

29.05.2023

The Department of Corporate Services  
**BSE Limited**  
PJ Towers, Dalal Streets  
Mumbai-400001  
(BSE SCRIP CODE 539522)

**Sub: Investor Presentation pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015**

**Dear Sir/Madam,**

Please find enclosed the Investor Presentation for the Q4 and year ended 31<sup>st</sup> March 2023 pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015

You are requested to take the same in records.

Thanking you.

For and on behalf of

**GROVY INDIA LIMITED**

**Manisha**  
**Company Secretary and Compliance Officer**  
**Membership number: 62613**

GROVY INDIA LIMITED

**Investor  
Presentation  
Q4 &  
FY '23**



Past  
Projects



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## OVERVIEW OF THE COMPANY



Grovy India Ltd is a Real Estate & Infrastructure Development and Consultancy Company established the year 1985. Grovy has completed more than 80 projects, satisfied over 500 Customers and has footprint in 4 Northern States of India.

Our services in the real estate sector are -

- Rescaling of existing space
- Redevelopment of space on the basis of three core models of turnkey, joint venture and outright purchase.
- Land purchase for development
- Cost consultancy
- Planning and designing
- Property short listing
- Design & material consultancy.

We are equipped with teams of skilled and experienced engineers, architects, planners and designers, 40 years of experienced and young graduates from top universities.

We have established ourself as creators of 'Boutique Properties' which are truly one of its kind.

## THE GROVY STORY

- Grovy India limited was established in the year 1985, with a purpose of developing extraordinary real estate properties that would change the scenario of the construction industry. Equipped with teams of skilled and experienced engineers, architects, planners and designers Grovy has established itself as developers of 'Boutique Apartments'
- So far, Grovy India is active as one of the Top Builders in South Delhi with many luxury housings developed by our team.
- While foraying successfully in the construction of World-Class residential spaces, Grovy India has a vision to expand into the development of high rise residential complexes, group housing societies, retail, commercial and hospitality spaces.
- Our prosperity is driven by delivering the properties on time as well as to actualise projects that are cost effective. With more than 30 years of involvement in the land development we are ceaselessly extending and have gotten ready for extension in the global markets. The organisation's Board of Directors is constituted by individuals having over 30 years of experience in real estate development.

**“THERE IS NOTHING LIKE  
STAYING AT YOUR OWN  
HOUSE FOR REAL  
COMFORT”.**

**Prakash Chand Jalan**  
Chairman and Director



## PC JALAN, Chairman Comments:

**Dear valued Shareholders,**

"I am delighted to present to you results for Financial Year (FY) 2022-23. This year has been a remarkable year for all of us here at Grovy. We emerged more resilient and reinvigorated, and our confidence in our capabilities is reflected not only in our numbers but also in the trust that our clients have placed in us. I am grateful to our clients, team members, and other stakeholders for their relentless collaboration to make this happen.

Giving back to the society has never been more important, and I'd like to thank each member of the Grovy family for their active support and unshakable trust in our abilities to deliver on our promise. You have motivated us to unleash our potential for the next phase of our growth.

We are confident of sustained future growth. It seems that the real estate market will maintain a positive sentiment and I am confident of strong future growth for Grovy."



## COMPANY'S BUSINESS MODELS



### **OUTRIGHT MODEL**

This is where Grovy purchases the entire property and constructs the building to sell.



### **COLLABORATION MODEL**

This is a joint venture where Grovy purchases a portion of the land in exchange for constructing the property.



### **TURNKEY MODEL**

This is end to end construction by Grovy, where the property owner appoints Grovy to design and build as per the client's needs.

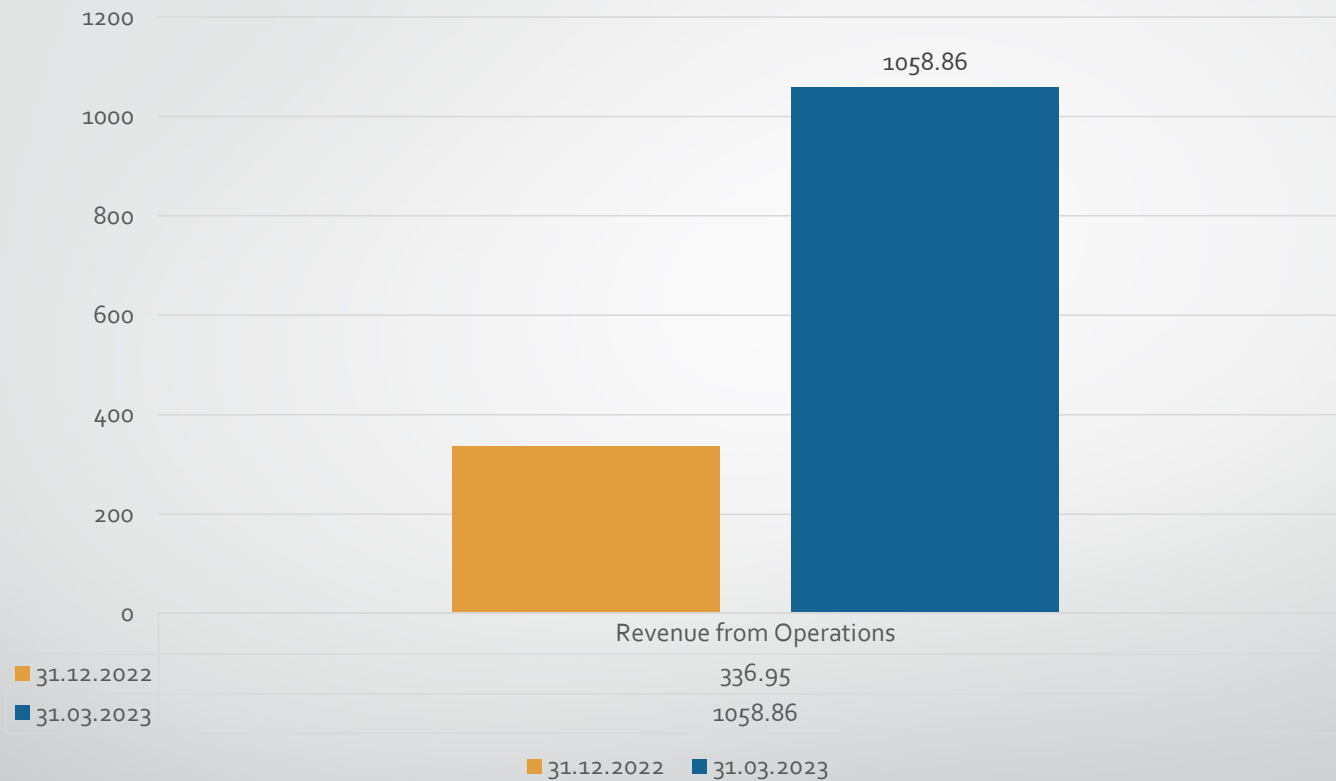
## DIVIDEND HISTORY

*The Company Grovy India Limited has a good dividend track report and has consistently declared dividends for the last few years.*

Year	Type
2016-17	Final
2017-18	Final
2018-19	Final
2020-21	Final
2021-22	Final

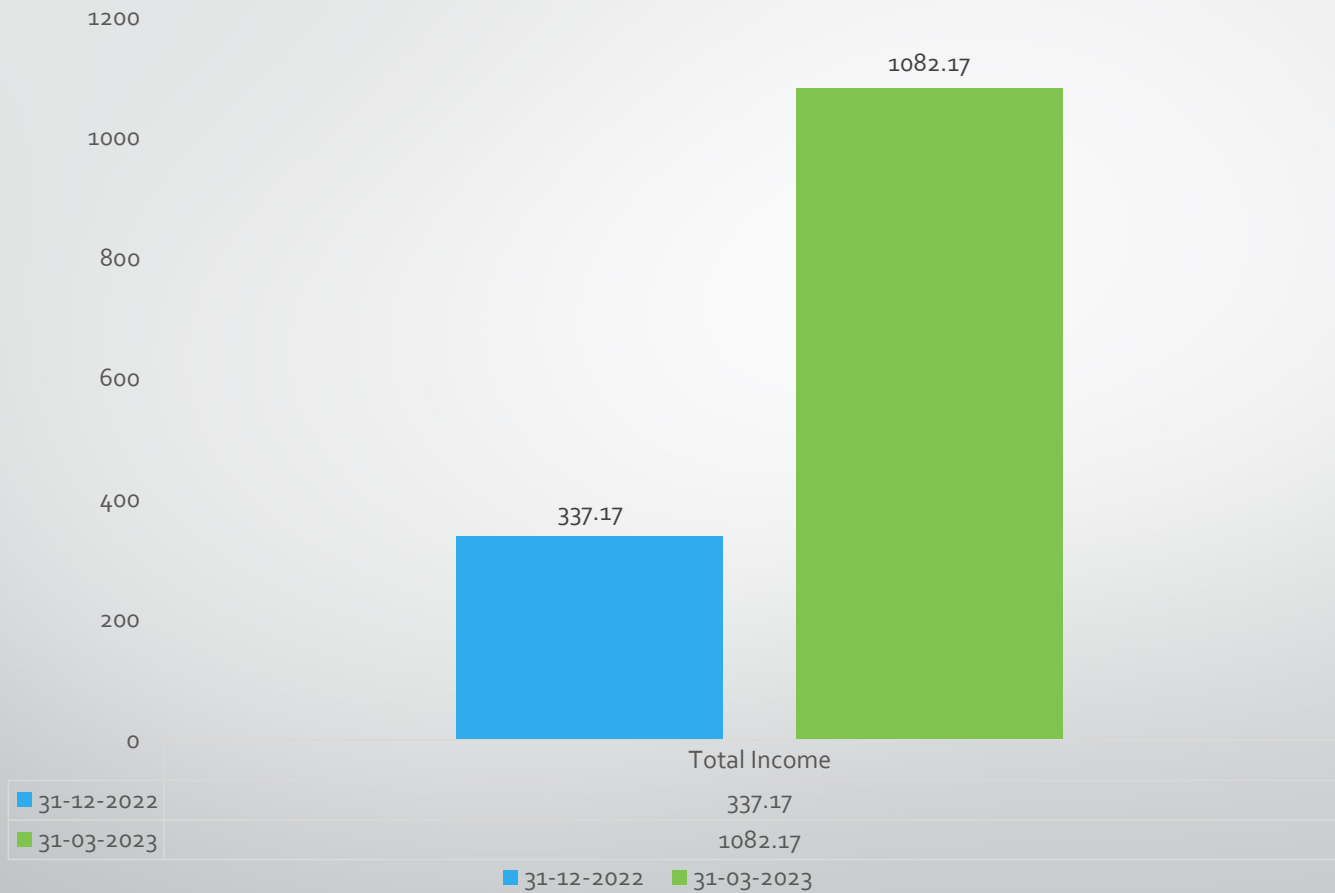


## REVENUE FROM OPERATIONS



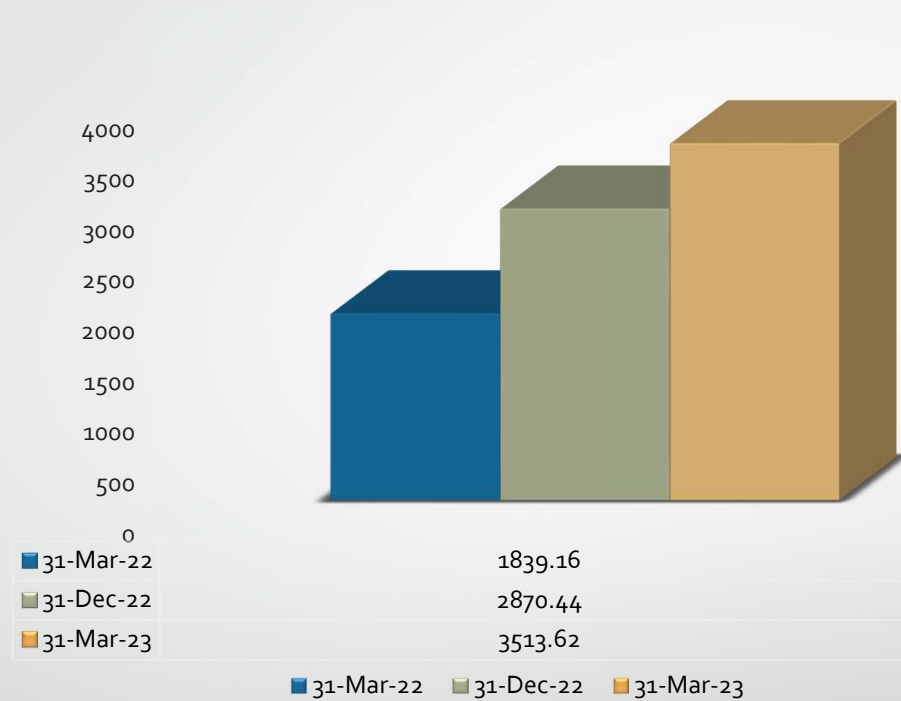
Total Revenue (In Lakhs) stood by Rs. 1058.86 Lakhs, reflecting Q-O-Q growth by 214 %

### TOTAL INCOME



Total Income (In Lakhs) stood by Rs. 1082.17, reflecting Q-O-Q growth by 220 %

## SEGMENT ASSET

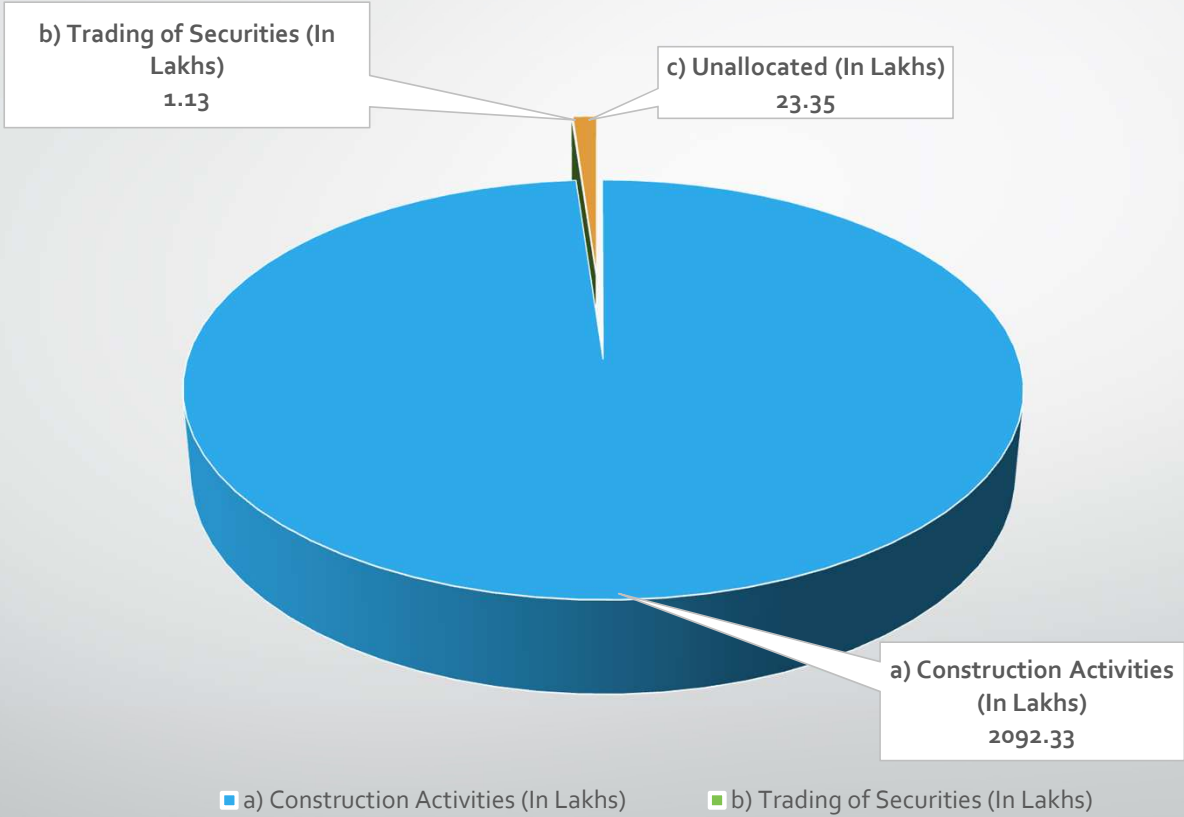


Segment Assets (In Lakhs) stood by Rs. 3513.62, reflecting Q-O-Q growth by 22 %

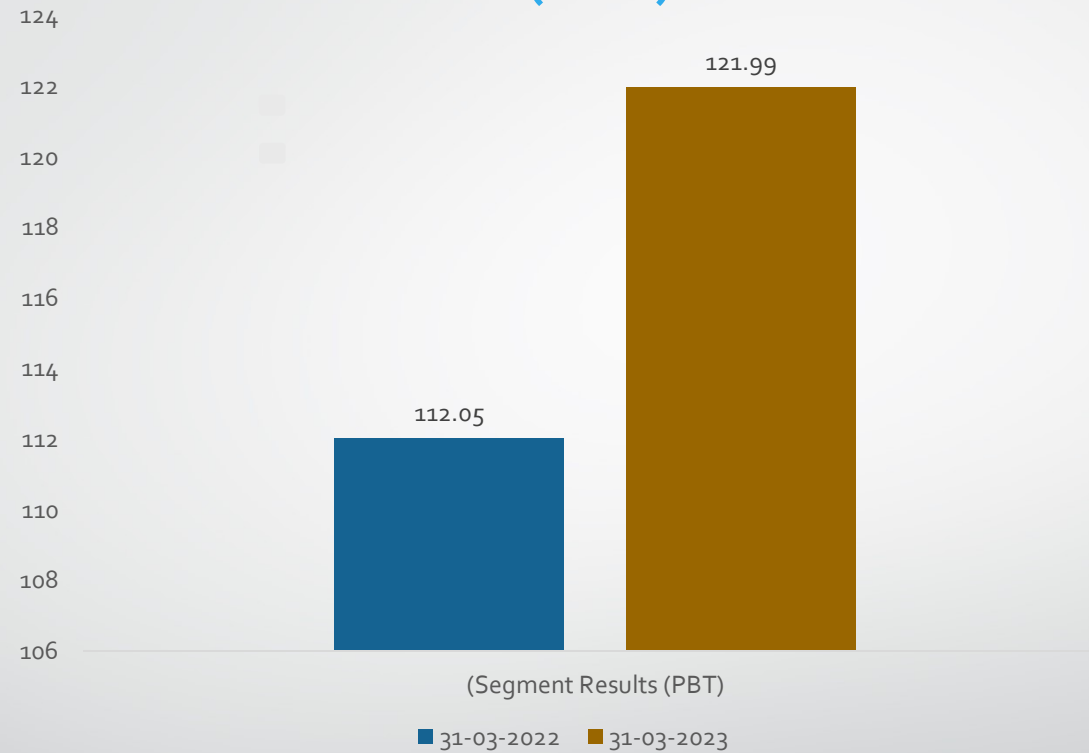
And Y-O-Y growth by 91 %



# SEGMENT REVENUE



## PROFIT (PBT)



Profit (PBT) (In Lakhs) stood by 121.99, reflecting Y-O-Y growth by 8.87 %

## FACTS about Delhi Real Estate Market

- ❑ The real estate market in Delhi is expected to grow exponentially in 2023.
- ❑ Delhi and the periphery areas like Noida are all gaining traction like never before. Real estate continues to be the best investment option in Delhi-NCR, with approximately 40 per cent preferring it over other investment options.
- ❑ R&R By Rise conducted a survey of potential real estate buyers in Delhi-NCR recently. The findings clearly highlight the fact that the Delhi-NCR realty is going to surprise one and all with growth beyond everyone's expectations
- ❑ The mood of the buyers clearly points to good times for the real estate segment in the region.



## FACTS about Delhi Real Estate Market

- ❑ A number of factors are driving this success, including stable prices, decent interest rate, strong economic growth, favorable demographics, and an increase in foreign investment.
- ❑ An overwhelming number of buyers indicated that they're now ready to take first steps towards buying their first home
- ❑ A large number of home owners also indicated they are looking to upgrade to bigger and better homes.

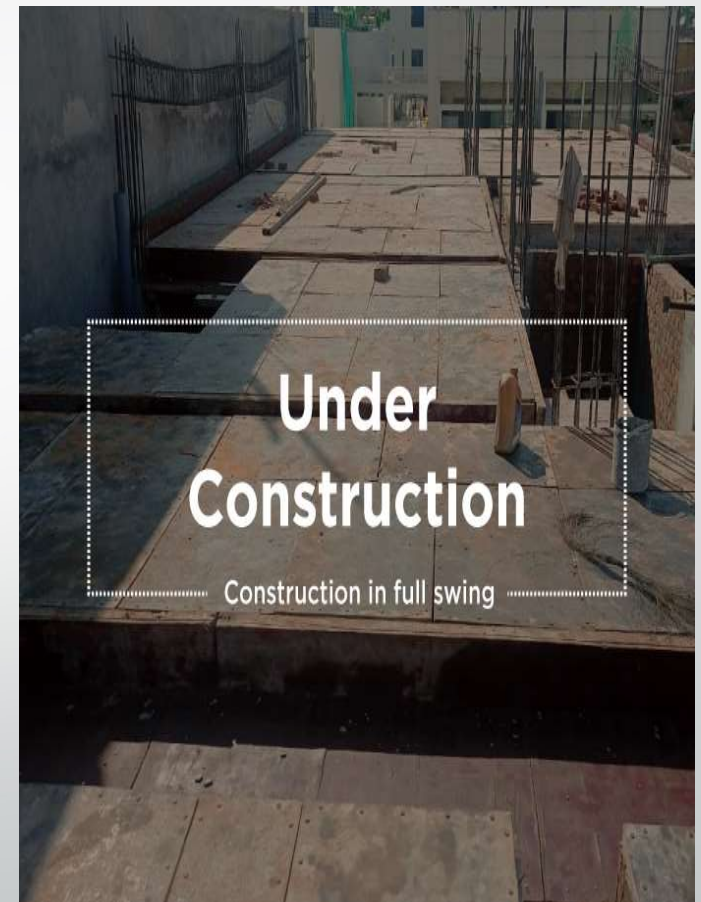


## PROJECT STATUS

Project Location	Constructed Area	Project Status	Project Type
South Delhi	10,000 sq ft	Completed	Residential Project
South Delhi	15,000 sq ft	Completed	Residential Project
South Delhi	10,000 sq ft	On going	Residential Project
South Delhi	15,000 sq ft	On going	Residential Project
South Delhi	22,000 sq ft	On going	Residential Project
South Delhi	15,000 sq ft	Project in Pipeline	Residential Project
South Delhi	15,000 sq ft	Project in Pipeline	Residential Project
South Delhi	20,000 sq ft	On going	Residential Project
South Delhi	10,000 sq ft	Completed	Residential Project
South Delhi	10,000 sq ft	On going	Residential Project



## UNDER CONSTRUCTION PROJECTS

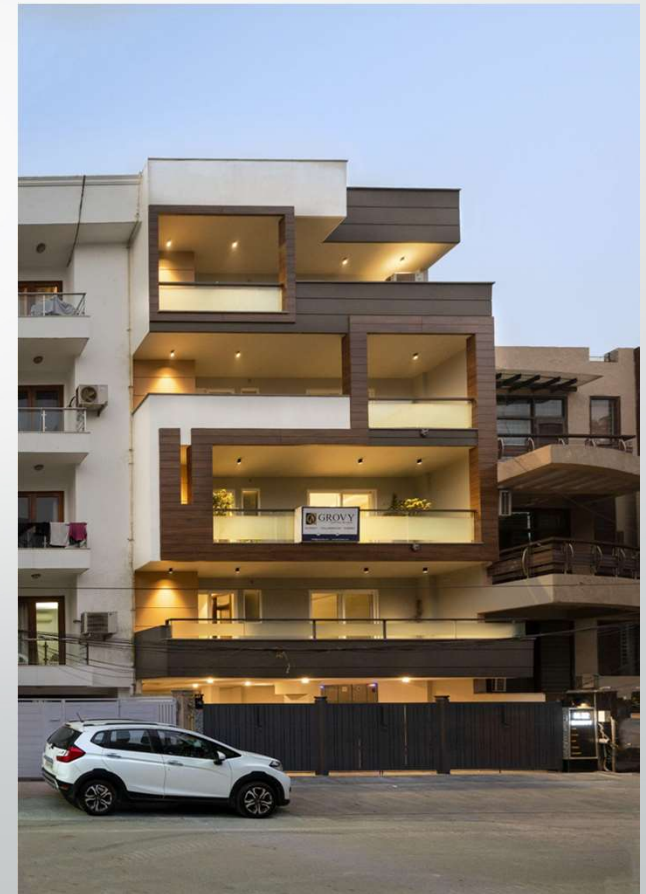


## UNDER CONSTRUCTION PROJECTS

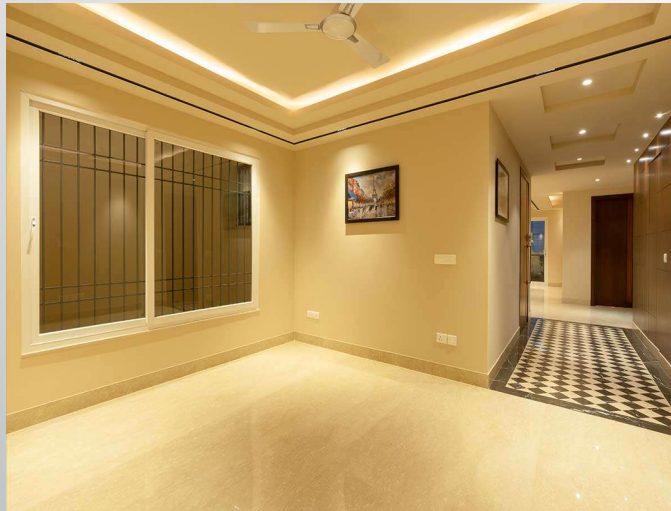




## COMPLETED PROJECTS



# COMPLETED PROJECTS





## COMPLETED PROJECTS





## ESG UPDATE



### WATER CONSERVATION

- Rain-water harvesting system in all projects
- Water-saving showerheads
- Water-efficient toilets



### SAFETY MEASURES

- Ensure Electrical Safety at Construction Sites
- Implement Strict Security and Safety Protocols
- Make Sure Chemical Storage Safety Requirements are Strictly Followed
- Display Signage Clearly at the Construction Site



### SOCIAL RESPONSIBILITY

- Well-designed buildings which improve quality of life and wellbeing
- Helping to enforce better energy efficiency requirements
- Participating in charitable causes in collaboration with other organisations like Rotary International
- Distribution of food and safety supplies to site workers.

## PROMOTIONAL ACTIVITIES

During the year, the company has taken initiatives to host our business partners.



## ABOUT MANAGEMENT



Mr. PC Jalan, Chairman of Grovy India Limited is an esteemed member of ICAI (Institute of Chartered Accountant of India). A financial expert with an experience of more than 30 years in commodities and stock market, he is efficiently directing and administering all the financial and business planning of the company, including analysis and forecasting, setting up the framework for internal control, management of business system and all operating funds comprising of company's working capital.



An Engineer from BITS - Pilani by qualification, Mr. Nishit Jalan, CEO heads the construction, architectural and purchase departments of Grovy India. He is also responsible for the company's strong public image, which is credited to his expertise in Impression Management. His relationship endeavours including long-term competitive advantages has allowed the company to gain high recognition in social environment. Along with being the CEO of the company, he is actively involved in the management team controlling the administration, PR, corporate image, publicity and art.



Mr. Ankur Jalan, CFO has graduated in B.Tech from Manipal University and has a Masters in Construction Management from University of Salford. He is instrumental in heading the project viability and execution challenges of the projects. With deep knowledge in urban planning and infrastructure and understanding the nuances of the guiding authorities of the civil planning, he organises the compatible planning of the projects in association with the client's demands.

## RECOGNITION OR FEATURES IN MAGAZINES

Grovy has featured in the following media/ news publications.



**99acres.com**  
India's No.1 Property Portal

**Outlook**

**Outlook**  
**MONEY**  
OUTLOOKMONEY.COM



 **HOUSING.com**

**CONSTRUCTION**  
**WEEK**

**CEO** *Insights*

## SAFE HARBOR

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These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.



# THANK YOU



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