

Ref No.: NBCC/BS/2018-19/

November 14, 2018

<b>National Stock Exchange of India Ltd.</b> <b>Exchange Plaza, 5<sup>th</sup> Floor,</b> <b>Plot No. C/1,G Block</b> <b>Bandra –Kurla Complex</b> <b>Bandra (E), Mumbai-400051</b>	<b>BSE Limited,</b> <b>Floor 25 ,Phiroze Jeejeebhoy</b> <b>Towers,</b> <b>Dalal Street, Mumbai-400 001</b>
NSE Symbol: NBCC/EQ	Scrip Code: 534309

**Sub: Outcome of Board Meeting**

Sir,

Board of Directors of NBCC (India) Limited in their meeting held today i.e. November 14, 2018, inter-alia considered the following:-

1. Approved the Unaudited Financial Results (standalone and consolidated) for the quarter and half year ended September 30, 2018 along with Auditor's Limited Review Report is attached herewith.

The meeting commenced at 6:00 pm and concluded at 8.15 PM

This is for information and record. Kindly acknowledge receipt.

Thanking you,

**Yours Sincerely,**  
**For NBCC (India) Limited**

  
**Deepti Gambhir**  
**Company Secretary**  
**F-4984**



**Encl: As above**



**INDEPENDENT AUDITOR'S REVIEW REPORT ON THE CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30<sup>TH</sup> SEPTEMBER, 2018**

The Board of Directors  
NBCC (India) Limited  
(Formerly National Buildings Construction Corporation Limited)  
**New Delhi**

1. We have reviewed the accompanying statement of consolidated unaudited financial results (the statement) of NBCC (India) Limited (Formerly National Buildings Construction Corporation Limited) ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), and its share of the profit/(loss) of its joint ventures for the quarter and the half year ended September 30, 2018, being submitted by the company pursuant to the requirement of regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, issued by the Security & Exchange Board of India.
2. This statement is the responsibility of the company's management and has been approved by the board of the directors in accordance with the recognition and measurement principles as laid down in the Indian Accounting Standard 34 " Interim Financial Reporting" (IND AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on this statement based on our review.
3. We have conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of the company's personnel and analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. The statement includes the result of the following entities:

Name of Company	Relationship
NBCC Services Limited	100% Subsidiary
NBCC Engineering and Consultancy Limited	100% Subsidiary



NBCC Environment Engineering Limited	100% Subsidiary
NBCC International Limited	100% Subsidiary
NBCC Gulf L.L.C	70% Subsidiary
Real Estate Development & Construction Corporation of Rajasthan Limited	Joint Venture
NBCC-AB	Joint Venture
NBCC-MHG	Joint Venture

5. Without qualifying, we invite attention to the following:

- a. NBCC-R.K. Millen, company's jointly controlled entity has not been considered for consolidation since it is not operational and there is ongoing legal case between co-ventures. Also Jamal NBCC International (PTY) Limited has been fully provided for and company is taking steps for its dissolution, hence, not consolidated.
- b. We did not review the interim financial statements of three subsidiaries which have been reviewed by other auditors whose reports have been furnished to us by the management and our report on the statement, in so far as it relates to the amounts and disclosures included in respect of these three subsidiaries is solely based on the report of other auditors. The total revenue of these three subsidiaries is Rs3680.23 Lakh for the quarter and Rs.7263.04 Lakh for the half year ended September 30 2018, and profit after tax of RS.222.63 Lakh for quarter and Rs.392.74 Lakh for the half year ended September 30 2018, as considered in the consolidated unaudited financial results.
- c. We did not review the interim financial statement of two subsidiaries whose interim financial information reflect total revenue of Rs2.97 Lakh for the quarter and Rs.5.79 Lakh for the half year ended September 30 2018, and total profit after tax of Rs.2.14 Lakh for the quarter and Rs. 4.05 Lakh for the half year ended September 30 2018 as considered in the consolidated unaudited Financial Results. The interim financial statements of these two subsidiaries have been incorporated on the basis of unaudited management accounts as furnished to us by the management of these two subsidiaries.
- d. The accounts for the quarter ended 30 September 2018 [reviewed as well as management] of one subsidiary viz. Hindustan Steelworks Construction Limited being not available with the company, have not been considered in consolidation for the quarter and half year ended 30 September, 2018. The previous and corresponding period figures, accordingly, are not comparable to that extent. [Refer note No. 7 ]
- e. The consolidated financial result also includes the Group's Share of profit after tax of Rs.21.67 Lakh in respect of three Joint Ventures for the quarter ended and Rs.40.98 Lakh for the half year September 30 2018, whose interim Financial information have not been reviewed by us. These interim financial statement have been incorporated as furnished to us by the management of the joint ventures and our report is so far as it relates to the amount and



disclosures included in respect of these joint ventures is solely on such unaudited interim financial results.

6. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the aforesaid Indian Accounting Standards (Ind AS) as specified under section 133 of the Companies Act, 2013 read with the relevant rules and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by circular No. CIR/CFD/FAC/ 62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For DHAWAN & CO.**  
**Chartered Accountants**  
**Firm Registration No. 002864N**

*P. N. Mathur*

**Prakash N Mathur**  
**[Partner]**  
**M.No. – 086292**



Place of signature : Delhi  
Dated : November 14, 2018

**NBCC (INDIA) LIMITED**

(A Government of India Enterprise), A Navratna Company

CIN : L74899DL1960GOI003335

Statement of Consolidated Unaudited Financial Results for the Quarter ended and Six Months Ended on September 30, 2018

₹ in Lakhs

Particulars	Consolidated					
	Quarter Ended on			Six Months Ended on		Year Ended on
	30.09.2018	30.06.2018	30.09.2017	30.09.2018	30.09.2017	31.03.2018
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1. Income from Operations</b>						
(a) Net Sales / Income from Operations	1,36,640.59	1,84,403.15	1,31,924.60	3,21,043.74	2,86,816.61	6,89,035.36
(b) Other Operating Income	3,947.04	990.93	878.01	4,937.97	1,610.80	5,125.00
<b>Income from Operations (Net)</b>	<b>1,40,587.63</b>	<b>1,85,394.08</b>	<b>1,32,802.61</b>	<b>3,25,981.71</b>	<b>2,88,427.41</b>	<b>6,94,160.36</b>
(c) Other Income	5,943.00	4,419.02	3,538.98	10,362.02	6,698.78	15,431.07
<b>Total Income</b>	<b>1,46,530.63</b>	<b>1,89,813.10</b>	<b>1,36,341.59</b>	<b>3,36,343.73</b>	<b>2,95,126.19</b>	<b>7,09,591.43</b>
<b>2. Expenses</b>						
(a) Cost of materials consumed	26.10	223.51	158.78	249.61	433.79	1,021.90
(b) Changes in inventories of Real Estate Projects	1,870.88	5,806.09	(2,268.22)	7,676.97	(5,244.13)	(8,722.94)
(c) Work & Consultancy expenses	1,23,491.15	1,59,532.21	1,13,047.08	2,83,023.36	2,50,709.41	6,07,029.67
(d) Employee benefits expenses	6,930.97	7,728.79	8,989.51	14,659.76	18,235.94	32,639.63
(e) Finance Costs	(88.79)	94.26	701.57	5.47	1,361.30	2,491.80
(f) Depreciation and amortisation expense	5.28	126.63	129.07	131.91	257.09	511.98
(g) Other Expenses	1,317.61	1,686.40	2,073.98	3,004.01	4,303.62	10,254.93
(h) Provision for Expected Credit Loss	2,388.98	3,652.33	2,224.62	6,041.31	4,406.27	9,702.38
<b>Total Expenses</b>	<b>1,35,942.18</b>	<b>1,78,850.22</b>	<b>1,25,056.39</b>	<b>3,14,792.40</b>	<b>2,74,463.29</b>	<b>6,54,929.35</b>
<b>3. Profit/(Loss) from operations before Share of Profit/(Loss) of Joint Venture, Exceptional Items &amp; Tax (1- 2)</b>	<b>10,588.45</b>	<b>10,962.88</b>	<b>11,285.20</b>	<b>21,551.33</b>	<b>20,662.90</b>	<b>54,662.08</b>
4. Share of Profit/(Loss) of Joint Venture	21.66	19.32	16.05	40.98	14.66	57.67
<b>5. Profit / (Loss) from operations before Exceptional Items &amp; Tax (3 + 4)</b>	<b>10,610.11</b>	<b>10,982.20</b>	<b>11,301.25</b>	<b>21,592.31</b>	<b>20,677.56</b>	<b>54,719.75</b>
6. Exceptional Items (Net)	-	-	-	-	-	-
<b>7. Profit / (Loss) before Tax (5 - 6)</b>	<b>10,610.11</b>	<b>10,982.20</b>	<b>11,301.25</b>	<b>21,592.31</b>	<b>20,677.56</b>	<b>54,719.75</b>
8. Tax Expense						
(a) Current Tax	4,117.72	4,105.68	4,020.88	8,223.40	7,593.43	20,073.14
(b) Deferred Tax	(783.98)	(788.51)	(843.18)	(1,572.49)	(1,690.82)	(1,678.28)
(c) Taxation in respect of earlier years	-	-	-	-	-	(889.53)
<b>9. Net Profit / (Loss) for the period (7 - 8)</b>	<b>7,276.37</b>	<b>7,665.03</b>	<b>8,123.55</b>	<b>14,941.40</b>	<b>14,774.95</b>	<b>37,214.42</b>
10. Net Profit / (Loss) attributable to						
(a) Owners of the parent	7,624.60	7,320.10	7,859.11	14,944.70	14,042.69	35,471.35
(b) Non Controlling Interest	(348.23)	344.93	264.44	(3.30)	732.26	1,743.07
11. Other Comprehensive Income (Net of Tax Expense)						
(a)(i) Items that will not be reclassified to Profit and Loss	(7.14)	7.14	7.25	-	14.51	(1,203.36)
(a)(ii) Income tax relating to items that will not be reclassified to Profit and Loss	1.54	(1.54)	(2.52)	-	(5.03)	416.46
(b)(i) Items that will be reclassified to Profit and Loss	(84.61)	(161.97)	4.01	(246.58)	2.58	(25.25)
(b)(ii) Income tax relating to items that will be reclassified to Profit and Loss	29.57	56.60	(1.38)	86.17	(0.89)	8.81
<b>12. Total Comprehensive Income (9 + 11)</b>	<b>7,215.73</b>	<b>7,565.26</b>	<b>8,130.91</b>	<b>14,780.99</b>	<b>14,786.12</b>	<b>36,411.08</b>
13. Total Comprehensive Income attributable to						
(a) Owners of the parent	7,563.02	7,214.47	7,865.67	14,777.49	14,053.32	34,658.49
(b) Non Controlling Interest	(347.29)	350.79	265.24	3.50	732.80	1,752.59
14. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
15. Reserves excluding revaluation reserves						1,78,554.65
<b>16. Earnings Per Share from continuing &amp; discontinuing operations</b>						
(a) Basic	0.42	0.41	0.44	0.83	0.78	1.97
(b) Diluted	0.42	0.41	0.44	0.83	0.78	1.97

- The above results have been reviewed by the Audit Committee at their meeting held on November 14, 2018 and thereafter approved by the Board of Directors at their meeting held on November 14, 2018.
- The statutory Auditors of the Company have carried out a Limited Review of the results of the company.
- Company has split face value of equity share to ₹ 1 per share as approved by the shareholders of the company through postal ballot on 5th April, 2018. As per Accounting Standard on Earning per share (Ind AS - 33), per share calculation of all the previous year/ periods presented above are based on new number of equity shares, consequent to the share split.
- The Final Dividend of ₹ 0.56 per equity share for the year 2017-18 was approved in Annual General Meeting held on September 14, 2018.
- The Company has 5 Joint Ventures (JVs) out of which NBCC-R.K.Millen could not take off due to land acquisition by Government of West Bengal and hence not consolidated. Another project Jamal NBCC International(Pty) Ltd has already been fully provided.
- Post the applicability of Goods and Service Tax (GST) with effect from July 1, 2017, viz. Value Added Tax, Works Contract Tax (WCT) and Service Tax etc. have been replaced by GST. In accordance with the Ind AS - 115 on Revenue and Schedule III of Companies Act, 2013, GST is not to be included in revenue from operations and the same is disclosed net of GST. Accordingly, in view of the restructuring of the indirect taxes, the revenue from operations and expenses for the half year ended Sept 30, 2018 are not comparable with the corresponding previous period presented in the results, to that extent.



- 7 The company has acquired 51% of equity share capital in Hindustan Steelworks Construction Limited (HSCL) w.e.f. April 1, 2017. However, due to industrial relation issues, strike by the contractual employees and also not allowing access to financial records, the accounts of HSCL could not be prepared for the quarter & half year ended on 30th September 2018. Hence, the consolidated results do not include the results in respect of HSCL for the quarter and half year ended on 30th September 2018. The company has informed to appropriate authority, regarding the issue citing the above facts through administrative ministry, i.e. Ministry of Housing & Urban Affairs. Had the results of the HSCL which are included in the above consolidated results for the previous periods been restated, the following would be the impact :

Particulars	Quarter Ended on			Six Months Ended on		Year Ended on
	30.09.2018	30.06.2018	30.09.2017	30.09.2018	30.09.2017	31.03.2018
Net Sales / Income from Operations	1,55,501.27	1,65,542.47	1,14,218.31	3,21,043.74	2,41,155.16	5,92,883.17
Income from Operations (Net)	1,59,606.91	1,66,374.80	1,14,656.69	3,25,981.71	2,42,197.70	5,96,254.54
Total Expenses	1,54,822.72	1,59,969.68	1,06,114.87	3,14,792.40	2,27,119.72	5,55,908.64
Profit / (Loss) before Tax	11,315.98	10,276.33	10,718.16	21,592.31	19,272.68	50,906.90
Net Profit / (Loss) for the period	7,983.69	6,957.71	7,579.76	14,941.40	13,271.45	33,637.95

- 8 The Company has aligned its policy of revenue recognition with Ind AS 115 "Revenue from Contracts with Customers" which is effective from April 1, 2018. Consequent upon the withdrawal of Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), issued in May 2016 in Real Estate Segment and restructuring of performance obligations in PMC segment, the net cumulative impact of initial application of Ind AS 115 upto March 31, 2018 aggregating to ₹ 49886.20 Lakhs has been appropriated against the retained earnings as at the initial adoption date, as permitted by the standard. Had the company recognised the revenue based on Ind AS11 and Ind AS 18, the revenue and profit would have been lowered by ₹ 4664.10 lakhs & ₹ 2345.79 lakhs respectively for the quarter ending Sept 30, 2018 & ₹ 10925.22 & ₹ 5041.89 lakhs respectively for half year ending on Sept 30, 2018. The comparative information is not restated in the financial results.
- 9 Figures for the quarter ending September 30, 2018 are the balancing figures between year to date Figures in respect of the Six months ended on September 30, 2018 and the published year to date figures upto first quarter i.e. June 30, 2018 of the current financial year.
- 10 Previous period figures have been regrouped/ recast / rearranged wherever deemed necessary to conform to current period classification and minus figures have been shown in brackets.

Place : New Delhi  
Date : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director

**NBCC (INDIA) LIMITED**

(A Government of India Enterprise), A Navratna Company

CIN : L74899DL1960GOI003335

Statement of Consolidated Unaudited Segment Results for the Quarter ended and Six Months Ended on September 30, 2018

₹ in Lakhs

Particulars	Consolidated					
	Quarter Ended on			Six Months Ended on		Year Ended on
	30.09.2018 (Unaudited)	30.06.2018 (Unaudited)	30.09.2017 (Unaudited)	30.09.2018 (Unaudited)	30.09.2017 (Unaudited)	31.03.2018 (Audited)
<b>1. Segment Revenue</b>						
(a) PMC	1,30,771.43	1,54,068.04	1,16,624.01	2,84,839.47	2,52,582.30	6,08,468.56
(b) Real Estate	3,426.30	12,966.39	1,455.99	16,392.69	2,337.68	2,522.75
(c) EPC	2,442.86	17,368.72	13,844.60	19,811.58	31,896.63	78,044.05
<b>Total</b>	<b>1,36,640.59</b>	<b>1,84,403.15</b>	<b>1,31,924.60</b>	<b>3,21,043.74</b>	<b>2,86,816.61</b>	<b>6,89,035.36</b>
<b>Less: Inter Segment Revenue</b>	-	-	-	-	-	-
<b>Net Sales / Income from Operations</b>	<b>1,36,640.59</b>	<b>1,84,403.15</b>	<b>1,31,924.60</b>	<b>3,21,043.74</b>	<b>2,86,816.61</b>	<b>6,89,035.36</b>
<b>2. Segment Results</b>						
<b>Profit before tax and Interest</b>						
(a) PMC	10,613.27	7,514.34	17,539.69	18,127.61	34,004.14	60,758.63
(b) Real Estate	1,107.19	6,830.75	45.37	7,937.94	200.60	(208.97)
(c) EPC	44.45	363.76	936.76	408.21	1,619.49	5,809.95
(d) Unallocated	(1,243.59)	(3,632.39)	(6,519.00)	(4,875.98)	(13,785.37)	(9,148.06)
<b>Total</b>	<b>10,521.32</b>	<b>11,076.46</b>	<b>12,002.82</b>	<b>21,597.78</b>	<b>22,038.86</b>	<b>57,211.55</b>
Less: Finance Costs	(88.79)	94.26	701.57	5.47	1,361.30	2,491.80
<b>Total Profit before tax</b>	<b>10,610.11</b>	<b>10,982.20</b>	<b>11,301.25</b>	<b>21,592.31</b>	<b>20,677.56</b>	<b>54,719.75</b>
<b>3. Segment Assets</b>						
(a) PMC	3,95,407.88	4,38,598.63	4,09,950.77	3,95,407.88	4,09,950.77	4,73,596.84
(b) Real Estate	2,02,043.44	2,08,831.89	1,76,973.14	2,02,043.44	1,76,973.14	1,75,799.27
(c) EPC	81,638.88	1,14,592.71	1,10,170.67	81,638.88	1,10,170.67	1,09,973.34
(d) Unallocated	1,13,402.96	1,89,205.26	1,32,094.88	1,13,402.96	1,32,094.88	1,63,687.74
<b>Total Assets</b>	<b>7,92,493.16</b>	<b>9,51,228.49</b>	<b>8,29,189.46</b>	<b>7,92,493.16</b>	<b>8,29,189.46</b>	<b>9,23,057.19</b>
<b>4. Segment Liabilities</b>						
(a) PMC	5,02,103.81	5,86,244.67	4,72,562.57	5,02,103.81	4,72,562.57	5,56,136.02
(b) Real Estate	51,874.94	56,199.68	13,597.04	51,874.94	13,597.04	14,070.88
(c) EPC	59,499.87	94,602.44	89,732.36	59,499.87	89,732.36	92,808.37
(d) Unallocated	42,306.92	45,932.18	57,188.68	42,306.92	57,188.68	48,265.85
<b>Total Liabilities</b>	<b>6,55,785.54</b>	<b>7,82,978.97</b>	<b>6,33,080.65</b>	<b>6,55,785.54</b>	<b>6,33,080.65</b>	<b>7,11,281.12</b>

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 : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director

**NBCC (India) Limited**

(A Govt. of India Enterprise), A Navratna Company

Statement of Consolidated Unaudited Assets and Liabilities as on 30th September, 2018

₹ in Lakhs

S No	Particulars	Consolidated	
		Amount as at 30.09.2018	Amount as at 31.03.2018
		(Unaudited)	(Audited)
<b>ASSETS</b>			
<b>1</b>	<b>Non Current Assets</b>		
	(a) Property, Plant and Equipment	6,738.94	12,084.24
	(b) Capital Work in Progress	-	16.77
	(c) Investment Property	165.53	166.88
	(d) Other Intangible assets	2.32	3.99
	(e) Investments Accounted for using Equity Method	1,705.72	1,664.74
	(f) Financial Assets		
	(i) Investments	4,683.36	1,113.38
	(ii) Other Financial Assets	10,993.49	6,407.82
	(g) Deferred Tax Assets (Net)	40,176.03	13,960.32
	(h) Other Non Current Assets	2,560.88	2,372.04
	<b>Total Non Current Assets</b>	<b>67,026.27</b>	<b>37,790.18</b>
<b>2</b>	<b>Current Assets</b>		
	(a) Inventories	1,96,207.97	1,65,818.19
	(b) Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	1,97,134.93	2,54,261.34
	(iii) Cash and Cash Equivalants	1,37,298.22	1,52,658.93
	(iv) Bank Balances other than above	7,659.68	95,530.91
	(v) Other Financial Assets	1,16,661.05	1,35,803.10
	(c) Current Tax Assets (Net)	2,900.41	9,436.19
	(d) Other Current Assets	67,604.63	71,758.35
	<b>Total Current Assets</b>	<b>7,25,466.89</b>	<b>8,85,267.01</b>
	<b>Total Assets</b>	<b>7,92,493.16</b>	<b>9,23,057.19</b>
<b>EQUITY &amp; LIABILITIES</b>			
	<b>Equity</b>		
	(a) Equity Share Capital	18,000.00	18,000.00
	(b) Other Equity	1,18,609.37	1,78,554.65
	<b>Equity Attributable to the Owners of the Parent</b>	<b>1,36,609.37</b>	<b>1,96,554.65</b>
	Non Controlling Interest	98.25	15,221.42
	<b>Total Equity</b>	<b>1,36,707.62</b>	<b>2,11,776.07</b>
	<b>Liabilities</b>		
<b>1</b>	<b>Non-current liabilities</b>		
	(a) Financial Liabilities		
	(i) Other financial liabilities	117.30	2,368.91
	(b) Provisions	7,343.15	7,411.97
<b>2</b>	<b>Current liabilities</b>		
	(a) Financial Liabilities		
	(i) Trade Payables		
	- Micro, Small and Medium Enterprises	-	-
	- Others	2,69,724.98	3,52,958.44
	(ii) Other financial liabilities	94,494.69	1,15,284.99
	(b) Other Current Liabilities	2,78,846.87	2,16,768.80
	(c) Provisions	5,258.55	16,488.01
	<b>Total Liabilities</b>	<b>6,55,785.54</b>	<b>7,11,281.12</b>
	<b>Total Equity and Liabilities</b>	<b>7,92,493.16</b>	<b>9,23,057.19</b>

Place : New Delhi  
Date : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director



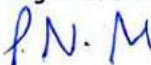


**INDEPENDENT AUDITOR'S REVIEW REPORT ON THE STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE  
QUARTER AND HALF YEAR ENDED 30<sup>TH</sup> SEPTEMBER, 2018**

**The Board of Directors  
NBCC (India) Limited  
(Formerly National Buildings Constructions Corporation Limited)  
New Delhi.**

1. We have reviewed the accompanying statement of standalone unaudited financial results of **NBCC (India) Limited (Formerly National Buildings Constructions Corporation Limited) ("the Company")**, for the quarter and half year ended on September 30, 2018 ("the Statement") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. This statement is the responsibility of the company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company's personnel and an analytical procedure applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying standalone statement, prepared in accordance with the aforesaid Indian Accounting Standards (IND AS) as specified under section 133 of the Companies Act 2013, read with the relevant rules issued thereunder and other recognized accounting practices and policies and has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 including the manner in which it is to be disclosed or that it contains any material misstatement.

**For DHAWAN & CO.**  
**Chartered Accountants**  
**Firm Registration No. 002864N**

  
**Prakash N Mathur**  
**[Partner]**  
**M.No. - 086292**



Place of signature : Delhi  
Dated : November 14, 2018

**NBCC (INDIA) LIMITED**

(A Government of India Enterprise), A Navratna Company

CIN : L74899DL1960GOI003335

Statement of Standalone Unaudited Financial Results for the Quarter ended and Six Months Ended on September 30, 2018

**₹ in Lakhs**

Particulars	Standalone					
	Quarter Ended on			Six Months Ended on		Year Ended on
	30.09.2018 (Unaudited)	30.06.2018 (Unaudited)	30.09.2017 (Unaudited)	30.09.2018 (Unaudited)	30.09.2017 (Unaudited)	31.03.2018 (Audited)
<b>1. Income from Operations</b>						
(a) Net Sales / Income from Operations	1,54,108.67	1,62,524.08	1,12,842.72	3,16,632.75	2,38,898.55	5,87,169.08
(b) Other Operating Income	4,096.88	823.74	429.60	4,920.62	1,029.39	3,331.64
<b>Income from Operations (Net)</b>	<b>1,58,205.55</b>	<b>1,63,347.82</b>	<b>1,13,272.32</b>	<b>3,21,553.37</b>	<b>2,39,927.94</b>	<b>5,90,500.72</b>
(c) Other Income	6,442.38	3,785.30	2,099.23	10,227.68	4,074.72	10,613.42
<b>Total Income</b>	<b>1,64,647.93</b>	<b>1,67,133.12</b>	<b>1,15,371.55</b>	<b>3,31,781.05</b>	<b>2,44,002.66</b>	<b>6,01,114.14</b>
<b>2. Expenses</b>						
(a) Cost of materials consumed	50.56	199.05	77.08	249.61	329.69	843.18
(b) Changes in inventories of Real Estate Projects	2,456.63	5,806.09	(2,268.22)	8,262.72	(5,244.13)	(8,722.94)
(c) Work & Consultancy expenses	1,39,089.37	1,38,838.77	95,077.65	2,77,928.14	2,05,568.03	5,11,716.33
(d) Employee benefits expenses	6,761.55	7,237.62	8,558.32	13,999.17	17,407.82	30,966.51
(e) Finance Costs	-	5.47	16.16	5.47	18.51	21.00
(f) Depreciation and amortisation expense	64.10	66.15	68.61	130.25	137.81	270.97
(g) Other Expenses	1,586.39	1,374.03	1,177.92	2,960.42	2,511.82	6,524.28
(h) Provision for Expected Credit Loss	2,350.00	3,600.00	2,217.00	5,950.00	4,434.00	9,232.57
<b>Total Expenses</b>	<b>1,52,358.60</b>	<b>1,57,127.18</b>	<b>1,04,924.52</b>	<b>3,09,485.78</b>	<b>2,25,163.55</b>	<b>5,50,851.90</b>
<b>3. Profit / (Loss) from operations before Exceptional Items &amp; Tax (1 - 2)</b>	<b>12,289.33</b>	<b>10,005.94</b>	<b>10,447.03</b>	<b>22,295.27</b>	<b>18,839.11</b>	<b>50,262.24</b>
4. Exceptional Items (Net)	-	-	-	-	-	-
<b>5. Profit / (Loss) before Tax (3 - 4)</b>	<b>12,289.33</b>	<b>10,005.94</b>	<b>10,447.03</b>	<b>22,295.27</b>	<b>18,839.11</b>	<b>50,262.24</b>
6. Tax Expense						
(a) Current Tax	4,029.00	3,995.00	3,925.00	8,024.00	7,390.00	18,759.35
(b) Deferred Tax	(335.66)	(755.42)	(890.09)	(1,091.08)	(1,557.16)	(1,606.24)
(c) Taxation in respect of earlier years	-	-	-	-	-	(251.48)
<b>7. Net Profit / (Loss) for the period (5 - 6)</b>	<b>8,595.99</b>	<b>6,766.36</b>	<b>7,412.12</b>	<b>15,362.35</b>	<b>13,006.27</b>	<b>33,360.61</b>
8. Net Profit / (Loss) attributable to						
(a) Owners of the parent	8,595.99	6,766.36	7,412.12	15,362.35	13,006.27	33,360.61
(b) Non Controlling Interest	-	-	-	-	-	-
9. Other Comprehensive Income (Net of Tax Expense)						
(a)(i) Items that will not be reclassified to Profit and Loss	-	-	7.19	-	14.38	(1,231.93)
(a)(ii) Income tax relating to items that will not be reclassified to Profit and Loss	-	-	(2.49)	-	(4.98)	426.35
(b)(i) Items that will be reclassified to Profit and Loss	(103.46)	(177.98)	-	(281.44)	-	(27.18)
(b)(ii) Income tax relating to items that will be reclassified to Profit and Loss	36.16	62.19	-	98.35	-	9.50
10. Total Comprehensive Income (7 + 9)	8,528.69	6,650.57	7,416.82	15,179.26	13,015.67	32,537.35
11. Total Comprehensive Income attributable to						
(a) Owners of the parent	8,528.69	6,650.57	7,416.82	15,179.26	13,015.67	32,537.35
(b) Non Controlling Interest	-	-	-	-	-	-
12. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
13. Reserves excluding revaluation reserves						1,64,136.52
<b>14. Earnings Per Share from continuing &amp; discontinuing operations</b>						
(a) Basic	0.48	0.38	0.41	0.85	0.72	1.85
(b) Diluted	0.48	0.38	0.41	0.85	0.72	1.85

- The above results have been reviewed by the Audit Committee at their meeting held on November 14, 2018 and thereafter approved by the Board of Directors at their meeting held on November 14, 2018.
- The statutory Auditors of the Company have carried out a Limited Review of the results of the company.
- Company has split face value of equity share to ₹ 1 per share as approved by the shareholders of the company through postal ballot on 5th April, 2018. As per Accounting Standard on Earning per share (Ind AS - 33), per share calculation of all the previous year/ periods presented above are based on new number of equity shares, consequent to the share split.
- The Final Dividend of ₹ 0.56 per equity share for the year 2017-18 was approved in Annual General Meeting held on September 14, 2018.
- Post the applicability of Goods and Service Tax (GST) with effect from July 1, 2017, viz. Value Added Tax, Works Contract Tax (WCT) and Service Tax etc. have been replaced by GST. In accordance with the Ind AS - 115 on Revenue and Schedule III of Companies Act, 2013, GST is not to be included in revenue from operations and the same is disclosed net of GST. Accordingly, in view of the restructuring of the indirect taxes, the revenue from operations and expenses for the half year ended Sept 30, 2018 are not comparable with the corresponding previous period presented in the results, to that extent.



- 6 The Company has aligned its policy of revenue recognition with Ind AS 115 "Revenue from Contracts with Customers" which is effective from April 1, 2018. Consequent upon the withdrawal of Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), issued in May 2016 in Real Estate Segment and restructuring of performance obligations in PMC segment, the net cumulative impact of initial application of Ind AS 115 upto March 31, 2018 aggregating to ₹ 49886.20 Lakhs has been appropriated against the retained earnings as at the initial adoption date, as permitted by the standard. Had the company recognised the revenue based on Ind AS11 and Ind AS 18, the revenue and profit would have been lowered by ₹ 4664.10 lakhs & ₹ 2345.79 lakhs respectively for the quarter ending Sept 30, 2018 & ₹ 10925.22 & ₹ 5041.89 lakhs respectively for half year ending on Sept 30, 2018. The comparative information is not restated in the financial results.
- 7 Figures for the quarter ending September 30, 2018 are the balancing figures between year to date Figures in respect of the Six months ended on September 30,2018 and the published year to date figures upto first quarter i.e. June 30, 2018 of the current financial year.
- 8 Previous period figures have been regrouped/ recast / rearranged wherever deemed necessary to conform to current period classification and minus figures have been shown in brackets.

Place : New Delhi  
Date : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director

NBCC (INDIA) LIMITED						
(A Government of India Enterprise), A Navratna Company						
CIN : L74899DL1960GOI003335						
Statement of Standalone Unaudited Segment Results for the Quarter ended and Six Months Ended on September 30, 2018						
₹ in Lakhs						
Particulars	Standalone					
	Quarter Ended on			Six Months Ended on		Year Ended on
	30.09.2018 (Unaudited)	30.06.2018 (Unaudited)	30.09.2017 (Unaudited)	30.09.2018 (Unaudited)	30.09.2017 (Unaudited)	31.03.2018 (Audited)
<b>1. Segment Revenue</b>						
(a) PMC	1,39,242.82	1,39,279.92	1,00,353.68	2,78,522.74	2,15,261.45	5,33,932.69
(b) Real Estate	5,332.04	12,966.39	1,455.99	18,298.43	2,337.68	2,522.75
(c) EPC	9,533.81	10,277.77	11,033.05	19,811.58	21,299.42	50,713.64
<b>Total</b>	<b>1,54,108.67</b>	<b>1,62,524.08</b>	<b>1,12,842.72</b>	<b>3,16,632.75</b>	<b>2,38,898.55</b>	<b>5,87,169.08</b>
Less: Inter Segment Revenue	-	-	-	-	-	-
<b>Net Sales / Income from Operations</b>	<b>1,54,108.67</b>	<b>1,62,524.08</b>	<b>1,12,842.72</b>	<b>3,16,632.75</b>	<b>2,38,898.55</b>	<b>5,87,169.08</b>
<b>2. Segment Results</b>						
<b>Profit before tax and Interest</b>						
(a) PMC	10,723.68	6,816.88	16,774.03	17,540.56	32,145.35	58,117.88
(b) Real Estate	2,405.52	6,811.43	29.32	9,216.95	185.94	(245.37)
(c) EPC	272.72	146.49	983.18	419.21	1,440.80	4,315.62
(d) Unallocated	(1,112.59)	(3,763.39)	(7,323.34)	(4,875.98)	(14,914.47)	(11,904.89)
<b>Total</b>	<b>12,289.33</b>	<b>10,011.41</b>	<b>10,463.19</b>	<b>22,300.74</b>	<b>18,857.62</b>	<b>50,283.24</b>
Less: Finance Costs	-	5.47	16.16	5.47	18.51	21.00
<b>Total Profit before tax</b>	<b>12,289.33</b>	<b>10,005.94</b>	<b>10,447.03</b>	<b>22,295.27</b>	<b>18,839.11</b>	<b>50,262.24</b>
<b>3. Segment Assets</b>						
(a) PMC	3,89,515.64	3,72,729.11	3,37,118.85	3,89,515.64	3,37,118.85	4,10,503.53
(b) Real Estate	2,01,882.09	2,07,632.60	1,75,836.18	2,01,882.09	1,75,836.18	1,74,620.27
(c) EPC	81,188.26	82,978.09	83,376.12	81,188.26	83,376.12	80,107.11
(d) Unallocated	1,13,633.75	1,26,726.10	92,488.92	1,13,633.75	92,488.92	99,772.44
<b>Total Assets</b>	<b>7,86,219.74</b>	<b>7,90,065.90</b>	<b>6,88,820.07</b>	<b>7,86,219.74</b>	<b>6,88,820.07</b>	<b>7,65,003.35</b>
<b>4. Segment Liabilities</b>						
(a) PMC	4,97,894.03	5,02,088.47	3,99,539.59	4,97,894.03	3,99,539.59	4,74,473.95
(b) Real Estate	51,874.94	56,199.68	13,597.04	51,874.94	13,597.04	14,135.20
(c) EPC	59,376.75	58,136.14	61,657.78	59,376.75	61,657.78	58,274.63
(d) Unallocated	42,306.92	35,255.06	45,520.28	42,306.92	45,520.28	35,983.05
	<b>6,51,452.64</b>	<b>6,51,679.35</b>	<b>5,20,314.69</b>	<b>6,51,452.64</b>	<b>5,20,314.69</b>	<b>5,82,866.83</b>

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 : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director

**NBCC (India) Limited**

(A Govt. of India Enterprise), A Navratna Company

Statement of Standalone Unaudited Assets and Liabilities as on 30th September, 2018

₹ in Lakhs

S. No.	Particulars	Standaone	
		Amount as at 30.09.2018	Amount as at 31.03.2018
		(Unaudited)	(Audited)
<b>ASSETS</b>			
<b>1</b>	<b>Non Current Assets</b>		
	(a) Property, Plant and Equipment	6,074.88	6,183.94
	(b) Investment Property	165.52	166.88
	(c) Financial Assets		
	(i) Investments	5,860.17	5,860.17
	(ii) Other Financial Assets	10,993.49	4,440.67
	(d) Deferred Tax Assets (Net)	39,554.76	11,569.60
	(e) Other Non Current Assets	2,560.88	2,342.03
	<b>Total Non Current Assets</b>	<b>65,209.70</b>	<b>30,563.29</b>
<b>2</b>	<b>Current Assets</b>		
	(a) Inventories	1,96,207.97	1,65,750.98
	(b) Financial Assets		
	(i) Investments		
	(ii) Trade Receivables	1,95,546.75	2,25,845.76
	(iii) Cash and Cash Equivalants	1,37,069.86	1,29,967.77
	(iv) Bank Balances other than above	5,182.16	41,387.19
	(v) Other Financial Assets	1,16,346.22	1,08,700.39
	(c) Curent Tax Assets (Net)	2,813.76	4,275.47
	(d) Other Current Assets	67,843.32	58,512.50
	<b>Total Current Assets</b>	<b>7,21,010.04</b>	<b>7,34,440.06</b>
	<b>Total Assets</b>	<b>7,86,219.74</b>	<b>7,65,003.35</b>
<b>EQUITY &amp; LIABILITIES</b>			
	<b>Equity</b>		
	(a) Equity Share Capital	18,000.00	18,000.00
	(b) Other Equity	1,16,767.10	1,64,136.52
	<b>Total Equity</b>	<b>1,34,767.10</b>	<b>1,82,136.52</b>
	<b>Liabilities</b>		
<b>1</b>	<b>Non-current liabilities</b>		
	(a) Provisions	7,343.15	7,343.15
<b>2</b>	<b>Current liabilities</b>		
	(a) Financial Liabilities		
	(i) Trade Payables		
	- Micro, Small and Medium Enterprises		
	- Others	2,67,930.54	2,99,378.90
	(ii) Other financial liabilities	93,275.65	82,460.38
	(b) Other Current Liabilities	2,77,644.75	1,85,974.32
	(c) Provisions	5,258.55	7,710.08
	<b>Total Liabilities</b>	<b>6,51,452.64</b>	<b>5,82,866.83</b>
	<b>Total Equity and Liabilities</b>	<b>7,86,219.74</b>	<b>7,65,003.35</b>

Place : New Delhi  
Date : November 14, 2018



(Anoop Kumar Mittal)  
Chairman Cum Managing Director