meeting held on July 10, 2024 in the office of Additional Commissioner (Engg.) MCD wherein MCD, L&DO and NBCC officials were present and MCD assured to apprise and involve their higher authority to resolve the issue. In addition to the above, the company has incurred a sum of ₹ 1718.84 lakh on construction of the project till December 31, 2024 (₹ 1718.84 lakh upto March 31, 2024). The Net Realizable Value (NRV) of the project had deteriorated and the company has made provision of ₹ 634.53 lakh towards impairment upto December 31, 2024 (₹ 634.53 lakh upto March 31, 2024). The Company has reversed impairment provision of ₹ Nil lakh during the quarter and nine months ended on December 31, 2024 (₹ Nil, 2023-24 ₹ 0.31 lakh) on account of increase in Net Realizable Value as per valuation done by IBB Registered Valuer.

- 8 The company has constructed Group Housing Real Estate project at Kochi, Kerala comprising of 3,20,216 Sq. ft. residential and 4424 Sq. ft. commercial area. The company has incurred a total cost amounting ₹ 8732.68 lakh there on upto December 31, 2024 (₹ 8722.60 lakh upto March 31, 2024). The sale in the project was on hold for want of environmental clearance (EC) and other necessary statutory approvals. However, PERA registration for the project has been received on the basis of available documents. The damage assessment plan has been submitted on November 23, 2022 and case was discussed in 139TH SEAC (State Expert Appraisal Committee) meeting held on 24th and 25th January, 2023 for issuing the environmental clearance (EC). SEAC also inspected the project site in respect of environmental clearance (EC) on March 31, 2023.

Based on said inspection, SEAC had asked to submit revised DA along with damage assessment plan through Parivesh portal. The revised damage assessment plan was submitted online and case was considered in 145th SEAC meeting held on June 18, 2023. The minutes of 145th meeting was received on July 03, 2023 wherein the committee has asked to provide some modification in the remediation plan submitted. Accordingly, the revised documents were submitted on Parivesh Portal on July 07, 2023. The project was discussed in 147th SEAC meeting held on July 21, 2023. Minutes of 147th meeting received on August 01, 2023 wherein the SEAC has recommended to grant Environmental clearance for a period of 7 years. Accordingly, Company has made a total provision of ₹ 177.19 lakh during the year ended on March 31, 2024 [towards penalty and expenditure etc. required to be incurred in three consecutive years on the activities as per direction from SEAC].

Further, Ministry of Environment, Forest and Climate Change vide OM dated January 06, 2024 announced that, Hon'ble Supreme Court in W.P.(C) No 1304/2023 dated January 02, 2024 titled Vanashakti vs. Union of India, has stayed the operation of both the office memorandum dated July 07, 2022 and January 28, 2022 issued by the Ministry until further orders. As a result of this obtaining of Environmental clearance is on hold till further order. Further, the matter has been heard in the SEIAA meeting held on 25th and 30th January 2024. The Authority (SEIAA) discussed the case in detail and decided to delist the application for time being till further order from Hon'ble Supreme Court and informed the detail to the Project Proponent.

Additionally, The Company has implored and prayed that the Hon'ble Court be pleased to allow the present application, and pending the adjudication of Writ Petition (Civil) No. 1394 of 2023, titled "Vanashakti v. Union of India," in which we have been impleaded, direct the State Level Environment Impact Assessment Authority (SEIAA), Kerala, to issue an Environmental Clearance (EC) to the project "Valley View Apartment, Ambalomedu, Karimnagar P.O. Kochi, Kerala," and pass any other necessary orders or directions as deemed fit and proper. The order is still awaited.



- 9 The company executed a real estate project at Jackson Gate, Agarota in the year 2009 under Joint Operations with Agarota Municipal Corporation erstwhile Agarota Municipal Council (AMC). As the company was unable to sell the constructed area, the substantial portion of the constructed area has been let-out to various Government Organisations. The Company is exploring the possibilities to sell the same in consultation with Joint Operator (AMC). The company has incurred a sum of ₹ 916.96 lakh upto December 31, 2024 (₹ 916.96 lakh upto March 31, 2024). Occupancy certificate for the project has been issued by Agarota Municipal Corporation on January 09, 2024 and updated certificate issued on February 02, 2024 effective from November 2009. The "as-built" drawing was obtained on December 6, 2024 from Agarota Municipal Corporation (AMC). Agarota Municipal Corporation has communicated to the company that Tripura State Govt. has decided to set up a 50 bedded city hospital at Jackson Gate Building on vacant area. The administrative approval and expenditure sanction has been accorded to set up same. Further process for demarcation of methodology for monetization/transfer is under process.
- 10 The company has executed Group Housing project in Alwar with a total cost of ₹ 5806.44 lakh upto December 31, 2024 (₹ 5787.45 lakh upto March 31, 2024). The substantial portion of the project was completed in the year 2018. The company initiated the sale of the project in the year 2024-15. No sale, however, could be effected. The Net Realisable Value of the project has deteriorated and the company has made provision of ₹ 737.33 lakh towards impairment upto December 31, 2024 (₹ 737.33 lakh upto March 31, 2024). The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 29, 2024. Further, the Board of Directors, during its 543rd meeting held on October 7, 2024, accorded in-principle approval for the bulk sale 'as-is, where-is' basis. The Company has invited the bids for the bulk sale through e-auction and bidding are under process.
- 11 The company had developed a residential real estate project at NRCC Green View, Sector - 37 D, Gurugram. The Company had sold 392 units (255 flats, 126 BWS and 11 shops) out of 942 units and had received total amount of ₹ 21032.80 lakh out of which ₹ 15057.58 lakh were recognised as revenue in the previous years and ₹ 4048.57 lakh were booked as advance from Allottees till March 31, 2022. Subsequently, the buildings in the project exhibited structural cracks. Following expert advice from IIT Roorkee, CSRI Roorkee, and CPWD, the building was fully evacuated due to safety concerns. The company's Board approved multiple settlement options, including a full refund to allottees, settlements based on defined categories, repayment with 6% p.a. interest, and reconstruction of flats/units. Subsequently, the National Consumer Disputes Redressal Commission (NCRDC), via its order dated March 5, 2024, instructed the company to refund all deposits with 9% p.a. interest and pay ₹10 lakh as exemplary damages to each allottee within two months. The Board, in its 537th meeting on April 27, 2024, approved settlement with affected allottees except those opting for reconstruction. A review petition led to an NCRDC clarification on April 16, 2024, confirming the applicability of the order to all non-settled allottees. As on date, all the NCRDC Orders has been accounted for.

As a result, the company recognised total provisions/write-offs/expenses amounting to ₹ 45,302.13 lakh till March 31, 2024, categorised as exceptional items and no impact on profitability for the quarter and nine months ended on December 31, 2024.

For the Nine months ended on December 31, 2024, the company spent ₹ 2029.94 lakh, including ₹ 18070.48 lakh for buybacks of flats/units, ₹ 2082.40 lakh refund of advance, and ₹ 377.05 lakh for stamp duty recoverable from state authorities. The Company has written down inventory amounting to ₹ 16665.36 lakh being excess of Amount Paid ₹ 18070.48 Lakh over proportionate value of units/flats ₹ 1405.12 lakh (Lower of Cost or Net Realizable Value (NRV)) and equivalent Provision of ₹ 16665.36 lakh as was created in earlier year for buyback of flats/units as per NCRDC order has been reversed (Refer Note 12 Exceptional Item). Further, during the Nine months ended December 31, 2024, the company has spent total amount ₹ 189.41 lakh (₹ 164.2) lakh towards rental & ₹ 25.20 lakh towards construction cost for reconstruction of flats/units and equivalent. Provision as was created in earlier year for the same has been reversed (Refer Note 12 Exceptional Item).

A recovery suit has been filed in the Delhi High Court against Ramcoivil India Construction [P] Ltd. for ₹ 75,000 lakh related to the project. Currently, 20 ongoing litigations involve refund claims, interest, and contractor claims. As the matters are sub judice and liabilities are uncertain, no provisions have been made as of December 31, 2024.

12 Exceptional items:

Particulars	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
Provision for Refund of Amount Paid by Allottees for Flats/ Units including Interest as per NCRDC Order	-	-	-	-	-	13,791.02
Provision/(Reversal of Provision) for Expenses on Reconstruction of Flats/Units & Rental	(96.82)	(57.41)	10,377.13	(189.41)	10,377.13	5,266.95
Write down of inventory	468.55	2,704.28	11,807.56	16,665.36	12,361.75	14,041.56
Rent to Existing Allottees	60.12	57.41	-	164.21	-	-
Construction Cost for Reconstruction of Flats/Units	6.70	-	-	25.20	-	-
Provision/(Reversal of Provision) for loss on Onerous obligation (Buyback of Flats/Units & Refund as per NCRDC Order)	(468.55)	(2,704.28)	(19,932.42)	(16,665.36)	(13,947.42)	(14,832.92)
Exceptional Item (Net)	-	-	2,252.27	-	6,791.46	18,156.61

- 13 In the F.Y. 2022-23, DWT Demand of ₹ 40,480.01 lakh raised in earlier years has been set aside by Hon'ble Appellate Tribunal vide order dt. November 10, 2022. However the case has been remanded back to Ld. DMA for recalculation of Tax liability. Till the reporting date no further demand order has been received by Company from DWT Department in this case. Hence, contingent liability in the said case not ascertainable as at December 31, 2024.

- 14 During the Nine months ended on December 31, 2024, the Company established a new branch in Jeddah, Saudi Arabia.
- 15 Figures for the quarter ended December 31, 2024 are the balancing figures between figures in respect of the nine months ended on December 31, 2024 and the published figures for the six months ended on September 30, 2024 of the current financial year.
- 16 Comparative figures have been regrouped/ recasted/ rearranged wherever deemed necessary to conform to current period classification and negative figures have been shown in brackets.



For and on behalf of
NRCC (INDIA) LIMITED

(K. P. Mahadevaswamy)
Chairman & Managing Director
(DIN : 10041435)

NBCC (INDIA) LIMITED

(A Government of India Enterprise), A Navratna Company
 Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003
 CIN : L74899DL1960G0003335

Statement of Standalone Unaudited Segment Results for the Quarter & Nine Months Ended on December 31, 2024

₹ in Lakh

Particulars	Standalone					
	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
1. Segment Revenue from Operations						
(a) PMC	1,80,298.17	1,61,397.82	1,78,159.17	4,92,805.72	4,66,030.47	7,42,805.40
(b) Real Estate	2,236.09	5,742.22	3,320.75	10,896.35	8,865.81	14,542.49
(c) EPC	16,716.24	17,980.51	10,288.33	43,185.95	26,541.41	44,253.09
(d) Unallocated	5,526.78	1,369.84	92.15	7,112.38	434.87	3,460.24
Total	2,04,777.28	1,86,490.39	1,91,860.40	5,54,001.40	5,01,872.56	8,05,062.22
Less: Inter Segment Revenue	-	-	-	-	-	-
Total Revenue from Operations	2,04,777.28	1,86,490.39	1,91,860.40	5,54,001.40	5,01,872.56	8,05,062.22
2. Segment Results						
Profit before tax and interest						
(a) PMC	11,669.23	9,440.82	11,949.40	31,232.48	29,639.41	49,870.65
(b) Real Estate	1,309.27	1,457.15	(1,365.50)	3,820.82	(6,932.15)	(15,620.52)
(c) EPC	(1,037.96)	174.13	678.75	196.24	4,969.15	6,143.94
(d) Unallocated	5,185.99	4,530.41	1,303.72	9,104.46	3,666.80	5,257.12
Total	17,126.58	15,602.51	12,566.37	44,354.00	31,343.01	45,651.19
Less: Finance Costs	0.06	0.71	0.45	1.00	1.73	2.08
Total Profit before tax	17,126.47	15,601.80	12,565.92	44,353.00	31,341.28	45,649.11
3. Segment Assets						
(a) PMC	3,21,530.73	2,88,480.91	2,87,625.30	3,21,530.73	2,87,625.30	3,39,815.80
(b) Real Estate	1,69,462.26	1,64,579.54	1,32,907.49	1,69,462.26	1,32,907.49	1,52,374.56
(c) EPC	58,340.70	64,743.70	72,570.97	58,340.70	72,570.97	74,086.49
(d) Unallocated	2,87,413.59	2,99,950.70	2,46,662.78	2,87,413.59	2,46,662.78	2,77,293.50
Total Segment Assets	8,36,747.28	8,17,754.85	7,39,766.54	8,36,747.28	7,39,766.54	8,43,570.35
4. Segment Liabilities						
(a) PMC	5,07,766.20	4,82,156.59	4,26,681.71	5,07,766.20	4,26,681.71	5,05,928.81
(b) Real Estate	24,112.14	24,370.85	24,722.17	24,112.14	24,722.17	40,396.74
(c) EPC	39,368.46	42,975.34	55,619.60	39,368.46	55,619.60	51,523.24
(d) Unallocated	29,544.20	44,712.03	26,502.47	29,544.20	26,502.47	31,821.94
Total Segment Liabilities	6,00,791.00	5,94,214.81	5,33,525.95	6,00,791.00	5,33,525.95	6,29,670.73

The Company has reported segment information as per Ind AS 108 "Operating Segments". The Company has identified three service line as its operating segments i.e. Project Management Consultancy (PMC), Real Estate and Engineering, Procurement & Construction (EPC). These operating segments are monitored by the Company's Chief Operating Decision Maker and strategic decisions are made on the basis of segment operating results.



Place : New Delhi
 Date : February 11, 2025



For and on behalf of
 NBCC (INDIA) LIMITED

(K. P. Mahadevaswamy)
 Chairman & Managing Director
 (DIN : 10041435)

Independent Auditor's Review Report on Unaudited Consolidated Financial Results of NBCC (India) Limited for the Quarter and Nine Months Ended December 31, 2024 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

**Review Report
To the Board of Directors
NBCC (India) Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of NBCC (India) Limited ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its joint ventures for the quarter and nine months ended December 31, 2024, being submitted by the Holding Company pursuant to the requirements of Regulations 33 of the Securities Exchange Commission of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Holding Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India ("SEBI") under Regulation 33(8) of the Listing Regulations, to the extent applicable.



4. The Statement includes the financial results/financial information of the following entities:

a) List of Subsidiaries:

S. No.	Name of Company	Extent of Holding
1	NBCC Services Limited	100%
2	HSCC (India) Limited	100%
3	NBCC DWC LLC*	100%
4	Hindustan Steelworks Construction Limited	51%

*Located outside India

b) List of Joint Ventures:

S. No.	Name of Company	Extent of Holding
1	Real Estate Development & Construction Corporati of Rajasthan Limited	50%
2	NBCC- AB	50%
3	NBCC-MHG	50%

Basis for Qualified Conclusion

5. The statutory auditor of HSCC (India) Limited ('HSCC')-wholly owned subsidiary of the Company has given qualified conclusion on the following:

The projects which have been completed and handed over to the Ministries/Clients and the projects which have been completed but not handed over to the Ministries/Clients having assets and liabilities of Rs. 68,401.06 Lakh (March 31, 2024; Rs. 112,878.92 Lakh) are pending for financial closure in the books of accounts of HSCC. The consequential impact, if any, arising out of the adjustments of assets and liabilities of such projects on the financial statements, could not be presently ascertained. Refer note no. 16 (a) of the statement.

In respect of above matter, we have also given qualified conclusion in our review report on the Consolidated Financial Results for the previous quarter and half year ended September 30, 2024, as well quarter ended June 30, 2024.

Qualified Conclusion

6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 8 below and except for the effects/possible effects of the matters stated in the 'Basis of Qualified conclusion' paragraph above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Act as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



7. Emphasis of Matters:

We invite attention to the following matters in the notes to the Consolidated Financial Results:

- (i) Note No. 5 regarding the purchase of a Group Housing plot in Naya Raipur from Naya Raipur Development Authority (NRDA) on lease in the year 2014. The Holding Company has incurred a total cost of Rs. 2,195.35 Lakh. The lease deed/conveyance deed shall be executed between the owners association/housing society and NRDA as per the terms of the development agreement. However, the construction on the said land is yet to start.
- (ii) Note No. 6 regarding the non-execution of the lease deed in favour of the Holding Company and other matters incidental thereto, in respect of the land at Faridabad (Haryana), forming part of the land bank (inventory) involving, in aggregate, a sum of Rs. 13,178.41 Lakh.
- (iii) Note No. 7 regarding payment by the Holding Company to Land & Development Office, Ministry of Housing and Urban Affairs as additional premium for availing additional ground coverage at Holding Company's built up and sold project "NBCC Plaza" and incurring of other construction cost and consequential expenses thereon for project which is stuck up on account of similar demand of Rs. 3,224.45 Lakh, raised by Municipal Corporation of Delhi (Erstwhile South Delhi Municipal Corporation) in respect of additional ground coverage, in the year 2015.
- (iv) Note No. 10 regarding developed real estate project in Alwar costing Rs. 5,806.44 Lakh up to December 31, 2024. The Holding Company initiated the sale of the project in year 2014-15, however no sale could be effected. The net realisable value of the project deteriorated, and the Holding Company has made a provision of Rs. 737.33 Lakh towards impairment. However, the Company is in process of inviting and initiating bulk sales through e-auction and bidding.
- (v) Note No. 11 & 12 which describes significant developments concerning the Holding Company's residential real estate project at NBCC Green View, Sector- 37 D, Gurugram, which had exhibited structural cracks and related to the reconstruction of the flats/units to the homebuyers/allottees and refund the amount with interest to them.

Based on the NCDRC orders dated March 05, 2024, and April 16, 2024, the Holding Company's Board approved a settlement process for allottees, involving refunds with interest or reconstruction of flats/units. Upto March 31, 2024, the Holding Company recognized total provisions and write-off of Rs. 45,302.13 lakh for the project. For the quarter and nine month ended December 31, 2024, the Holding Company incurred project-related expenses of Rs. 674.17 lakh and Rs. 20,529.94 lakh, respectively, including buybacks, refunds and stamp duties, offset by inventory write downs and provisions reversals.

Additionally, a recovery suit of Rs. 75,000 Lakh and 20 other litigations are ongoing. As the outcomes are uncertain, no additional provisions have been recognized as of December 31, 2024.

- (vi) Note No. 13 in respect of the demand of Value Added tax including interest and penalty (DVAT Demand) for Rs. 40,480.01 Lakh has been set aside by Hon'ble Appellate Tribunal and remanded back for recalculation of the said tax liability vide its order dated November 10, 2022, hence contingent liability is not ascertainable as at December 31, 2024.

Our conclusion is not modified in respect of the above matters.



In addition to above, the statutory auditor of HSCC has given following Emphasis of Matters:

- (a) Note no. 16(b), regarding balance confirmation and performing reconciliation and consequential adjustments of balances in respect of Trade Receivables, Loans and Advances, Trade Payable, Earnest Money Deposit, Security Deposits, Deposits in the nature of trade receivables are subject to reconciliation, confirmation and consequential adjustment thereof.
- (b) Note no. 16(c) regarding the Company's leasehold plots at Noida, wherein as per the lease deed, construction on these plots was to be completed within a specified period. The Noida Authority has demanded an extension fee of Rs. 56.51 lakh plus GST, which remains unpaid. However, the Company has provided for this fee at Rs. 86.93 lakh as of December 31, 2024 (March 31, 2024: Rs. 78.46 Lakh).

Our conclusion is not modified in respect of these matters.

8. Other Matters:

- i. The Holding Company does not have the requisite number of Independent Directors as required under the provisions of the Companies Act, 2013 and Regulation 18(1) of the Listing Regulations, so as to validly constitute its Audit Committee w.e.f. November 21, 2024. However, the Holding Company has constituted an Audit Committee comprising of two Government Nominee Directors and two Wholtime Functional Directors. The Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2024, have been reviewed and recommended by the said Audit Committee and approved by the Board of Directors of the Holding Company. (Refer Note 1 to Notes to Consolidated Unaudited Financial Results).
- ii. We did not review the financial results of 4 subsidiaries, whose unaudited interim financial results/ financial information reflect total revenues of Rs. 80,150.06 Lakh and Rs. 1,93,241.50 lakh, total net profit after tax of Rs. 3,972.15 Lakh and Rs. 8,773.25 lakh and total comprehensive income of Rs. 3,949.81 Lakh and Rs. 8,752.32 Lakh for the quarter and nine months ended December 31, 2024, respectively, as considered in the Statement which have been reviewed by other auditors.
- iii. We did not review the financial results/information of 2 joint ventures, whose unaudited interim financial results/ financial information reflect Group's share of profit after tax of Rs. 12.18 Lakh and Rs. 32.45 lakh and total comprehensive income of Rs. 12.18 Lakh and Rs. 32.45 lakh for the quarter and nine months ended December 31, 2024, respectively, as considered in the Statement which have been reviewed by other auditors.

The reports on the unaudited interim financial results/financial information of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of these matters.



- iv. The accompanying Statement includes the unaudited interim financial results/ financial information, in respect of 1 joint venture, whose unaudited interim financial results/ financial information reflect Group's share of profit after tax of Rs. 1.11 Lakh and Rs. 4.85 Lakh and total comprehensive income of Rs. 1.11 Lakh and Rs. 4.85 Lakh for the quarter and nine months ended December 31, 2024, respectively, as considered in the Statement.

The unaudited interim financial results/financial information have not been reviewed by the auditor of this joint venture and have been approved and furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of this joint venture, is based solely on such unaudited interim financial results/financial information. According to the information and explanations given to us by the Management, this unaudited interim financial results/financial information is not material to the Group.

Our conclusion is not modified in respect of our reliance on the unaudited interim financial results/ financial information certified by the Management.

- v. One of the subsidiaries is located outside India whose financial statements have been prepared in accordance with accounting principles generally accepted in that country ("local GAAP"). The Holding Company's Management has converted the interim financial statement of said subsidiary from local GAAP to accounting principles generally accepted in India. We have reviewed these conversion adjustments conducted by the Holding Company's Management.

Our conclusion is not modified in respect of above matter.

- vi. NBCC-R.K. Millen, the Company's Jointly Controlled entity has not been considered for consolidation since it is not operational and, there is an ongoing legal case between co-venturers.

Our conclusion is not modified in respect of above matter.

For ASA & Associates LLP
Chartered Accountants
Firm Registration No. 009571N/N500006


Parveen Kumar
Partner
Membership No. 088810



UDIN: 25088810BMMIFUN8950

Place: New Delhi
Date: February 11, 2025

NBCC (INDIA) LIMITED

(A Government of India Enterprise), A Navratna Company

Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003

CIN - L74899DL1960GD003335

Statement of Consolidated Unaudited Financial Results for the Quarter & Nine Months Ended on December 31, 2024

₹ in Lakh

Particulars	Consolidated					
	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023* (Unaudited)	31.12.2024 (Unaudited)	31.12.2023* (Unaudited)	31.03.2024 (Audited)
1. Income						
(a) Revenue from Operations	2,82,695.83	2,45,872.63	2,42,351.50	7,42,984.44	6,40,813.48	10,43,263.67
(b) Other Income	5,520.18	6,723.22	5,889.79	17,610.32	18,267.55	23,424.25
Total Income	2,88,216.00	2,52,595.85	2,48,241.29	7,60,594.76	6,59,081.03	10,66,687.92
2. Expenses						
(a) Land purchased & Materials consumed	-	14.29	0.05	28.10	296.70	397.49
(b) Changes in inventories of Real Estate Projects	334.98	4,497.88	2,063.68	6,772.29	5,246.68	9,932.00
(c) Work & Consultancy expenses	2,44,145.23	2,31,151.36	2,17,223.72	6,46,888.35	5,76,539.57	9,34,230.76
(d) Employee benefits expenses	8,774.68	8,606.65	8,257.87	25,938.10	24,563.42	32,870.40
(e) Finance Costs	0.81	1.47	1.11	3.38	3.53	5.07
(f) Depreciation and amortisation expense	156.41	148.44	130.79	447.88	388.54	530.45
(g) Other Expenses	15,196.24	13,611.65	13,073.76	29,575.99	7,365.59	14,932.38
Total Expenses	2,68,606.35	2,38,051.54	2,30,750.98	7,10,036.09	6,14,209.03	9,92,468.35
3. Profit/(Loss) from operations before Share of Profit/(Loss) of Joint Venture, Exceptional Items & Tax (1-2)	19,609.65	16,544.31	17,490.31	50,558.67	64,871.99	74,199.57
4. Share of Profit/(Loss) of Joint Venture	33.14	35.21	(2.87)	37.30	4.78	11.20
5. Profit/(Loss) from operations before Exceptional Items & Tax (3+4)	19,642.79	16,579.52	17,487.44	50,596.57	64,876.78	74,210.77
6. Exceptional Items (Net)	-	-	2,252.27	-	8,791.46	18,356.61
7. Profit/(Loss) before Tax (5-6)	19,642.79	16,579.52	15,235.17	50,596.57	66,091.32	55,854.16
8. Tax Expense						
(a) Current Tax	4,308.22	2,780.75	896.78	7,464.04	6,830.97	12,673.23
(b) Deferred Tax	687.86	1,295.36	2,590.08	5,272.93	2,356.15	2,112.21
(c) Taxation in respect of earlier years	383.95	(0.08)	(8.50)	383.87	(283.95)	(168.98)
9. Net Profit/(Loss) for the period (7-8)	14,662.76	12,513.49	11,356.81	37,475.73	27,288.15	41,437.70
10. Net Profit/(Loss) attributable to						
(a) Owners of the parent	13,847.55	12,211.67	11,074.04	35,521.30	26,547.36	40,155.71
(b) Non Controlling Interest	815.21	301.82	282.77	954.43	740.79	1,281.99
11. Other Comprehensive Income (Net of Tax Expense)						
(a) Items that will not be reclassified to Profit or Loss	(40.94)	-	-	(40.94)	-	(3,770.92)
(a)(i) Income tax relating to items that will not be reclassified to Profit or Loss	10.31	-	-	30.31	-	949.07
(b) Items that will be reclassified to Profit or Loss	(363.34)	(53.88)	268.81	(430.96)	425.09	644.24
(b)(i) Income tax relating to items that will be reclassified to Profit or Loss	81.64	33.57	(67.66)	108.47	(101.96)	(162.14)
12. Total Comprehensive Income (9+11)	13,940.23	12,437.18	11,557.96	37,122.58	27,991.28	39,067.95
13. Total Comprehensive Income attributable to						
(a) Owners of the parent	13,545.02	12,171.36	11,275.19	36,168.15	26,850.49	37,831.89
(b) Non Controlling Interest	395.21	301.82	282.77	954.43	740.79	1,236.06
14. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	18,000.00	18,000.00	27,000.00	18,000.00	18,000.00
15. Other Equity	-	-	-	-	-	2,04,582.03
16. Earnings Per Share (Not Annualized for the Quarter and Nine Months) (Refer Note 4)						
(a) Basic (in ₹)	0.55	0.45	0.41	1.35	0.98	1.49
(b) Diluted (in ₹)	0.51	0.45	0.41	1.35	0.98	1.49

*Restated (Refer Note 15)

- Presently, there is no independent Director on the Board of the Parent Company. The Parent Company has constituted the Audit Committee comprising of two Government Nominee Directors and two Wholetime Functional Directors. The above results have been reviewed & recommended by the said audit committee and approved by the Board of Directors of the Parent Company in their respective meetings held on February 11, 2025.
- The statutory auditors of the company have carried out the limited review of these consolidated financial results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The statutory auditors have expressed modified conclusion.
- The Board of Directors in its meeting held on February 11, 2025 have declared 1st Interim Dividend of ₹ 0.53 per share (face Value of ₹ 1.00 per share) for the financial year 2024-25.
- The Parent Company has issued 90,000,000 equity shares of ₹ 1.00 each as fully paid bonus shares in the ratio of one equity share of ₹ 1.00 each for every two equity shares held on record date of October 7, 2024. This has been considered for calculating weighted average number of equity shares for all comparative periods presented as per Ind AS 33. In line with the above, EPS (basic and diluted) has been adjusted for all periods presented. EPS without adjusting for bonus share would have been as under. Additionally, the group has increased the Authorized Share Capital from ₹ 20,000 lakh to ₹ 100,000 lakh.

Particulars	Quarter Ended on			Nine Months Ended on		Year Ended on
	30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
Earnings Per Share before Bonus Share (Not Annualized for the Quarter and Nine Months)						
Basic (in ₹)	0.54	0.46	0.62	2.03	1.47	2.23
Diluted (in ₹)	0.54	0.46	0.62	2.03	1.47	2.23



- 5 The Group had purchased a Group Housing Plot addressing 30,486 Sqm. in Naya Rajpur from Naya Rajpur Development Authority (NRDA) on lease in the year 2014. The Group has incurred total Cost of ₹ 2195.35 lakh upto December 31, 2024 (₹ 2195.35 lakh upto March 31, 2024). As per the terms of allotment, the lease/tenancy deed shall be executed between the owners association/housing society and NRDA once all the units are sold and all obligations as per the development agreement signed between the company and NRDA are fulfilled. However, the construction on the said land was kept in abeyance. The Group has decided for development of land. Accordingly, the Building permission fees and security deposit for RWH has been deposited to the Authority to get the approval. The preliminary fire NOC has also been obtained. Further market survey to explore the market feasibility and demand at the location is being carried out for development of the plot.
- 6 The Group purchased a freehold plot addressing 16,753.99 Sqm. for group housing in open auction from Municipal Corporation of Faridabad (MCF) in the year 2013. The Group has paid full consideration and has taken the possession of land. The Group incurred total cost of ₹ 13178.41 lakh (including provision of Stamp Duty) up to December 31, 2024 (₹ 13178.41 Lakh upto March 31, 2024). The Group has been pursuing MCF for execution of lease deed but till date the same has not been executed for want of environment clearance. The Group has applied for environment clearance for which obtaining NOC from Forest Department is necessary. Accordingly, the Group applied for NOC from Forest department, however the same is denied on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has not identified deemed forests". The Group has taken up the matter with Government of Haryana to either issue necessary instructions to Forest Department for issuing of NOC as required for Environmental Clearance or refund the amount paid with interest to the Group. A meeting between NBCC and MCF Commissioner was held on July 06, 2023 and representation in this regard submitted vide letter dated July 07, 2023 for early resolution and requested to MCF to provide the modalities of further sale of the land parcel on 'as is where is basis' as the terms regarding the same are not mentioned in the Allotment letter of the said land parcel.
- Further request has also been sent to Commissioner, MCF vide letter dated October 31, 2023 to conduct a joint meeting with Forest Department, MCF and NBCC officials to resolve the long pending issue at the earliest. In this regard, MCF intimated to NBCC vide letter dated January 02, 2024 (received on January 25, 2024) that there is no responsibility for granting MCF by Forest Department and same shall be obtained at NBCC level. In response of said letter of MCF, NBCC has again written a letter dated February 06, 2024 and email dated April 12, 2024 to resolve the issue on priority. Once again the NBCC has written to MCF (letter dated May 30, 2024) and has requested MCF to resolve the matter of pending NOCs. Also, requested to schedule a meeting with all stakeholders in order to arrive on a solution. Further, NBCC again requested to the Commissioner & Security UIR on October 17, 2024 for resolution of pending issue or refund the deposit amount with interest. In this regard, the response is awaited. The Net Realizable Value of the said land inventory had deteriorated and the group has made provision of ₹ 1073.66 lakh towards impairment upto December 31, 2024 (₹ 1073.66 lakh upto March 31, 2024).
- 7 The Group had undertaken a project for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pashu Vihar, New Delhi and has paid a sum of ₹ 3221.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2020 as additional premium for availing additional ground coverage (FAR). However, later Municipal Corporation of Delhi (MCD) entitle South Delhi Municipal Corporation (SDMC), vide its letter dated May 20, 2015, while approving the building plans subject to compliance of few conditions, demanded additional FAR charges amounting to ₹ 3224.45 Lakh. The MCD also stayed the construction till the time, said amount is paid to them. Since the group had already deposited the said amount with L&DO, it represented the matter to MCD as well as L&DO, at different forums. During the year 2021-22, MoHUA has informed the group that MCD may only recover charges other than additional FAR charges, if any. MoHUA also directed L&DO to release the sanctioned building plan to the group at the earliest. However, the MCD is still insisting for payment of additional FAR of ₹ 3224.45 lakh to sanction building plan. A joint meeting was held on July 04, 2023 which was attended by all the stakeholders (L&DO, NBCC, ODA & MCD) to deliberate on the issue. It was concluded that MCD should be entitled to such additional FAR charges and the amount already paid towards additional FAR charges shall be returned by L&DO to the group so that requisite amount demanded by MCD could be paid. Group has taken up the matter with L&DO to refund the said amount. However, L&DO vide letter dated May 22, 2023 has refused to refund the amount paid by the group. Group has again requested to L&DO vide letter dated May 26, 2023 to settle the matter as additional FAR charges already been deposited with L&DO and additional demand of MCD for ₹ 3224.45 lakh shall be dual charging of some component by two different authorities, for the same purpose. Accordingly MCD may be directed to withdraw its demand and release the sanction plan. Further a meeting held on October 11, 2023 between L&DO and management of NBCC to resolve the issue. The group has once again reiterated its request to L&DO in a letter dated April 24, 2024 to settle the matter. Further, a meeting held on July 10, 2024 in the office of Additional Commissioner (Engg.), MCD wherein MCD, L&DO and NBCC officials were present and MCD assured to apprise and involve their higher authority to resolve the issue.
- In addition to the above, the group has incurred a sum of ₹ 1718.84 lakh on construction of the project till December 31, 2024 (₹ 1718.84 lakh upto March 31, 2024). The Net Realizable Value (NRV) of the project had deteriorated and the group has made provision of ₹ 634.55 lakh towards impairment upto December 31, 2024 (₹ 634.55 lakh upto March 31, 2024). Group has reversed impairment provision of ₹ ML lakh during the quarter & nine months ended on December 31, 2024 (P.Y. 2023-24 ₹ 9.33 lakh) on account of increase in Net Realizable Value as per valuation done by IBI Registered Valuer.
- 8 The Group has constructed Group Housing Real Estate project at Karchi, Kerala comprising of 3,20,216 Sq. ft. residential and 4424 Sq. ft. commercial area. The Group has incurred a total cost amounting ₹ 8732.68 lakh there on upto December 31, 2024 (₹ 8722.80 lakh upto March 31, 2024). The sale in the project was on hold for want of environmental clearance (EC) and other necessary statutory approvals. However, SEIAA registration for the project has been received on the basis of available documents. The damage assessment plan has been submitted on November 23, 2022 and case was discussed in 137th SEAC (State Expert Appraisal Committee) meeting held on 24th and 25th January, 2023 for issuing the environmental clearance (EC). SEAC also inspected the project site in respect of environmental clearance (EC) on March 31, 2023. Based on said inspection, SEAC had asked to submit revised EIA along with damage assessment plan through Parivash portal. The revised damage assessment plan was submitted online and case was considered in 145th SEAC meeting held on June 19, 2023. The minutes of 145th meeting was received on July 09, 2023 wherein the committee has asked to provide some modification in the remediation plan submitted. Accordingly, the revised documents were submitted on Parivash Portal on July 07, 2023. The project was discussed in 147th SEAC meeting held on July 21, 2023. Minutes of 147th meeting received on August 01, 2023 wherein the SEAC has recommended to grant Environmental clearance for a period of 7 years. Accordingly, the Group has made a total provision of ₹ 177.19 lakh during the year ended on March 31, 2024 (towards penalty and expenditure etc. required to be incurred in three consecutive years on the activities as per direction from SEAC).
- Further, Ministry of Environment, Forest and Climate Change vide OM dated January 08, 2024 announced that, Hon'ble Supreme Court in W.P.(C) No 1394/2023 dated January 02, 2024 (Sd/- Vardahshakti v. Union of India), has stayed the operation of both the office memorandum dated July 07, 2021 and January 28, 2022 issued by the Ministry until further orders. As a result of this obtaining of Environmental clearance is on hold till further order. Further, the matter has been heard in the SEIAA meeting held on 29th and 30th January 2024. The Authority (SEIAA) discussed the case in detail and decided to delist the application for time being till further order from Hon'ble Supreme Court and informed the detail to the Project Proponent.
- Additionally, The Group has implored and prayed that the Hon'ble Court be pleased to allow the present application, and pending the adjudication of writ Petition (Civil) No. 1394 of 2023, titled "Vardahshakti v. Union of India," in which we have been impleaded, direct the State Level Environment Impact Assessment Authority (SEIAA), Kerala, to issue an Environmental Clearance (EC) to the project "Valley View Apartment, Anjalamedu, Karimnag P.O. Kochi, Kerala," and pass any other necessary orders or directions as deemed fit and proper. The order is still awaited.



- 9 The Group executed a real estate project at Jackson Gate, Agarwala in the year 2009 under Joint Operations with Agarwala Municipal Corporation erstwhile Agarwala Municipal Council (AMC). As the Group was unable to sell the constructed area, the substantial portion of the constructed area has been let-out to various Government Organizations. The Group is exploring the possibilities to sell the same in consultation with Joint Operator (AMC). The Group has incurred a sum of ₹ 916.96 lakh upto December 31, 2024 (₹ 916.96 lakh upto March 31, 2024).
Occupancy certificate for the project has been issued by Agarwala Municipal Corporation on January 06, 2024 and updated certificate issued on February 02, 2024 effective from November 2009. The "as-built" drawing was obtained on December 6, 2024 from Agarwala Municipal Corporation (AMC). Agarwala Municipal Corporation has communicated to the Group that Trijura State Govt. has decided to set up a 50 bedded city hospital at Jackson Gate building on vacant area. The administrative approval and expenditure sanction has been accorded to set up same. Further process for determination of methodology for re-orientation/transfer is under process.
- 10 The Group has executed Group Housing project in Alwar with a total cost of ₹ 5806.44 Lakh upto December 31, 2024 (₹ 5787.85 lakh upto March 31, 2024). The substantial portion of the project was completed in the year 2018. The Group initiated the sale of the project in the year 2024-25. No sale, however, could be effected. The Net Realizable Value of the project has deteriorated and the Group has made provision of ₹ 737.33 lakh towards impairment upto December 31, 2024 (₹ 737.33 lakh upto March 31, 2024). The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 23, 2024. Further, the Board of Directors, during its 543rd meeting held on October 7, 2024, accorded in-principle approval for the bulk sale 'as-is, where-is' basis. The Group has invited the bids for the bulk sale through e-auction and bidding are under process.
- 11 The Group had developed a residential real estate project at NBCC Green View, Sector - 37 D, Gurugram. The Group had sold 392 units (255 flats, 126 FWS and 11 shops) out of 942 units and had received total amount of ₹ 21012.80 lakh out of which ₹ 12957.38 lakh were recognized as revenue in the previous years and ₹ 4048.57 lakh were booked as advance from Allottees till March 31, 2022.
Subsequently, the buildings in the project exhibited structural cracks. Following expert advice from IIT Roorkee, CRR Roorkee, and CPWD, the building was fully evacuated due to safety concerns.
The Parent company's Board approved multiple settlement options, including a full refund to allottees, settlements based on defined categories, repayment with 6% p.a. interest, and reconstruction of flats/units. Subsequently, the National Consumer Disputes Redressal Commission (NCDRC), via its order dated March 5, 2024, instructed the company to refund all deposits with 9% p.a. interest and pay ₹10 lakh as exemplary damages to each allottee within two months. The Board, in its 537th meeting on April 27, 2024, approved settlement with affected allottees except those opting for reconstruction. A review petition led to an NCDRC clarification on April 16, 2024, confirming the applicability of the order to all non-settled allottees. As on date, all the NCDRC Orders has been accorded for.

As a result, the Group recognized total provisions/write-offs/expenses amounting to ₹ 45,302.13 lakh till March 31, 2024, categorised as exceptional items and no impact on profitability for the quarter and nine months ended on December 31, 2024.

For the Nine months ended on December 31, 2024, the group spent ₹ 20529.94 lakh, including ₹ 18070.48 lakh for buybacks of flats/ units, ₹ 2082.40 lakh refund of advance , and ₹ 377.06 lakh for stamp duty recoverable from state authorities. The Group has written down inventory amounting to ₹ 28665.36 lakh being excess of Amount Paid ₹ 18070.48 lakh over proportionate value of units/flats ₹ 1405.12 lakh (Lower of Cost or Net Realizable Value (NRV)) and equivalent Provision of ₹ 16665.36 lakh as was created in earlier year for buyback of flats/units as per NCDRC order has been reversed (Refer Note 12 Exceptional Item). Further, during the Nine months ended December 31, 2024, the group has spent total amount of ₹ 189.41 lakh (₹ 164.21 lakh towards rental & ₹ 25.20 lakh towards construction cost for reconstruction of flats/units) and equivalent Provision as was created in earlier year (Refer Note 12 Exceptional Item).

A recovery suit has been filed in the Delhi High Court against Ramachil India Construction (P) Ltd. for ₹ 75,000 lakh related to the project. Currently, 2D ongoing litigations involve refund claims, interest, and contractor claims. As the matters are sub judice and liabilities are uncertain, no provisions have been made as of December 31, 2024.

12 **Exceptional Items:**

₹ in Lakh

Particulars	Quarter Ended on		Nine Months Ended on		Year Ended on	
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
Provision for Refund of Amount Paid by Allottees for Flats/ Units including Interest as per NCDRC Order	-	-	-	-	-	13,791.00
Provision/Reversal of Provision/ for Expenses on Reconstruction of Flats/Units & Rental	(86.82)	(57.41)	10,377.13	(189.41)	30,377.13	5,356.55
Write down of Inventory	468.55	2,704.28	11,807.56	16,665.36	12,361.75	14,041.56
Rent to Existing Allottees	60.12	57.41	-	164.21	-	-
Construction Cost for Reconstruction of Flats/Units	6.70	-	-	25.20	-	-
Provision/Reversal of Provision for loss on Onerous obligation (Buyback of Flats/Units & Refund as per NCDRC Order)	(468.55)	(2,704.28)	(19,932.42)	(16,665.36)	(13,947.42)	(14,832.00)
Exceptional Item (Net)	-	-	2,252.27	-	8,791.46	18,356.61

- 13 In the F.Y. 2022-23, DVAT Demand of ₹ 40,480.05 lakh raised in earlier years has been set aside by Hon'ble Appellate Tribunal vide order dt. November 10, 2022, However the case has been reassessed back to Lt. GHA for recalculation of Tax liability. Till the reporting date no further demand order has been received by group from DVAT Department in this case. Hence, contingent liability in the said case not ascertainable as at December 31, 2024.

- 14 During the Nine months ended on December 31, 2024, the Group established a new branch in Jeddah, Saudi Arabia.



- 15 The group has retrospectively restated its Financial Statements for the year ended March 31, 2023 and Financial Results for the Quarter and Nine months ended on December 31, 2023 in accordance with Ind AS 8 'Accounting Policies, Changes in Accounting Estimates and Errors' and Ind AS 1 'Presentation of Financial Statements' as one of the subsidiary, HSCC (India) Limited, has omitted to consider revenue, expenses in earlier year and has restated its Financial Statement for the year ended March 31, 2023 and Financial Results for the Quarter and Nine months ended on December 31, 2023. The restatement has resulted in increase in revenue and expenses in earlier year. Impact of restated items of balance sheet and statement of profit and loss for the Quarter & Nine months ended on December 31, 2023 are as under:

Particulars	₹ in Lakh	
	Quarter Ended on 31.12.2023	Nine Months Ended on 31.12.2023
Assets - Increase / (Decrease)	-	-
Liabilities - Increase / (Decrease)	-	-
Revenue from Operations - Increase / (Decrease)	1,090.27	2,439.75
Work and Consultancy Expenses - Increase / (Decrease)	1,090.27	2,439.75
Profit before tax - Increase / (Decrease)	-	-
Profit after tax - Increase / (Decrease)	-	-
Total Comprehensive Income for the year - Increase / (Decrease)	-	-
Basic and Diluted EPS - Increase / (Decrease)	-	-

16 Notes in respect of one of the subsidiary, HSCC (India) Limited:-

- (a) There are some projects which are physically closed, out of which most of the projects are handed over to clients and some of projects are in process of handing over. The Company is making efforts for financial closure of these projects. Total Assets/ Total Liabilities of physically closed projects is ₹ 68,401.06 lakh as at December 31, 2024 (March 31, 2024 - ₹ 112,878.92 lakh).
- (b) The major clients of the company are Ministries, Government Departments, Government Authorities and Public Sector Undertakings. The balances of the clients in the nature of Trade Receivables, Loans and Advances, Earnest Money Deposit, Security Deposit and Deposits in the nature of trade receivables classified under current and non current assets; and also the trade payables are subject to confirmation, reconciliation and consequent adjustments. The management does not expect any significant impact upon such reconciliation.
- (c) The Company Property Plant & Equipments (Right-of-Use Assets-leasehold land) includes plots no. E-13 and E-14 at Sector - 1, Noida. As per clause no. 4 of the deed the lessee i.e. HSCC (India) Ltd. shall have to erect and complete the construction of building on the demarcated land within the specified period of four years unless the lessee allows extension of time. The Company has received a letter from Noida authority for payment of extension fee of ₹ 50.51 lakh plus GST but the same is not yet paid. However, the Company has provided provision for extension fee as on December 31, 2024 is ₹ 86.93 lakh (March 31, 2024 - ₹ 78.46 lakh) as per the lease deed extension charges clause payable to Noida Authority (New Delhi Industrial Development Authority).

17 Notes in respect of one of the Joint Ventures, NBCC-R.K.Millen:-

The Group has won arbitration award in respect of disputes with JV partner M/s R.K. Millen & Co, (INDIA) Private Limited. The award is partially realized and the amount of investment in JV has been adjusted against it in the year 2019-20. The dissolution of the defunct partnership shall be pursued after receiving award amount in full.

- 18 Figures for the quarter ended December 31, 2024 are the balancing figures between figures in respect of the nine months ended on December 31, 2024 and the published figures for the six months ended on September 30, 2024 of the current financial year.
- 19 Comparative figures have been regrouped/ recasted/ rearranged wherever deemed necessary to conform to current period classification and negative figures have been shown in brackets.



Place : New Delhi
Date : February 11, 2025



For and on behalf of
NBCC (INDIA) LIMITED

(K. P. Mahadevasekari)
Chairman & Managing Director

(DIN : 10041425)

NBCC (INDIA) LIMITED

(A Government of India Enterprise), A Navratna Company

Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003

CIN : L74899DL1960G0003335

Statement of Consolidated Unaudited Segment Results for the Quarter & Nine Months Ended on December 31, 2024

₹ in Lakh

Particulars	Consolidated					
	Quarter Ended on			Nine Months Ended on		Year Ended on
	31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023* (Unaudited)	31.12.2024 (Unaudited)	31.12.2023* (Unaudited)	31.03.2024 (Audited)
1. Segment Revenue from Operations						
(a) PMC	2,56,133.81	2,17,777.85	2,25,834.37	6,73,931.47	5,96,883.30	9,69,913.06
(b) Real Estate	705.61	5,742.08	3,313.56	9,365.59	8,845.07	14,541.93
(c) EPC	20,263.46	20,960.09	13,106.76	52,479.25	34,628.82	55,422.60
(d) Unallocated	5,592.93	1,392.61	96.81	7,208.13	456.29	3,386.08
Total	2,82,695.81	2,45,872.63	2,42,351.50	7,42,984.44	6,40,813.48	10,43,263.67
Less: Inter Segment Revenue	-	-	-	-	-	-
Total Revenue from Operations	2,82,695.81	2,45,872.63	2,42,351.50	7,42,984.44	6,40,813.48	10,43,263.67
2. Segment Results						
Profit before tax and interest						
(a) PMC	16,482.85	12,648.51	14,070.34	41,575.82	34,883.34	60,482.15
(b) Real Estate	289.25	1,479.41	(1,370.87)	2,818.93	(6,937.29)	(15,622.44)
(c) EPC	(885.69)	201.34	775.20	388.86	5,270.42	6,503.05
(d) Unallocated	3,737.19	2,261.73	1,761.61	5,816.34	2,878.38	4,496.47
Total	19,623.60	16,590.99	15,236.28	50,599.95	36,094.85	55,859.23
Less: Finance Costs	0.81	1.47	1.11	3.38	3.53	5.07
Total Profit before tax	19,622.79	16,589.52	15,235.17	50,596.57	36,091.32	55,854.16
3. Segment Assets						
(a) PMC	6,28,032.41	6,37,566.26	6,20,252.38	6,28,032.41	6,20,252.38	6,96,379.95
(b) Real Estate	1,70,722.14	1,65,827.43	1,34,146.58	1,70,722.14	1,34,146.58	1,53,601.19
(c) EPC	76,342.15	82,742.70	92,372.76	76,342.15	92,372.76	93,429.41
(d) Unallocated	3,50,542.82	3,46,824.97	2,97,450.21	3,50,542.82	2,97,450.21	3,26,669.20
Total Segment Assets	12,25,639.52	12,32,961.36	11,44,221.93	12,25,639.52	11,44,221.93	12,70,079.75
4. Segment Liabilities						
(a) PMC	8,30,795.68	8,33,004.74	7,70,773.20	8,30,795.68	7,70,773.20	8,68,287.86
(b) Real Estate	24,071.25	22,816.98	24,721.85	24,071.25	24,721.65	40,386.78
(c) EPC	61,362.92	65,151.92	79,647.28	61,362.92	79,647.28	74,894.74
(d) Unallocated	43,637.89	59,649.88	39,357.01	43,637.89	39,357.01	45,280.85
Total Segment Liabilities	9,59,867.74	9,80,623.52	9,14,499.14	9,59,867.74	9,14,499.14	10,28,850.23

*Restated (Refer Note 15)

The Group has reported segment information as per Ind AS 108 "Operating Segments". The Group has identified three service line as its operating segments i.e. Project Management Consultancy (PMC), Real Estate and Engineering, Procurement & Construction (EPC). These operating segments are monitored by the Group's Chief Operating Decision Maker and strategic decisions are made on the basis of segment operating results.


 Place : New Delhi
 Date : February 13, 2025

 For and on behalf of
 NBCC (INDIA) LIMITED

 (K. P. Mahadevaswamy)
 Chairman & Managing Director
 (DIN : 10041435)

Date: 11.02.2025

**OTHER INFORMATION- INTEGRATED FILING (FINANCIAL) -
FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2024**

(In accordance with the SEBI circular no. SEBI/HO/CFD/CFD-PoD-2/CIR/P/185 dated December 31,2024)

SL. NO.	PARTICULARS	REMARKS
1	B. STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.	NOT APPLICABLE
2	C. FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES	NOT APPLICABLE
3	D. FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (APPLICABLE ONLY FOR HALF-YEARLY FILINGS I.E., 2ND AND 4TH QUARTER)	NOT APPLICABLE
4	E. STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED SEPARATELY) (APPLICABLE ONLY FOR ANNUAL FILING I.E., 4TH QUARTER)	NOT APPLICABLE

For and on behalf of
NBCC (India) Limited




(K. P. Mahadevaswamy)
Chairman & Managing Director

