



एन बी सी सी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
NBCC (INDIA) LIMITED
(A Government of India Enterprise)

Ref. No: NBCC/BSENSE/2026-27

May 25, 2026

<p>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</p> <p>National Stock Exchange of India Ltd. Exchange Plaza, Plot No C/1, G Block, Bandra –Kurla Complex Bandra (E), Mumbai-400051</p>	<p>बीएसई लिमिटेड फिरोज जीजीभोय टॉवर, दलाल स्ट्रीट, मुंबई -400001</p> <p>स्क्रिप कोड: 534309</p> <p>BSE Ltd. Phiroze Jeejeebhoy Tower, Dalal Street , Mumbai-400001</p>
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Subject (विषय): Outcome of Board Meeting held on May 25, 2026 (25 मई, 2026 को आयोजित बोर्ड बैठक के परिणाम)

Sir (महोदय),

The outcomes of the Board Meeting held on May 25, 2026, are as under:

1. The Board of Directors of NBCC (India) Limited at its Meeting held on today i.e. Monday, May 25, 2026, inter-alia considered and approved the audited financial results (standalone and consolidated) for the quarter & financial year ended March 31, 2026.

A copy of the following is enclosed herewith pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

- i. Audited financial results (standalone and consolidated) of the Company for the quarter and financial year ended March 31, 2026. (Annexure-1&2)
- ii. Statutory Auditors' Report with unmodified opinion on standalone and consolidated financial results for the quarter and financial year ended March 31, 2026.

REGISTERED AND CORPORATE OFFICE
NBCC Bhawan, Lodhi Road, New Delhi-110003
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E-mail : bdd@nbccindia.com
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CIN - L74899DL1960GOI003335



एन बी सी सी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
NBCC (INDIA) LIMITED
(A Government of India Enterprise)

iii. Declaration of Unmodified Opinion for the financial year ended March 31, 2026.

2. The Board of Directors have recommended a final dividend of Rs. 0.46 /- (i.e. 46%) per paid-up equity share of Rs. 1/- each (subject to deduction of TDS) for the FY 2025-26, subject to the approval of shareholders in the ensuing Annual General Meeting. The final dividend (if declared) would be paid within 30 days from the date of declaration.

Further, the date of the ensuing Annual General Meeting of the Company, the Record Date for the purpose of determining the members eligible to receive the aforesaid dividend, if declared at the ensuing Annual General Meeting, would be intimated in due course of time.

The meeting commenced at 11:00 a.m. and concluded at 01:10 p.m.

The aforesaid information is also available on the website of the Company at <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 Report on Standalone Financial Results of NBCC (India) Limited for the Quarter and Year Ended March 31, 2026 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

To the Board of Directors of NBCC (India) Limited

Opinion

We have audited the accompanying Standalone Financial Results ("the Statement") of NBCC (India) Limited ("the Company") for the quarter and year ended March 31, 2026, 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").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- a. is presented in accordance with the requirements of Regulation 33 of the Listing Regulations; and
- b. gives a true and fair view in conformity with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net profit and total comprehensive income, and other financial information of the Company for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit of the Statement in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Results' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the quarter and year ended March 31, 2026 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the Standalone Financial Results for the year ended March 31, 2026.



Emphasis of Matters

We invite attention to the following matters in the notes to the 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 carrying value of the land as on March 31, 2026 is Rs. 2,099.37 Lakh. The lease deed/conveyance deed yet to be executed between the owners association/housing society and NRDA as per the terms of the development agreement. The construction on the said land is yet to start.
- (ii) Note No. 6 regarding the non-execution of the conveyance 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 Lakhs for the reasons stated therein.
- (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. 8 & 12 regarding the construction of a Group Housing Real Estate project at Kochi, Kerala, having carrying value of inventory amounting to Rs. 8,700.91 lakh as at March 31, 2026, remaining unsold for want of Environmental Clearance (EC) and requisite statutory approval. The State Expert Appraisal Committee recommended the grant of EC under the Office Memorandum (OM) dated July 7, 2021 and January 28, 2022 issued by Ministry of environment Forest & Climate Change. The EC was put on hold by the Hon'ble Supreme Court. Based on order dated May 16, 2025 issued by the Hon'ble Supreme Court, the Company had written down the inventory by Rs. 8,015.53 lakh as exceptional loss during the year ended March 31, 2025. On review petition filed by the aggrieved parties, the Hon'ble Supreme Court vide its order dated November 18, 2025, recalled its earlier judgement dated May 16, 2025 and the original writ petitions and civil appeals had been restored to file. Accordingly, exceptional loss of Rs. 8,015.53 lakh has been reversed during the year ended March 31, 2026.
- (v) Notes No. 11 and 12 which describe 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 and refund the amount with interest to the homebuyers/allottees. The Company recognized the cumulative total provisions and write-offs till the March 31, 2026 amounting to Rs. 46,882.51 Lakh (March 31, 2025: Rs. 46,882.51 Lakh). Further, a recovery suit filed by the Company for Rs. 75,000 Lakh and 16 other litigations are ongoing.
- (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 had 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. Till the reporting date no order received by the Company from DVAT Department. Accordingly, the contingent liability as may arise is not ascertainable as at March 31, 2026.

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



Management's and Those Charged with Governance Responsibilities for the Standalone Financial Results

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related audited standalone financial statements for the quarter and year ended March 31, 2026. This responsibility includes the preparation and presentation of the Standalone Financial Results for the quarter and year ended March 31, 2026 that give a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the recognition and measurement principles laid down in Ind AS, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial result that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal



financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the Standalone Financial Results made by Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

- a. We did not audit the financial statement/information of 5 foreign branches namely Mauritius, Maldives, Seychelles, Jeddah and Dubai included in the Standalone Financial Statements of the Company whose financial statements/financial information reflect total assets of Rs. 9,753.60 Lakh (Previous Year Rs. 27,039.20 Lakh) as on March 31, 2026, and total income of Rs. 13,886.13 Lakh (Previous Year Rs. 41,000.73 Lakh) for the year ended on that date, as considered in the Standalone Financial Statements. The financial statements/information of said branches have not been audited either by us or by other auditors and our opinion, so far as it relates to the amounts and disclosures included in respect of said branches duly certified by the Management have been furnished to us, are solely based on the Management certified financial statements/information.
- b. The Board of Directors does not comprise of the requisite number of Independent Directors including Independent Woman Director as required under Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- c. The standalone financials statements of the Company for the quarter and the year ended March 31, 2025 were audited by the predecessor auditors who expressed an unmodified opinion on the same vide their report dated May 29, 2025.



- d. The Standalone Financial Results includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the year ended March 31, 2026 and the published unaudited year to date figures up to the third quarter ended on December 31, 2025, which were subject to limited review by us.

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

For D K Chhajer & Co.

Chartered Accountants

Firm Registration No.: 304138E



Jagannath Prosad Mohapatro

Partner

Membership No.: 217012



UDIN: 26217012WXVXVI4345

Place: Munnar, Kerala

Date: May 25, 2026

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 Audited Financial Results for the Quarter & Year Ended on March 31, 2026						
₹ in Lakh						
Particulars	Standalone					
	Quarter Ended on			Year Ended on		
	31.03.2026 (Audited)	31.12.2025 (Unaudited)	31.03.2025 (Audited)	31.03.2026 (Audited)	31.03.2025 (Audited)	
1. Income						
(a) Revenue from Operations	3,91,375.45	2,08,753.75	3,21,883.61	9,75,531.30	8,73,056.17	
(b) Other Income	5,129.66	6,502.69	4,170.08	30,013.93	21,314.52	
Total Income	3,96,505.11	2,15,256.44	3,26,053.69	10,05,545.23	8,94,370.69	
2. Expenses						
(a) Land Purchased & Materials Consumed	109.67	22,999.81	2,113.77	23,397.49	2,132.76	
(b) Changes in inventories of Real Estate Projects	2,746.83	(23,126.58)	7,526.20	(18,874.17)	14,797.92	
(c) Work & Consultancy expenses	3,41,236.47	1,87,483.81	2,78,744.88	8,63,876.19	7,51,274.52	
(d) Employee benefits expenses	8,654.11	7,234.30	6,697.31	29,931.97	26,705.05	
(e) Finance Costs	0.18	0.23	0.22	1.30	1.22	
(f) Depreciation and amortisation expense	271.78	221.79	205.56	922.46	379.94	
(g) Impairment losses / (Reversal of Impairment losses)	(6,899.98)	118.98	(4,419.07)	(6,023.25)	(7,620.54)	
(h) Write Offs	16,057.49	500.93	2,926.29	16,988.37	25,311.08	
(i) Other Expenses	4,994.83	2,303.33	4,039.86	12,027.37	8,817.07	
Total Expenses	3,67,171.38	1,97,736.60	2,97,835.02	9,22,247.73	8,21,799.02	
3. Profit/ (Loss) from operations before Exceptional Items & Tax (1 - 2)	29,333.73	17,519.84	28,218.67	83,297.50	72,571.67	
4. Exceptional Items (Net)	-	(8,015.53)	9,595.91	(8,015.53)	9,595.91	
5. Profit/ (Loss) before Tax (3 - 4)	29,333.73	25,535.37	18,622.76	91,313.03	62,975.76	
6. Tax Expense						
(a) Current Tax	5,235.44	5,932.09	4,657.46	17,772.42	9,356.22	
(b) Deferred Tax	2,092.24	185.09	554.54	3,453.61	5,932.73	
(c) Taxation in respect of earlier years	-	(242.07)	(308.17)	(242.07)	75.70	
7. Net Profit/ (Loss) for the period (5 - 6)	22,006.05	19,660.26	13,718.93	70,329.07	47,611.11	
8. Other Comprehensive Income						
(a)(i) Items that will not be reclassified to Profit or Loss	(165.34)	-	(3,303.02)	(53.65)	(3,303.02)	
(a)(ii) Income tax relating to items that will not be reclassified to Profit or Loss	41.61	-	831.30	13.50	831.30	
(b)(i) Items that will be reclassified to Profit or Loss	103.87	(341.23)	(177.74)	(168.35)	(621.70)	
(b)(ii) Income tax relating to items that will be reclassified to Profit or Loss	(26.14)	85.88	44.73	42.37	156.47	
9. Total Comprehensive Income (7 + 8)	21,960.05	19,404.91	11,114.20	70,162.94	44,674.16	
10. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	
11. Other Equity	-	-	-	2,57,563.42	2,05,760.48	
12. Earnings Per Share (Not Annualized for the Quarter)						
(a) Basic (in ₹)	0.82	0.73	0.51	2.60	1.76	
(b) Diluted (in ₹)	0.82	0.73	0.51	2.60	1.76	

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on May 25, 2026.
- The Standalone financial results for the quarter and the year ended March 31, 2026 have been audited by statutory auditors of the company. The statutory auditors have expressed an unmodified opinion.
- The Board of Directors have recommended a Final Dividend of ₹ 0.46 per equity share on face value of ₹ 1.00 per equity share (Previous year ₹ 0.14 per equity share on face value of ₹ 1.00 per equity share) for the financial year 2025-26 which is subject to approval of shareholders in ensuing annual general meeting of the company.
- During the quarter ended on March 31, 2026, the Board of Directors in its meeting held on February 18, 2026 have declared 3rd Interim Dividend of ₹ 0.12 per share (face Value of ₹ 1.00 per share) for the financial year 2025-26 and same has been paid on March 12, 2026.



- 5 The Company Real estate Land bank includes ₹ 2099.37 Lakh up to March 31, 2026 (₹ 2552.39 Lakh up to March 31, 2025) toward lease hold Land for a Group Housing Plot admeasuring 30,436 Sqm. at Naya Raipur, Chhattisgarh, lease deed in respect of which is yet to be executed. As per the terms of allotment, lease deed shall be executed between owners association / Housing society, to-be-formed in future and Naya Raipur Development Authority (NRDA). The company is in the process of development of land, approval for development from various authorities is being taken. During the year, the Company has charged an amount of ₹ 453.03 lakh towards payment of Non-Construction Fee, which was previously recognised under Inventory. The said accounting treatment has been considered based on a similar view expressed by the Expert Advisory Committee (EAC) of ICAI in the case of one of the subsidiary companies, namely HSCL, in respect of Property, Plant and Equipment (PPE).
- 6 The Company Real estate Land bank includes ₹ 13178.41 Lakh up to March 31, 2026 (₹ 13178.41 Lakh up to March 31, 2025) toward Freehold Land for a Group Housing Plot admeasuring 16,753.99 Sqm. at Faridabad, execution of conveyance deed in respect of which is pending for want of Environment clearance which is dependent on submission of NOC from Forest Department. NOC from Forest department was not received on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has yet not identified deemed forests". Company had 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 company. A provision of ₹ 1073.66 Lakh as at March 31, 2026 (₹ 1073.66 Lakh up to March 31, 2025) has been created in the books towards reduction in the Net Realisable Value of the said land.
- 7 The Company had paid a sum of ₹ 3021.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2011 as additional premium for availing additional ground coverage (FAR) for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pushp Vihar, New Delhi. The company has incurred a sum of ₹ 1718.84 lakh on construction cost including ground rent of the project till March 31, 2026 (₹ 1718.84 lakh upto March 31, 2025). Real Estate Construction Work in Progress includes an amount of ₹ 4740.61 Lakh (Previous Year ₹ 4740.61 Lakh) toward said project. Project is on hold pending approval of building plan by Municipal Corporation of Delhi (MCD) since MCD is also demanding ₹ 3224.45 Lakh towards additional FAR Charges. Since the Company had already paid the applicable FAR premium to L&DO, it contested the MCD's demand on grounds of dual charging for the same component by two different authorities. Further, the matter has been deliberated in a meeting chaired by Hon'ble Minister of State, MoHUA held on April 13, 2026, wherein MCD has been directed to place NBCC's request before the Competent Authority/ House for issuance of conditional Sanction Building plan to facilitate completion of Phase II works by NBCC. Upon completion of Phase- II works, NBCC shall apply for issuance of Completion certificate and shall pay the requisite charges towards Additional FAR to MCD. Further, L&DO has been directed to consider NBCC's request to examine the feasibility of execution of Lease Deed (conditional, if any) with NBCC, incorporating a provision for completion of the balance works. A complete provision representing the value of expenditure towards construction amounting to ₹ 954.43 lakh up to March 31, 2026 (₹ 954.43 lakh up to March 31, 2025) has been created in the books.
- 8 The Company has constructed a Group Housing Real Estate project at Kochi, Kerala, comprising 3,20,216 sq. ft. of residential and 4,424 sq. ft. of commercial area on a Freehold land parcel of 3.18 acres having a value of ₹ 281.77 Lakh. The total cost including land, incurred on the project amounts to ₹ 8700.91 lakh up to March 31, 2026 (₹ 8732.68 lakh up to March 31, 2025). The sale of units in the project was put on hold due to the non-availability of Environmental Clearance (EC) and other requisite statutory approvals. RERA Registration was received for the project which has been expired in December, 2024 and renewal of the same was under process. EC is pending for the project. The State Expert Appraisal Committee (SEAC) in 147th meeting held on July 21, 2023 recommended the grant of EC under the Office Memorandum (OM) dated July 07, 2021 and January 28, 2022 issued by Ministry of Environment Forest & Climate Change (MoEFCC). EC was put on hold due to stay on both the aforesaid OMs by the Hon'ble Supreme Court, in W.P.(C) No. 1394/2023 titled Vanashakti vs. Union of India, vide order dated January 02, 2024. Vide order dated May 16, 2025, the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, orders, and notifications issued in furtherance thereof are illegal and accordingly struck down. In view of the said decision, the Company had written down the value of its inventory toward said project by ₹ 8015.53 lakh as Exceptional Item and Value of land of the project was restated at its original cost of ₹ 281.77 lakh and shown under "real estate land bank" and ₹ 435.38 Lakh was shown under "Real Estate Building Structure (Unsold Units) -Scrap", being net realisable scrap value in FY 2024-25. In the Current Financial Year, the Hon'ble Supreme Court, vide judgment dated November 18, 2025 in the Review Petition, recalled its earlier judgment dated May 16, 2025 and restored the original writ petitions and civil appeals to file. Accordingly, the earlier write-down amounting to ₹ 8015.53 lakh has been reversed as Exceptional Item and the project has been reinstated under "Real Estate Inventory (Work-in-Progress)" at original total cost. Further, an independent IIBI-registered valuer has assessed the Net Realisable Value (NRV) of the project at ₹ 9631.13 lakh as at March 31, 2026.
- 9 The Company Real Estate Completed Projects includes ₹ 916.96 lakh up to March 31, 2026 (₹ 916.96 lakh up to March 31, 2025), towards its share in development of a project located at Jackson Gate, Agartala, under Joint Operations with Agartala Municipal Corporation (AMC). Since the project has already been completed, RERA registration is not required, as confirmed by the Tripura Real Estate Regulatory Authority (T-RERA). The Company received communications from Agartala Municipal Corporation that Govt. of Tripura has decided to set up a 50 bedded city hospital in vacant portion of building. AMC has initiated the process for obtaining necessary budgetary allocation to acquire the entire building under Agartala Municipal Corporation by purchasing complete share of NBCC for the said purpose.
- 10 The Company Real Estate Completed Projects includes ₹ 5806.44 Lakh up to March 31, 2026 (₹ 5806.44 Lakh up to March 31, 2025) towards the cost of a Group Housing project constructed on lease hold land located at Alwar named Aravali Apartments. The substantial portion of the project was completed in the year 2018. The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 29, 2024. A provision of ₹ 1256.44 lakh had been created in the books towards reduction in the Net Realisable Value of the said Project upto March 31, 2025. Pursuant to the e-auction conducted during the current year, the Company has received a firm sales commitment from the H-1 bidder for sale of the project on an "As Is Where Is" basis for a total consideration of ₹ 5,855 lakh. In view of the said firm sales commitment and the resultant increase in net realisable value, the provision of ₹ 1,256.44 lakh created up to March 31, 2025 has been reversed during the year ended on March 31, 2026, in accordance with Ind AS.



- 11 The company had developed a residential real estate project at NBCC Green View, Sector - 37 D, Gurugram. The Company had sold 392 units (255 flats, 126 EWS and 11 shops) out of 942 units and had received total amount of ₹ 21012.80 lakh out of which ₹ 15957.58 lakh was recognised as revenue in the previous years and ₹ 4048.57 lakh was booked as advance from Allottees till March 31, 2022.

Subsequently, the buildings in the project exhibited structural cracks. Following expert advice from IIT Delhi, IIT Roorkee, CBRI Roorkee, and CPWD, the building got fully evacuated due to safety concerns.

The company provides multiple settlement options to the allottees, including reconstruction of flats / units, full refund with or without interest based on internal assessment and on the basis of the order of various forum, since affected buyer filed petition at various forum i.e. Haryana RERA, High Court and National Consumer Disputes Redressal Commission (NCDRC) 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.

Accordingly provisions were made in the books as per the NCDRC Orders for all allottees except those who opted for reconstruction. In respect of those allottees who opted reconstruction, provision was made based on expected cost of reconstruction. As a result, the company has recognized total provisions/write-offs/expenses amounting to ₹ 46,882.51 lakh up to March 31, 2026 (₹ 46,882.51 lakh up to March 31, 2025) as exceptional items.

For the quarter and year ended March 31, 2026, the Company spent of ₹ 319.34 lakh (₹ 280.09 lakh towards buyback of flats/units and ₹ 39.25 lakh towards refund of advances) and ₹ 1418.54 lakh (₹ 1082.98 lakh towards buyback of flats/units and ₹ 335.56 lakh towards refund of advances) respectively. The Company has written down inventory amounting to ₹ 263.02 lakh and ₹ 1004.95 lakh respectively, being the excess of amounts paid for buyback over the proportionate value of flats/units of ₹ 17.07 lakh and ₹ 78.03 lakh respectively (lower of cost or net realizable value), and equivalent provisions created in earlier years pursuant to the NCDRC order have accordingly been reversed under Exceptional Item.

For the quarter and year ended March 31, 2026, the Company incurred ₹ 270.71 lakh and ₹ 490.85 lakh respectively towards various fees, including scrutiny fees, licence renewal fees, composition fees, and charges payable to local authorities such as the Directorate of Town & Country Planning, Haryana, and Haryana Vidyut Prasaran Nigam Limited. Accordingly, equivalent amounts of ₹ 270.71 lakh and ₹ 490.85 lakh have been capitalized by adding to the value of inventory of the said project.

Further, for the quarter and year ended March 31, 2026, the Company incurred rental expenses amounting to ₹ 89.17 lakh towards payments made to allottees who had opted for the reconstruction option as part of the settlement arrangement. Accordingly, the equivalent provision created in earlier years in respect of the same has been reversed and disclosed under Exceptional Items.

Further, since the project is now under construction, the Freehold land of the said project representing the proportionate value of undivided share attributable to unsold/buy-back units along with other construction expenditures amounting to ₹ 9438.05 lakh as at March 31, 2026 (₹ 8,869.17 lakh as at March 31, 2025 Real Estate land Inventory) is included in the Real Estate Work in Progress Inventory.

A recovery suit has been filed in the Delhi High Court against Ramacivil India Construction (P) Ltd. and others for ₹ 75,000 lakh related to the project. Currently, there are 16 pending litigations against the company from allottees, who are neither accepting refund as per NCDRC nor opting settlement through reconstruction, and also from contractors.

The costs and liabilities (if any), that may possibly be incurred towards additional interest or other compensation are not ascertainable as on date. However, quantifiable claims of homebuyers/allottees and contractor is ₹ 6355.92 lakh as at March 31, 2026 (March 31, 2025 ₹ 6605.26 lakh), has been included in Contingent liability of the Company.

12 Exceptional items:

(₹ in lakh)

Particulars	Quarter Ended on			Year Ended on	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
Write down/(Reversal of Write down) of Inventory - Group Housing Real Estate project at Kochi, Kerala.*	-	(8,015.53)	8,015.53	(8,015.53)	8,015.53
Write down of Inventory - Green View, Sector - 37 D, Gurugram	263.02	193.30	269.74	1,004.95	16,935.10
Rent Expenses Incurred towards Allottees opted Reconstruction Option	89.17	-	-	89.17	-
Reversal of Provisions made for Rental to Allottees opted Reconstruction Option	(89.17)	-	-	(89.17)	-
Provision/(Reversal of Provision) for Buyback of Flats/Units, Construction Cost for Reconstruction of Flats/Units & Refund as per NCDRC Order etc.	(263.02)	(193.30)	1,310.64	(1,004.95)	(15,354.72)
Exceptional item (Net)	-	(8,015.53)	9,595.91	(8,015.53)	9,595.91

* Refer Note No. 8

- 13 In the F.Y. 2022-23, DVAT 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. OHA for recalculation of Tax liability. Till the reporting date no further demand order has been received by Company from DVAT Department in this case. Hence, contingent liability in the said case not ascertainable as at March 31, 2026.



- 14 The Company commenced leasing of certain assets as part of its real estate operations. Rental income arising from such leasing activities has been recognised in accordance with the applicable accounting standards and is included under Revenue from Operations, which was earlier recognised as other income. Accordingly, the Company has updated its accounting policy to include rental income from such leasing activities under Revenue from Operations. Comparative figures for the previous period have been regrouped/reclassified, wherever necessary, to conform to the current period presentation.
- 15 Subsequent to the reporting date, Department of Investment and Public Asset Management (DIPAM), Ministry of Finance, Govt. of India vide its Office Memorandum (OM) dated April 16, 2026, has conveyed its 'No Objection' on the proposed merger of the HSCC (India) Limited (wholly owned subsidiary company) with NBCC (India) Limited (Holding Company) in compliance with the extant guidelines. Further, the Board of Directors of NBCC (India) Limited, in its meeting held on April 22, 2026, took note of the aforesaid OM. A Transaction Advisor has been appointed and a Board-level Merger Committee has been constituted to oversee the scheme of Merger and its implementation.
- 16 The Company has assessed the financial impact arising from the implementation of the New Labour Codes. The financial impact, though not material, has been recognised in the financial results for the year ended March 31, 2026. The Company continues to monitor further developments and additional impact, if any, will be evaluated and accounted for appropriately.
- 17 Figures for the quarter ended March 31, 2026 are the balancing figures between figures in respect of the year ended on March 31, 2026 and the published figures for the nine months ended on December 31, 2025 of the current financial year.
- 18 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 : Munnar, Kerala
Date : May 25, 2026



For and on behalf of
NBCC (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 : L74899DL1960GOI003335					
Statement of Standalone Audited Segment Results for the Quarter & Year Ended on March 31, 2026					
₹ in Lakh					
Particulars	Standalone				
	Quarter Ended on			Year Ended on	
	31.03.2026 (Audited)	31.12.2025 (Unaudited)	31.03.2025 (Audited)	31.03.2026 (Audited)	31.03.2025 (Audited)
1. Segment Revenue from Operations					
(a) PMC	3,77,107.53	2,01,089.08	2,89,256.54	9,39,289.14	7,82,054.16
(b) Real Estate	4,272.76	2,659.33	16,139.62	10,010.01	27,426.43
(c) EPC	8,019.10	4,355.39	15,928.66	23,384.79	59,114.61
(d) Unallocated	1,976.06	649.95	558.79	2,847.36	4,460.97
Total	3,91,375.45	2,08,753.75	3,21,883.61	9,75,531.30	8,73,056.17
Less: Inter Segment Revenue	-	-	-	-	-
Total Revenue from Operations	3,91,375.45	2,08,753.75	3,21,883.61	9,75,531.30	8,73,056.17
2. Segment Results					
Profit before tax and Interest					
(a) PMC	26,636.54	13,018.37	16,925.24	67,367.65	48,157.72
(b) Real Estate	(582.17)	10,255.48	(3,755.56)	10,694.31	65.26
(c) EPC	(1,262.67)	1,748.96	1,144.60	1,333.22	1,340.84
(d) Unallocated	4,542.21	512.79	4,308.70	11,919.15	13,413.16
Total	29,333.91	25,535.60	18,622.98	91,314.33	62,976.98
Less: Finance Costs	0.18	0.23	0.22	1.30	1.22
Total Profit before tax	29,333.73	25,535.37	18,622.76	91,313.03	62,975.76
3. Segment Assets					
(a) PMC	7,24,633.03	6,25,555.09	4,62,057.88	7,24,633.03	4,62,057.88
(b) Real Estate	1,70,482.69	1,87,623.30	1,20,394.90	1,70,482.69	1,20,394.90
(c) EPC	34,138.29	37,886.01	52,312.43	34,138.29	52,312.43
(d) Unallocated	2,25,489.85	1,42,402.88	3,03,302.77	2,25,489.85	3,03,302.77
Total Segment Assets	11,54,743.86	9,93,467.28	9,38,067.98	11,54,743.86	9,38,067.98
4. Segment Liabilities					
(a) PMC	7,92,480.61	6,41,248.14	6,03,135.78	7,92,480.61	6,03,135.78
(b) Real Estate	24,007.69	28,117.01	29,666.06	24,007.69	29,666.06
(c) EPC	28,056.81	27,261.79	37,659.99	28,056.81	37,659.99
(d) Unallocated	25,635.33	30,996.97	34,845.67	25,635.33	34,845.67
Total Segment Liabilities	8,70,180.44	7,27,623.91	7,05,307.50	8,70,180.44	7,05,307.50

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.



For and on behalf of
NBCC (INDIA) LIMITED

(K. P. Mahadevaswamy)

Chairman & Managing Director

(DIN : 10041435)

Place : Munnar, Kerala

Date : May 25, 2026

2

10

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 Audited Assets and Liabilities as at March 31, 2026			
₹ in Lakh			
S. No.	Particulars	Standalone	
		Amount as at 31.03.2026	Amount as at 31.03.2025
		(Audited)	(Audited)
	ASSETS		
1	Non Current Assets		
	(a) Property, Plant and Equipment	49,038.04	6,249.55
	(b) Capital Work in Progress	2,958.84	-
	(c) Investment Property	313.95	34,755.42
	(d) Other Intangible Assets	58.62	12.55
	(e) Financial Assets		
	(i) Investments	33,239.38	33,000.03
	(ii) Other Financial Assets	10,858.50	4,327.67
	(f) Deferred Tax Assets (Net)	17,989.49	21,400.73
	(g) Non Current Tax Assets (Net)	-	232.82
	(h) Other Non Current Assets	53.71	3.48
	Total	1,14,510.53	99,982.25
2	Current Assets		
	(a) Inventories	1,15,209.54	97,397.67
	(b) Financial Assets		
	(i) Investments	-	24,621.56
	(ii) Trade Receivables	4,21,044.62	2,22,444.99
	(iii) Cash and Cash Equivalents	2,35,767.81	2,28,944.78
	(iv) Other Bank Balances	95,838.09	92,360.41
	(v) Other Financial Assets	54,571.42	94,735.66
	(c) Current Tax Assets (Net)	5,282.16	3,914.87
	(d) Other Current Assets	1,12,519.69	71,079.71
	Total	10,40,233.33	8,35,499.65
	(e) Assets held for Sale	-	2,586.08
	Total	10,40,233.33	8,38,085.73
	Total Assets	11,54,743.86	9,38,067.98
	EQUITY & LIABILITIES		
1	Equity		
	(a) Equity Share Capital	27,000.00	27,000.00
	(b) Other Equity	2,57,563.42	2,05,760.48
	Total Equity	2,84,563.42	2,32,760.48
2	Liabilities		
	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Lease Liabilities	8.64	9.21
	(b) Provisions	592.40	5,223.73
	(c) Other non-current liabilities	10,460.92	10,734.91
	Total	11,061.96	15,967.85
	Current liabilities		
	(a) Financial Liabilities		
	(i) Lease Liabilities	5.32	4.86
	(ii) Trade Payables		
	- Total outstanding dues of Micro Enterprises and Small Enterprises.	10.14	-
	- Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises.	4,76,832.64	3,08,451.38
	(iii) Other financial liabilities	1,06,510.83	1,13,208.07
	(b) Other Current Liabilities	2,46,715.01	2,44,100.66
	(c) Provisions	23,771.91	19,184.84
	(d) Current Tax Liabilities (Net)	5,272.63	213.57
	Total	8,59,118.48	6,85,163.38
	(e) Liabilities associated with the Assets held for Sale	-	4,176.27
	Total	8,59,118.48	6,89,339.65
	Total Equity and Liabilities	11,54,743.86	9,38,067.98



For and on behalf of
NBCC (INDIA) LIMITED

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

Place : Munnar, Kerala
Date : May 25, 2026

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 Audited Cash Flows for the Year ended on March 31, 2026		
₹ in Lakh		
Particulars	Standalone	
	Year Ended on	
	31.03.2026	31.03.2025
	(Audited)	(Audited)
A. Cash flows from operating activities		
Net Profit Before tax	91,313.03	62,975.76
Adjustment for:		
Exceptional Items (Net)	(8,015.53)	9,595.91
Depreciation	922.46	379.94
Net (Gain) / Loss on Sale/Reversal of Sale of Assets	(4,192.01)	346.19
Net (Gain)/Loss on Modification of Financial Asset/Liability (Lease)	-	(0.65)
Impairment losses/(reversal of Impairment losses) (Net)	(6,023.25)	(7,620.54)
Provision/Reversal for Write-down of Inventory to NRV (Net)	(1,338.41)	1,237.39
Provisions Written Back	(2,168.19)	(196.59)
Provision/Reversal for Penalty/Fines etc (Net)	177.19	(177.19)
Unadjusted Credit Balances written back	(15,931.06)	(27,740.40)
Write Offs	16,988.37	25,311.08
Provision / (Write Back) for Onerous Contracts	-	(458.27)
Provision/Expenses for CSR Activity	823.00	591.46
Provision for Property Tax	1,107.56	-
Finance Cost	1.30	1.22
Interest Income	(16,854.75)	(14,803.51)
Rent Income	(93.20)	(71.07)
Dividend from Subsidiary/Gain on Mutual Fund	(8,093.62)	(6,182.85)
Provisions for Employee Benefits (Net of Payments)	(13,719.40)	790.45
Payment on CSR Activities	(971.29)	(374.83)
Operating Profit before Working Capital Changes	33,932.20	43,603.50
Adjustment for:		
Decrease /(Increase) in Other Financial Assets (Non Current)	(286.92)	(1,018.91)
Decrease /(Increase) in Other Non Current Assets	(50.23)	(3.48)
Decrease/(Increase) in Non Current Tax Assets	232.82	369.39
Decrease/(Increase) in Inventories	(18,549.58)	(3,374.57)
Decrease/(Increase) in Trade receivables & Retention Clients	(2,12,314.33)	(23,467.86)
Decrease/(Increase) in Other Financial Assets	27,470.84	(19,711.52)
Decrease/(Increase) in Current Tax Assets/Liabilities	(1,205.87)	987.04
Decrease/(Increase) in Other Assets	(39,743.22)	783.40
(Decrease)/Increase in Lease Liabilities (Non Current)	-	(1.88)
(Decrease)/Increase in Other Non Current Liabilities	(333.99)	(929.07)
(Decrease)/ Increase in Provisions-Non Current	12.58	(79.38)
(Decrease) /Increase in Trade payables	1,84,322.46	61,777.25
(Decrease) /Increase in Lease Liabilities (Current)	-	(1.86)
(Decrease) /Increase in Other Financial Liabilities (Current)	6,707.27	7,234.95
(Decrease)/ Increase in Provisions-Current	736.74	7,592.72
(Decrease) /Increase in Other Current Liabilities	1,452.92	32,325.24
Cash generated from Operations	(17,616.31)	1,06,084.96
Effect of Exchange difference on translation of Foreign Operations	(168.35)	(621.70)
Direct Taxes Paid	(7,309.75)	(599.47)
Net Cash from Operating Activities (A)	(25,094.41)	1,04,863.79



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 Audited Cash Flows for the Year ended on March 31, 2026		
₹ in Lakh		
Particulars	Standalone	
	Year Ended on	
	31.03.2026	31.03.2025
	(Audited)	(Audited)
B. Cash Flows from Investing Activities:		
Investment in Subsidiaries and Joint Ventures	(239.35)	-
Loan given to Subsidiary	(5,049.82)	
Dividend received from Subsidiaries and Joint Ventures (Net of Tax Deducted at Source)	6,471.05	4,078.14
Purchase of Property, Plant and Equipment, Investment Property, Capital WIP & Other Intangible Assets	(2,934.06)	(31,092.88)
Disposal of Assets Held for Sale	2,847.06	0.09
Advance Received against Assets held for Sale	-	4,176.27
Sale of Property, Plant and Equipment	28.58	30.58
Bank Deposit having Original Maturity more than 3 months and upto 12 Months (Net)	(3,470.77)	(11,944.69)
Bank Deposits having Original Maturity more than 12 months and remaining Maturity upto 12 Months from reporting date (Net)	12,091.85	(6,921.14)
Bank deposits with more than 12 Months Maturity from reporting date (Net)	(813.32)	12,268.28
Investment in Mutual Fund Investments	(17,500.00)	(35,300.00)
Redemption of Mutual Fund Investments	41,716.35	35,954.59
Interest Received (Net of Tax Deducted at Source)	15,749.61	34,084.14
Rent Received (Net of Tax Deducted at Source)	79.42	67.89
Gain/Dividend Received from Mutual Funds	1,308.77	2,013.45
Net Cash from Investing Activities (B)	50,285.37	7,414.72
C. Cash Flows from Financing Activities:		
Dividend on Equity Shares paid to Share Holders	(18,296.33)	(25,636.27)
Dividend Transfer to Separate Dividend Account (Net)	(63.67)	(13.73)
Share Issue Expenses	-	(163.30)
Payments for the interest portion of the lease liability	(1.30)	(1.22)
Payments for the principal portion of the lease liability	(6.63)	(4.32)
Net Cash from Financing Activities (C)	(18,367.93)	(25,818.84)
Net Increase in Cash and Cash Equivalent (A) + (B) + (C)	6,823.03	86,459.67
Cash and Cash Equivalents - Opening	2,28,944.78	1,42,485.11
Cash and Cash Equivalents - Closing	2,35,767.81	2,28,944.78
Cash and Cash Equivalents Includes:		
a) Cash in Hand	-	-
b) Remittances in Transit / Cheques in Hand	-	504.29
c) Balances / Bank Deposit /Call Deposits with Banks*	2,35,767.81	2,28,440.49
Total	2,35,767.81	2,28,944.78
*Details of restricted Cash and Cash Equivalents are as under:		
a) Balances held in Separate Bank A/cs on behalf of Clients / Ministries	1,67,244.39	1,61,126.98
Total.	1,67,244.39	1,61,126.98

Note : (i) Figures in brackets indicate cash outgo

(ii) Statement of Cash Flows has been prepared using Indirect Method as per Ind AS 7 Statement of Cash Flows



For and on behalf of
NBCC (INDIA) LIMITED

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

Place : Munnar, Kerala
Date : May 25, 2026

Independent Auditor's Report on Consolidated Financial Results of NBCC (India) Limited for the Quarter and Year Ended March 31, 2026 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

To the Board of Directors of NBCC (India) Limited

Opinion

We have audited the accompanying Consolidated Financial Results of **NBCC (India) Limited**, (hereinafter referred to as "the Holding Company") and its subsidiaries (Holding Company and its subsidiaries collectively referred to as "the Group"), its joint ventures, for the quarter and year ended March 31, 2026 (the "Statement"), being submitted by the Holding 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").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on separate audited financial statements/financial information of the subsidiaries and its joint ventures referred to in the other matters section below, these Consolidated Financial Results:

i. include the annual financial results of the following entities:

A. Subsidiaries:

1. HSCC (India) Limited
2. Hindustan Steelworks Construction Limited
3. NBCC Services Limited
4. NBCC DWC LLC (Located outside of India)
5. NBCC Overseas Real Estate LLC (Located outside of India) w.e.f. April 23, 2025

B. Joint Ventures:

1. Real Estate Development & Construction Corporation of Rajasthan Limited
2. NBCC- Mahavir Hanuman Group
3. NBCC- Ahinsa Builders

ii. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations; and

iii. give a true and fair view in conformity with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the consolidated net profit and consolidated total comprehensive income, and other financial information of the Group for the quarter and year ended March 31, 2026.



Basis for Opinion

We conducted our audit of the Statement in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group and its Joint Ventures in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Consolidated Financial Results for the quarter and year ended March 31, 2026, under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on Consolidated Financial Results for the quarter and year ended March 31, 2026.

Emphasis of Matters:

We invite attention to the following matters in the notes to the Statement:

- (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 carrying value of the land as on March 31, 2026 in the books of the Holding Company is Rs. 2,099.37 Lakh. The lease deed/conveyance deed yet to be executed between the owners association/housing society and NRDA as per the terms of the development agreement. The construction on the said land is yet to start.
- (ii) Note No. 6 regarding the non-execution of the conveyance 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 for reasons stated therein.
- (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. 8 and 12 regarding the construction of a Group Housing Real Estate project at Kochi, Kerala, having carrying value of inventory amounting to Rs.8,700.91 lakh as at March 31, 2026, remaining unsold for want of Environmental Clearance (EC) and requisite statutory approval. The State Expert Appraisal Committee recommended the grant of EC under the Office Memorandum (OM) dated July 7, 2021 and January 28, 2022 issued by Ministry of environment Forest & Climate Change. The EC was put on hold by the Hon'ble Supreme Court. Based on order dated May 16, 2025 issued by the Hon'ble Supreme Court, the Holding Company had written down the inventory by Rs.8,015.53 lakh as exceptional loss during the year ended March 31, 2025. On review petition filed by the aggrieved parties the Hon'ble Supreme Court vide its order dated November 18, 2025, recalled its earlier judgement dated May 16, 2025 and the original writ petitions and civil appeals has been restored to file. Accordingly, exceptional loss of Rs. 8,015.53 lakh has been reversed during the year ended March 31, 2026.



- (v) Note No. 11 and 12 which describe 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 and refund the amount with interest to the homebuyers/allottees. The Company recognized the cumulative total provisions and write-offs till March 31, 2026 amounting to Rs. 46,882.51 Lakh (March 31, 2025: Rs. 46,882.51 Lakh). Further, a recovery suit filed by the company for Rs. 75,000 Lakh and 16 other litigations are ongoing.
- (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 had 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. Till the reporting date no order received by the Holding Company from DVAT Department. Accordingly, the contingent liability as may arise is not ascertainable as at March 31, 2026.

Our opinion on the Statement is not modified in respect of the above matters.

In addition to above, the statutory auditors of below subsidiary companies have given below mentioned Emphasis of Matters:

HSCC (India) Limited (HSCC) – wholly owned subsidiary of the Holding Company

- i. Regarding balances in respect of trade receivable, claims recoverable/payable, trade payable, retention money, client deposits, earnest money deposit, security deposit (receivable and payable) which are to confirmation and reconciliation. During the year, the Company has obtained certain confirmations and performed reconciliations of these balances. The Company does not expect any significant loss upon completion of remaining confirmations/reconciliations on its financial statements. The Company has made adequate provisions in its books of account against its receivables as per its credit policy. (Refer Note 16 (a) of the Statement).
- ii. Regarding the projects which have been completed and handed over to Ministries/ Clients but these projects are not financially closed in the books of account having assets & liabilities of Rs. 6,569.52 lakh (March 31, 2025: Rs. 35,265.53 lakh) and Rs. 15,618.57 lakh (March 31, 2025: Rs. 20,433.92 lakh) lying in fixed deposits with banks for refund due to projects financially closed as at March 31, 2026. The Company is in the process of financial closure of remaining projects and refund of money lying in its books of account. The Management does not expect any significant loss on its financial statements upon financial closure of the remaining projects. (Refer Note 16 (b) of the Statement).
- iii. Regarding construction of building which has not been commenced on leasehold land, having Gross Value of Rs. 389.16 lakh, whereas as per the lease deed the construction was to be completed by April 21, 2017. The Company has not paid the extension fee of Rs. 56.51 lakh along with related Goods & Service Tax as demanded by the Noida Authority vide their letter dated January 12, 2022 for the period covering April 22, 2017 to April 08, 2022 as of the date of this report. However, the Company has provided for the extension fee as at March 31, 2026 of Rs.101.06 lakh (March 31, 2025: - Rs. 89.76 lakh) as per the lease deed extension charges payable to New Okhla Industrial Development Authority. (Refer Note 16 (c) of the Statement).



- iv. Regarding "Test to Treat Arogya Yojna" project, in which due to certain procedural and governance-related irregularities in the execution of work by the subcontractor noticed during the year where uncertainty exists regarding the evaluation of the completion of work pending further examination under the said contract being conducted by the Company, the revenue and corresponding costs for the period from December 01, 2025 to March 31, 2026 have not been recognized in the financial statement of the current year. (Refer Note 16 (d) of the Statement)

Hindustan Steelworks Construction Limited (HSCL) – subsidiary of the Holding Company

- i. Ageing of trade receivables and trade payables have been prepared manually. As explained, necessary steps will be taken in order to generate such ageing report from the IT systems.
- ii. The balances of various trade receivables, trade payables, advances and deposits (assets and liabilities) are subject to confirmation. The management however, does not expect material differences.

Our opinion on the Statement is not modified in respect of the above matters.

Management's and Those Charged with Governance Responsibilities for the Consolidated Financial Results

This Statement, which is the responsibility of the Holding Company's Management and approved by the Board of Directors, has been compiled from the related audited Consolidated Financial Statements for the quarter and year ended March 31, 2026. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the quarter and year ended March 31, 2026 that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its joint ventures in accordance with the recognition and measurement principles laid down in Ind AS, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group, its joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the directors of Holding Company, as aforesaid.

In preparing the Consolidated Financial Results, the Board of Directors are responsible for assessing the Group and its joint ventures ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intend to liquidate the Group and its joint ventures or to cease operations, or have no realistic alternative but to do so.



The Board of Directors of the companies included in the Group and its joint ventures are also responsible for overseeing the financial reporting process of the Group and its joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Group and its joint ventures have adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the consolidated financial results made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the Consolidated Financial Results, including the disclosures, and whether the Consolidated Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Consolidated Financial Results of the entities within the Group and joint ventures to express an opinion on the Consolidated Financial Results. We are responsible for the direction, supervision, and performance of the



audit of the financial information of such entity included in the Consolidated Financial Results of which we are an independent auditor. For other entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entity included in the Consolidated Financial Results of which we are an independent auditor regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular issued by SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters:

- a) We did not audit the financial statements of 5 subsidiaries included in the Statement, whose financial statements reflect total assets of Rs.5,20,092.08 lakh (as on 31 March 2025 Rs. 4,37,101.44 lakh), net assets of Rs. 73,936.76 lakh (as on 31 March 2025 Rs. 71,065.53 lakh) as of 31 March 2026, total revenues of Rs. 3,20,105.15 lakh (Previous year Rs. 3,36,991.15 lakh), profit after tax of Rs. 11,273.71 lakh (previous year Rs. 13,334.80 lakh), total comprehensive income of Rs. 11,509.51 lakh (previous year Rs. 13,312.36 lakh) and net cash flows amounting to Rs.42,047.97 lakh (previous year Rs. 10,163.24 lakh) for the year ended on 31 March 2026, as considered in the Statement. The Statement also includes the Group's share of net profit of Rs. 27.45 lakh (previous year net loss Rs. 4.77 Lakh) and total comprehensive income of Rs. 27.45 lakh (previous year Rs. -4.77 lakh) for the year ended 31 March 2026, as considered in the Statement, in respect of 3 joint ventures, whose financial statements have not been audited by us.

These financial statements have been audited by other auditors whose reports have been furnished to us by the Holding Company's Management and our opinion 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 the other auditors.

- b) Two of the subsidiaries are located outside India whose financial statements and other financial information has been prepared in accordance with accounting principles generally accepted in its country and which has been audited by other auditor under generally accepted auditing standards applicable in that country. The Holding Company's Management has converted the financial statements of such subsidiaries from the accounting principles in these countries to accounting principles generally applicable in India. We have audited these conversion adjustments made by the Holding Company's Management. Our opinion in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the reports of other auditors as mentioned above.

Our opinion on the Consolidated Financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.



- c) The consolidated financial results of the Group for the year ended March 31, 2025 were audited by the predecessor auditors who expressed an unmodified opinion on the same vide their report dated May 29, 2025.
- d) NBCC - RK Millen, Holding Company's joint venture has not been considered for consolidation since it is not operational and there is an ongoing legal case between co-venturers.
- e) The Board of Directors of the Holding Company does not comprise of the requisite number of Independent Directors including Independent Woman Director as required under Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- f) In case of Hindustan Steelworks Construction Limited (a subsidiary company), the company had not complied with the provisions of section 149 of the Companies Act, 2013 in respect of constitution of Board of Directors, which did not have requisite number of independent directors. There was also non-compliance of the provisions of Section 177, 178 and other relevant sections of Companies Act, 2013, in respect of constitution of Audit Committee, Nomination and Remuneration Committee and the business required to be transacted at the committee meetings etc.
- g) In respect of HSCC (India) Limited (wholly owned subsidiary of the Company), the company is in the process of appointment of requisite numbers of Independent Directors in its Board of Directors, Audit Committee and Remuneration Committee as per the requirements under clauses 3.1.4, 4.1.1 and 5.1 respectively of Department of Public Enterprises Guidelines.
- h) The Consolidated Financial Results includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the year ended March 31, 2026 and the published unaudited year to date figures up to the third quarter ended on December 31, 2025, which were subject to limited review by us.

Our opinion on the Consolidated Financial Results and in respect of above matters is not modified.

For D K Chhajer & Co.

Chartered Accountants

Firm Registration No.: 304138E



Jagannath Prosad Mohapatro

Partner

Membership No.: 217012



UDIN: 26217012 G F X K D T 3 7 7 9

Place: Munnar, Kerala

Date: May 25, 2026

NBCC (INDIA) LIMITED					
(A Government of India Enterprise), A Navratna Company					
Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003					
CIN : L74899DL1960GOI003335					
Statement of Consolidated Audited Financial Results for the Quarter & Year Ended on March 31, 2026					
₹ in Lakh					
Particulars	Consolidated				
	Quarter Ended on			Year Ended on	
	31.03.2026 (Audited)	31.12.2025 (Unaudited)	31.03.2025 (Audited)	31.03.2026 (Audited)	31.03.2025 (Audited)
1. Income					
(a) Revenue from Operations	4,55,979.82	3,02,239.36	4,64,384.82	12,88,861.42	12,04,377.86
(b) Other Income	5,879.82	7,225.02	5,701.24	30,727.27	22,921.70
Total Income	4,61,859.64	3,09,464.38	4,70,086.06	13,19,588.69	12,27,299.56
2. Expenses					
(a) Purchases of Stock-in-Trade/ Land & Material Consumed	3,298.03	32,858.04	13,422.17	47,006.94	24,179.24
(b) Changes in inventories of Real Estate Projects	2,657.30	(27,040.50)	7,526.20	(22,877.62)	14,298.49
(c) Work & Consultancy expenses	3,95,029.02	2,70,448.16	3,99,012.35	11,38,145.97	10,35,162.62
(d) Employee benefits expenses	10,614.20	9,250.83	8,870.88	37,922.09	34,808.98
(e) Finance Costs	0.96	0.54	0.91	3.41	6.16
(f) Depreciation and amortisation expense	389.00	312.48	295.97	1,306.68	743.85
(g) Impairment losses / (Reversal of Impairment losses)	(6,681.17)	1,484.25	(3,390.25)	(5,751.49)	(6,239.78)
(h) Write Offs	16,384.59	534.42	4,735.95	17,398.12	27,614.24
(i) Other Expenses	5,952.86	3,349.07	5,068.86	15,345.50	11,623.47
Total Expenses	4,27,644.79	2,91,197.29	4,35,543.04	12,28,499.60	11,42,197.27
3. Profit/ (Loss) from operations before Share of Profit/ (Loss) of Joint Venture, Exceptional Items & Tax (1- 2)	34,214.85	18,267.09	34,543.02	91,089.09	85,102.29
4. Share of Profit/ (Loss) of Joint Venture	14.53	(0.26)	(42.07)	27.45	(4.77)
5. Profit/ (Loss) from operations before Exceptional Items & Tax (3 + 4)	34,229.38	18,266.83	34,500.95	91,116.54	85,097.52
6. Exceptional Items (Net)	-	(8,015.53)	9,595.91	(8,015.53)	9,595.91
7. Profit/ (Loss) before Tax (5 - 6)	34,229.38	26,282.36	24,905.04	99,132.07	75,501.61
8. Tax Expense					
(a) Current Tax	6,789.34	6,948.53	6,591.32	21,653.33	14,055.36
(b) Deferred Tax	2,123.51	(158.77)	290.85	3,497.62	5,563.78
(c) Taxation in respect of earlier years	(34.95)	(228.92)	(243.86)	(263.87)	140.01
9. Net Profit/ (Loss) for the period (7 - 8)	25,351.48	19,721.52	18,266.73	74,244.99	55,742.46
10. Net Profit/ (Loss) attributable to					
(a) Owners of the parent	24,138.97	19,299.55	17,591.70	72,003.13	54,113.00
(b) Non Controlling Interest	1,212.51	421.97	675.03	2,241.86	1,629.46
11. Other Comprehensive Income					
(a)(i) Items that will not be reclassified to Profit or Loss	15.12	151.78	(3,305.45)	182.65	(3,346.39)
(a)(ii) Income tax relating to items that will not be reclassified to Profit or Loss	(3.81)	(38.19)	831.91	(45.97)	842.22
(b)(i) Items that will be reclassified to Profit or Loss	389.58	(343.61)	(177.33)	123.88	(608.32)
(b)(ii) Income tax relating to items that will be reclassified to Profit or Loss	(98.05)	86.48	44.63	(31.18)	153.10
12. Total Comprehensive Income (9 + 11)	25,654.32	19,577.98	15,660.49	74,474.37	52,783.07
13. Total Comprehensive Income attributable to					
(a) Owners of the parent	24,380.08	19,136.89	14,988.82	72,180.57	51,156.97
(b) Non Controlling Interest	1,274.24	441.09	671.67	2,293.80	1,626.10
14. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00
15. Other Equity	-	-	-	2,74,726.26	2,20,905.69
16. Earnings Per Share (Not Annualized for the Quarter)					
(a) Basic (in ₹)	0.89	0.71	0.65	2.67	2.00
(b) Diluted (in ₹)	0.89	0.71	0.65	2.67	2.00

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on May 25, 2026.
- The consolidated financial results for the quarter and the year ended March 31, 2026 have been audited by statutory auditors of the company. The statutory auditors have expressed unmodified opinion.
- The Board of Directors have recommended a Final Dividend of ₹ 0.46 per equity share on face value of ₹ 1.00 per equity share (Previous year ₹ 0.14 per equity share on face value of ₹ 1.00 per equity share) for the financial year 2025-26 which is subject to approval of shareholders in ensuing annual general meeting of the company.



- 4 During the quarter ended on March 31, 2026, the Board of Directors in its meeting held on February 18, 2026 have declared 3rd Interim Dividend of ₹ 0.12 per share (face Value of ₹ 1.00 per share) for the financial year 2025-26 and same has been paid on March 12, 2026.
- 5 The Group Real estate Land bank includes ₹ 2099.37 Lakh up to March 31, 2026 (₹ 2552.39 Lakh up to March 31, 2025) toward lease hold Land for a Group Housing Plot admeasuring 30,436 Sqm. at Naya Raipur, Chhattisgarh, lease deed in respect of which is yet to be executed. As per the terms of allotment, lease deed shall be executed between owners association / Housing society, to-be-formed in future and Naya Raipur Development Authority (NRDA). The Group is in the process of development of land, approval for development from various authorities is being taken. During the year, the Group has charged an amount of ₹ 453.03 lakh towards payment of Non-Construction Fee, which was previously recognised under Inventory. The said accounting treatment has been considered based on a similar view expressed by the Expert Advisory Committee (EAC) of ICAI in respect of the Group's Property, Plant and Equipment (PPE).
- 6 The Group Real estate Land bank includes ₹ 13178.41 Lakh up to March 31, 2026 (₹ 13178.41 Lakh up to March 31, 2025) toward Freehold Land for a Group Housing Plot admeasuring 16,753.99 Sqm. at Faridabad, execution of conveyance deed in respect of which is pending for want of Environment clearance which is dependent on submission of NOC from Forest Department. NOC from Forest department was not received on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has yet not identified deemed forests". The Group had 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 provision of ₹ 1073.66 Lakh as at March 31, 2026 (₹ 1073.66 Lakh up to March 31, 2025) has been created in the books towards reduction in the Net Realisable Value of the said land.
- 7 The Group had paid a sum of ₹ 3021.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2011 as additional premium for availing additional ground coverage (FAR) for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pushp Vihar, New Delhi. The Group has incurred a sum of ₹ 1718.84 lakh on construction cost including ground rent of the project till March 31, 2026 (₹ 1718.84 lakh upto March 31, 2025). Real Estate Construction Work in Progress includes an amount of ₹ 4740.61 Lakh (Previous Year ₹ 4740.61 Lakh) toward said project. Project is on hold pending approval of building plan by Municipal Corporation of Delhi (MCD) since MCD is also demanding ₹ 3224.45 Lakh towards additional FAR Charges. Since the parent Company had already paid the applicable FAR premium to L&DO, it contested the MCD's demand on grounds of dual charging for the same component by two different authorities. Further, the matter has been deliberated in a meeting chaired by Hon'ble Minister of State, MoHUA held on April 13, 2026, wherein MCD has been directed to place NBCC's request before the Competent Authority/ House for issuance of conditional Sanction Building plan to facilitate completion of Phase II works by NBCC. Upon completion of Phase- II works, NBCC shall apply for issuance of Completion certificate and shall pay the requisite charges towards Additional FAR to MCD. Further, L&DO has been directed to consider NBCC's request to examine the feasibility of execution of Lease Deed (conditional, if any) with NBCC, incorporating a provision for completion of the balance works. A complete provision representing the value of expenditure towards construction amounting to ₹ 954.43 lakh up to March 31, 2026 (₹ 954.43 lakh up to March 31, 2025) has been created in the books.
- 8 The Group has constructed a Group Housing Real Estate project at Kochi, Kerala, comprising 3,20,216 sq. ft. of residential and 4,424 sq. ft. of commercial area on a Freehold land parcel of 3.18 acres having a value of ₹ 281.77 Lakh. The total cost including land, incurred on the project amounts to ₹ 8700.91 lakh up to March 31, 2026 (₹ 8732.68 lakh up to March 31, 2025). The sale of units in the project was put on hold due to the non-availability of Environmental Clearance (EC) and other requisite statutory approvals. RERA Registration was received for the project which has been expired in December, 2024 and renewal of the same was under process. EC is pending for the project. The State Expert Appraisal Committee (SEAC) in 147th meeting held on July 21, 2023 recommended the grant of EC under the Office Memorandum (OM) dated July 07, 2021 and January 28, 2022 issued by Ministry of Environment Forest & Climate Change (MoEFCC). EC was put on hold due to stay on both the aforesaid OMs by the Hon'ble Supreme Court, in W.P.(C) No. 1394/2023 titled Vanashakti vs. Union of India, vide order dated January 02, 2024. Vide order dated May 16, 2025, the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, orders, and notifications issued in furtherance thereof are illegal and accordingly struck down. In view of said decision, the Group had written down the value of its inventory toward said project by ₹ 8015.53 lakh as Exceptional Item and Value of land of the project was restated at its original cost of ₹ 281.77 lakh and was shown under "real estate land bank" and ₹ 435.38 Lakh was being shown under "Real Estate Building Structure (Unsold Units) -Scrap", being net realisable scrap value in FY 2024-25. In the Current Financial Year, the Hon'ble Supreme Court, vide judgment dated November 18, 2025 in the Review Petition, recalled its earlier judgment dated May 16, 2025 and restored the original writ petitions and civil appeals to file. Accordingly, the earlier write-down amounting to ₹ 8015.53 lakh has been reversed as Exceptional Item and the project has been reinstated under "Real Estate Inventory (Work-in-Progress)" at original total cost. Further, an independent IBBI-registered valuer has assessed the Net Realisable Value (NRV) of the project at ₹ 9631.13 lakh as at March 31, 2026.
- 9 The Group Real Estate Completed Projects includes ₹ 916.96 lakh up to March 31, 2026 (₹ 916.96 lakh up to March 31, 2025), towards its share in development of a project located at Jackson Gate, Agartala, under Joint Operations with Agartala Municipal Corporation (AMC). Since the project has already been completed, RERA registration is not required, as confirmed by the Tripura Real Estate Regulatory Authority (T-RERA). The Company received communications from Agartala Municipal Corporation that Govt. of Tripura has decided to set up a 50 bedded city hospital in vacant portion of building. AMC has initiated the process for obtaining necessary budgetary allocation to acquire the entire building under Agartala Municipal Corporation by purchasing complete share of NBCC for the said purpose.



10 The Group Real Estate Completed Projects includes ₹ 5806.44 Lakh up to March 31, 2026 (₹ 5806.44 Lakh up to March 31, 2025) towards the cost of a Group Housing project constructed on lease hold land located at Alwar named Aravali Apartments. The substantial portion of the project was completed in the year 2018. The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 29, 2024. A provision of ₹ 1256.44 lakh had been created in the books towards reduction in the Net Realisable Value of the said Project upto March 31, 2025.

Pursuant to the e-auction conducted during the current year, the group has received a firm sales commitment from the H-1 bidder for sale of the project on an "As Is Where Is" basis for a total consideration of ₹ 5,855 lakh. In view of the said firm sales commitment and the resultant increase in net realisable value, the provision of ₹ 1,256.44 lakh created up to March 31, 2025 has been reversed during the year ended on March 31, 2026, in accordance with Ind AS.

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 EWS and 11 shops) out of 942 units and had received total amount of ₹ 21012.80 lakh out of which ₹ 15957.58 lakh was recognised as revenue in the previous years and ₹ 4048.57 lakh was booked as advance from Allottees till March 31, 2022.

Subsequently, the buildings in the project exhibited structural cracks. Following expert advice from IIT Delhi, IIT Roorkee, CBRI Roorkee, and CPWD, the building got fully evacuated due to safety concerns.

The Group provides multiple settlement options to the allottees, including reconstruction of flats / units, full refund with or without interest based on internal assessment and on the basis of the order of various forum, since affected buyer filed petition at various forum i.e. Haryana RERA, High Court and National Consumer Disputes Redressal Commission (NCDRC) Subsequently, the National Consumer Disputes Redressal Commission (NCDRC), via its order dated March 5, 2024, instructed the Group to refund all deposits with 9% p.a. interest and pay ₹ 10 lakh as exemplary damages to each allottee within two months. The Parent Company 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.

Accordingly provisions were made in the books as per the NCDRC Orders for all allottees except those who opted for reconstruction. In respect of those allottees who opted reconstruction, provision was made based on expected cost of reconstruction. As a result, the Group has recognized total provisions/write-offs/expenses amounting to ₹ 46,882.51 lakh up to March 31, 2026 (₹ 46,882.51 lakh up to March 31, 2025) as exceptional items.

For the quarter and year ended March 31, 2026, the Group spent of ₹ 319.34 lakh (₹ 280.09 lakh towards buyback of flats/units and ₹ 39.25 lakh towards refund of advances) and ₹ 1418.54 lakh (₹ 1082.98 lakh towards buyback of flats/units and ₹ 335.56 lakh towards refund of advances) respectively. The Group has written down inventory amounting to ₹ 263.02 lakh and ₹ 1004.95 lakh respectively, being the excess of amounts paid for buyback over the proportionate value of flats/units of ₹ 17.07 lakh and ₹ 78.03 lakh respectively (lower of cost or net realizable value), and equivalent provisions created in earlier years pursuant to the NCDRC order have accordingly been reversed under Exceptional Item.

For the quarter and year ended March 31, 2026, the Group incurred ₹ 270.71 lakh and ₹ 490.85 lakh respectively towards various fees, including scrutiny fees, licence renewal fees, composition fees, and charges payable to local authorities such as the Directorate of Town & Country Planning, Haryana, and Haryana Vidyut Prasaran Nigam Limited. Accordingly, equivalent amounts of ₹ 270.71 lakh and ₹ 490.85 lakh have been capitalized by adding to the value of inventory of the said project.

Further, for the quarter and year ended March 31, 2026, the Group incurred rental expenses amounting to ₹ 89.17 lakh towards payments made to allottees who had opted for the reconstruction option as part of the settlement arrangement. Accordingly, the equivalent provision created in earlier years in respect of the same has been reversed and disclosed under Exceptional Items.

Further, since the project is now under construction, the Freehold land of the said project representing the proportionate value of undivided share attributable to unsold/buy-back units along with other construction expenditures amounting to ₹ 9438.05 lakh as at March 31, 2026 (₹ 8,869.17 lakh as at March 31, 2025 Real Estate land Inventory) is included in the Real Estate Work in Progress Inventory.

A recovery suit has been filed in the Delhi High Court against Ramacivil India Construction (P) Ltd. and others for ₹ 75,000 lakh related to the project. Currently, there are 16 pending litigations against the company from allottees, who are neither accepting refund as per NCDRC nor opting settlement through reconstruction, and also from contractors.

The costs and liabilities (if any), that may possibly be incurred towards additional interest or other compensation are not ascertainable as on date. However, quantifiable claims of homebuyers/allottees and contractor is ₹ 6355.92 lakh as at March 31, 2026 (March 31, 2025 ₹ 6605.26 lakh), has been included in Contingent liability of the Group.

12 **Exceptional items:**

(₹ in lakh)

Particulars	Quarter Ended on			Year Ended on	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
Write down/(Reversal of Write down) of Inventory - Group Housing Real Estate project at Kochi, Kerala.*	-	(8,015.53)	8,015.53	(8,015.53)	8,015.53
Write down of Inventory - Green View, Sector - 37 D, Gurugram	263.02	193.30	269.74	1,004.95	16,935.10
Rent Expenses Incurred towards Allottees opted Reconstruction Option	89.17	-	-	89.17	-
Reversal of Provisions made for Rental to Allottees opted Reconstruction Option	(89.17)	-	-	(89.17)	-
Provision/(Reversal of Provision) for Buyback of Flats/Units, Construction Cost for Reconstruction of Flats/Units & Refund as per NCDRC Order etc.	(263.02)	(193.30)	1,310.64	(1,004.95)	(15,354.72)
Exceptional item (Net)	-	(8,015.53)	9,595.91	(8,015.53)	9,595.91

* Refer Note No. 8



- 13 In the F.Y. 2022-23, DVAT 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. OHA 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 March 31, 2026.
- 14 The Parent Company commenced leasing of certain assets as part of its real estate operations. Rental income arising from such leasing activities has been recognised in accordance with the applicable accounting standards and is included under Revenue from Operations, which was earlier recognised as other income. Accordingly, the Group has updated its accounting policy to include rental income from such leasing activities under Revenue from Operations. Comparative figures for the previous period have been regrouped/reclassified, wherever necessary, to conform to the current period presentation.
- 15 Subsequent to the reporting date, Department of Investment and Public Asset Management (DIPAM), Ministry of Finance, Govt. of India vide its Office Memorandum (OM) dated April 16, 2026, has conveyed its 'No Objection' on the proposed merger of the HSCC (India) Limited (wholly owned subsidiary company) with NBCC (India) Limited (Holding Company) in compliance with the extant guidelines. Further, the Board of Directors of NBCC (India) Limited, in its meeting held on April 22, 2026, took note of the aforesaid OM. A Transaction Advisor has been appointed and a Board-level Merger Committee has been constituted to oversee the scheme of Merger and its implementation.

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

- (a) The clients of the company are Government ministries, Government Departments, Government Authorities and Public Sector Undertakings. The balances of the clients are in the nature of Trade Receivables, Earnest Money Deposit, Security Deposit (classified under current assets) and Deposits from clients (classified as other liabilities). Generally, these balances are not confirmed by the concerned authorities. However, in line with its credit risk policy, the company has made adequate provisions in the books of account.
For the purpose of its various projects, the company has incurred liabilities in the nature of trade payables, retention money and earnest money deposits (classified as current liability). Balances of these liabilities are in process of confirmation/reconciliations. Management has put in place a system of confirmations/reconciliations periodically on regular intervals. The Company during the year, has obtained certain confirmations and performed reconciliations of these balance. The Company does not expect any significant loss upon completion of remaining confirmations/reconciliation on its Financial Results.
- (b) There are some projects which have been completed and handed over to Ministries/ Clients but these projects are not financially closed in the books of account having assets and liabilities of ₹ 6569.52 lakh (March 31, 2025: ₹ 35,265.53 lakh). The company is in the process of financial closure of remaining projects and refund of money lying in its books of accounts. Some of the projects which are physically and Financially closed and having fixed deposit and corresponding liabilities of ₹ 15,618.57 lakh (March 31, 2025 : ₹ 20,433.92 lakh) are pending for refund as at March 31, 2026. The Management does not expect any significant loss on its financial results upon financial closure of the remaining projects.
- (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 demised land within the specified period of four years unless the lessor allows extension of time. Company has received a letter from Noida authority vide their letter dated January 12, 2022 for the period covering from April 22, 2017 to April 08, 2022 for payment of extension fee of ₹ 56.51 lakh plus GST but the same is not yet paid. However, the company has provided for the extension fee as at March 31, 2026 of ₹ 101.06 lakh (March 31, 2025:- ₹ 89.76 lakh) as per the lease deed extension charges clause payable to New Okhla Industrial Development Authority.
- (d) During the financial year 2024–25, the company HSCC (India) Limited had entered into a contract with Maharashtra Building & Other Construction Workers Welfare Board for the implementation of "Test to Treat Arogya Yojna". For the execution, the work was subcontracted to S2 Infotech International Limited (hereinafter referred to as "the sub-contractor") vide agreement dated August 16, 2024. During the financial year 2025–26, based on an internal examination, the Management observed certain procedural and governance-related irregularities in the execution of work by the subcontractor. Consequently, uncertainty exists regarding the evaluation of the completion of work pending further examination under the said contract. Accordingly, the Company has not recognised any cost and corresponding revenue under the contract for the period from December 01, 2025 to March 31, 2026. Further, revenue amounting to ₹24,732.84 lakh and corresponding cost amounting to ₹24,220.87 lakh, which had been provisionally recognised for the period from December 01, 2025 to January 31, 2026, have also been reversed.
Further, till the final decision in this matter, the management has recognized revenue (₹ 99,261.77 lakh) and corresponding cost (₹ 97,207.05 lakh) for the eight-months period from April 01, 2025 to November 30,2025 . Also for the period from August 16, 2024 to March 31, 2025, revenue (of ₹ 69,812.77 lakh) & cost (of ₹ 68,367.64 lakh) that was recognized in the FY 2024-25, the accounting adjustments, if any will be made in the due course.

17 Notes In respect of one of the Joint Venture, 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 realised 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 The Group has assessed the financial impact arising from the implementation of the New Labour Codes. The financial impact, though not material, has been recognised in the financial results for the year ended March 31, 2026. The Group continues to monitor further developments and additional impact, if any, will be evaluated and accounted for appropriately.
- 19 Figures for the quarter ended March 31, 2026 are the balancing figures between figures in respect of the year ended on March 31, 2026 and the published figures for the nine months ended on December 31, 2025 of the current financial year.
- 20 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
NBCC (INDIA) LIMITED



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

Place : Munnar, Kerala
Date : May 25, 2026

NBCC (INDIA) LIMITED

(A Government of India Enterprise), A Navratna Company

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

CIN : L74899DL1960GOI003335

Statement of Consolidated Audited Segment Results for the Quarter & Year Ended on March 31, 2026

₹ in Lakh

Particulars	Consolidated				
	Quarter Ended on			Year Ended on	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
	(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1. Segment Revenue from Operations					
(a) PMC	4,35,678.66	2,91,284.06	4,26,561.48	12,37,509.70	11,00,321.29
(b) Real Estate	4,272.62	2,659.19	16,139.48	10,009.45	25,895.53
(c) EPC	14,043.88	7,586.98	21,083.41	38,200.89	73,562.66
(d) Unallocated	1,984.66	709.13	600.45	3,141.38	4,598.38
Total	4,55,979.82	3,02,239.36	4,64,384.82	12,88,861.42	12,04,377.86
Less: Inter Segment Revenue	-	-	-	-	-
Total Revenue from Operations	4,55,979.82	3,02,239.36	4,64,384.82	12,88,861.42	12,04,377.86
2. Segment Results					
Profit before tax and Interest					
(a) PMC	30,998.00	15,101.95	22,562.83	79,053.44	64,140.52
(b) Real Estate	(479.74)	10,199.43	(3,801.04)	10,647.84	(982.11)
(c) EPC	(338.54)	2,172.87	1,527.03	2,785.81	1,915.89
(d) Unallocated	4,050.62	(1,191.35)	4,617.13	6,648.39	10,433.47
Total	34,230.34	26,282.90	24,905.95	99,135.48	75,507.77
Less: Finance Costs	0.96	0.54	0.91	3.41	6.16
Total Profit before tax	34,229.38	26,282.36	24,905.04	99,132.07	75,501.61
3. Segment Assets					
(a) PMC	10,98,437.05	9,87,450.41	7,76,125.79	10,98,437.05	7,76,125.79
(b) Real Estate	1,77,132.44	1,94,032.93	1,21,625.80	1,77,132.44	1,21,625.80
(c) EPC	54,151.66	55,849.57	72,059.21	54,151.66	72,059.21
(d) Unallocated	2,97,657.00	2,11,020.22	3,64,554.57	2,97,657.00	3,64,554.57
Total Segment Assets	16,27,378.15	14,48,353.13	13,34,365.37	16,27,378.15	13,34,365.37
4. Segment Liabilities					
(a) PMC	11,82,951.59	10,20,871.88	9,26,693.38	11,82,951.59	9,26,693.38
(b) Real Estate	23,985.29	28,104.28	29,656.10	23,985.29	29,656.10
(c) EPC	57,554.47	54,390.92	61,443.35	57,554.47	61,443.35
(d) Unallocated	41,337.73	45,604.35	49,450.28	41,337.73	49,450.28
Total Segment Liabilities	13,05,829.08	11,48,971.43	10,67,243.11	13,05,829.08	10,67,243.11

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 : Munnar, Kerala
Date : May 25, 2026



For and on behalf of
NBCC (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 : L74899DL1960GOI003335			
Statement of Consolidated Audited Assets and Liabilities as at March 31, 2026			
			₹ in Lakh
S No	Particulars	Consolidated	
		Amount as at 31.03.2026	Amount as at 31.03.2025
		(Audited)	(Audited)
	ASSETS		
1	Non Current Assets		
	(a) Property, Plant and Equipment	59,544.15	16,835.12
	(b) Capital Work in Progress	3,779.83	441.82
	(c) Investment Property	1,767.57	36,235.05
	(d) Other Intangible assets	67.36	29.59
	(e) Investments Accounted for using Equity Method	1,941.38	1,913.93
	(f) Financial Assets		
	(i) Investments	0.02	0.02
	(ii) Other Financial Assets	15,367.85	13,980.85
	(g) Deferred Tax Assets (Net)	22,209.55	25,797.82
	(h) Non Current Tax Assets (Net)	-	232.82
	(i) Other Non Current Assets	53.74	3.49
	Total	1,04,731.45	95,470.51
2	Current Assets		
	(a) Inventories	1,19,411.65	97,397.67
	(b) Financial Assets		
	(i) Investments	-	24,621.56
	(ii) Trade Receivables	5,09,181.13	3,06,162.24
	(iii) Cash and Cash Equivalents	3,48,739.64	2,99,868.64
	(iv) Other Bank Balances	3,02,832.58	2,71,714.97
	(v) Other Financial Assets	93,085.63	1,37,160.60
	(c) Current Tax Assets (Net)	10,539.37	7,221.82
	(d) Other Current Assets	1,38,854.04	92,161.28
	Total	15,22,644.04	12,36,308.78
	(e) Assets held for Sale	2.66	2,586.08
	Total	15,22,646.70	12,38,894.86
	Total Assets	16,27,378.15	13,34,365.37
	EQUITY & LIABILITIES		
1	Equity		
	(a) Equity Share Capital	27,000.00	27,000.00
	(b) Other Equity	2,74,726.26	2,20,905.69
	Equity Attributable to the Owners of the Parent	3,01,726.26	2,47,905.69
	Non Controlling Interest	19,822.81	19,216.57
	Total Equity	3,21,549.07	2,67,122.26
2	Liabilities		
	Non-Current liabilities		
	(a) Financial Liabilities		
	(i) Lease Liabilities	9.90	16.89
	(ii) Other financial liabilities	-	-
	(b) Provisions	1,459.49	6,164.26
	(c) Other non-current liabilities	10,466.84	10,734.91
	Total	11,936.23	16,916.06
	Current liabilities		
	(a) Financial Liabilities		
	(i) Lease Liabilities	15.89	23.37
	(ii) Trade Payables		
	- Total outstanding dues of Micro Enterprises and Small Enterprises.	440.43	571.90
	- Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises.	6,35,082.57	4,60,566.74
	(iii) Other financial liabilities	1,75,194.49	1,79,531.27
	(b) Other Current Liabilities	4,41,382.37	3,73,625.45
	(c) Provisions	36,273.17	31,105.31
	(d) Current Tax Liabilities (Net)	5,503.93	726.74
	Total	12,93,892.85	10,46,150.78
	(e) Liabilities associated with the Assets held for Sale	-	4,176.27
	Total	12,93,892.85	10,50,327.05
	Total Equity and Liabilities	16,27,378.15	13,34,365.37



For and on behalf of
NBCC (INDIA) LIMITED

(Signature)

(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 : L74899DL1960GOI003335		
Statement of Consolidated Audited Cash Flows for the Year ended on March 31, 2026		
₹ in Lakh		
Particulars	Consolidated	
	Year Ended on	
	31.03.2026	31.03.2025
	(Audited)	(Audited)
A. Cash flows from operating activities		
Net profit before tax	99,104.62	75,506.38
Adjustment for:		
Exceptional Items (Net)	(8,015.53)	9,595.91
Depreciation	1,306.68	743.85
Net (Gain)/Loss on Sale /Reversal of Sale of Assets	(4,184.18)	346.19
Net (Gain)/Loss on Modification of Financial Asset/Liability (Lease)	-	0.65
Provision for Loans and Advances (Net)	-	0.33
Impairment Losses/ (reversal of Impairment Losses) (Net)	(5,751.49)	(6,239.78)
Provisions Written Back	(2,731.25)	(346.59)
Provision/Reversal for Write-down of Inventory to NRV (Net)	(1,338.49)	1,237.25
Unadjusted Credit Balances Written Back	(21,661.35)	(36,821.06)
Provision/Reversal for Penalty/Fines etc (Net)	177.19	(177.19)
Write offs	17,398.12	27,614.24
Provision / (Write Back) for Onerous Contracts	-	(458.27)
Provision/Expenses for CSR Activity	1,065.10	765.47
Provision for Property Tax	1,107.56	-
Finance Cost	3.41	6.16
Interest Income	(23,756.28)	(20,762.55)
Rent Income	(1,306.52)	(214.34)
Gain from Mutual Funds	(903.56)	(1,651.58)
Provisions for Employee Benefits (Net of Payments)	(13,645.49)	1,220.19
Payment on CSR Activities	(1,326.99)	(575.50)
Operating Profit before Working Capital Changes	35,541.55	49,789.76
Adjustment for:		
Decrease /(Increase) in Other Financial Assets (Non Current)	750.77	(1,109.75)
Decrease /(Increase) in Other Non Current Assets	(50.25)	(2.95)
Decrease/(Increase) in Non Current Tax Assets	232.82	369.39
Decrease/(Increase) in Inventories	(22,751.61)	(3,374.43)
Decrease/(Increase) in Trade receivables & Retention Clients	(2,20,524.88)	(44,316.88)
Decrease/(Increase) in Other Financial Assets	32,610.03	(16,070.59)
Decrease/(Increase) in Current Tax Assets / Liabilities	(2,336.63)	1,634.70
Decrease/(Increase) in Other Assets	(47,127.15)	2,499.18
(Decrease)/ Increase in Provisions-Non Current	12.58	(79.38)
(Decrease) /Increase in Lease Liabilities (Non Current)	-	(14.78)
(Decrease) /Increase in Other Non-Current Liabilities	(328.07)	(927.21)
(Decrease) /Increase in Trade payables	1,96,033.03	86,147.04
(Decrease) /Increase in Lease Liabilities (Current)	-	23.37
(Decrease) /Increase in Other Financial Liabilities (Current)	9,209.86	12,119.32
(Decrease)/ Increase in Provisions-Current	4,283.71	8,566.17
(Decrease) /Increase in Other Current Liabilities	66,595.54	(26,711.82)
Cash generated from Operations	52,151.30	68,541.14
Effect of Exchange difference on translation of Foreign Operations	123.88	(608.32)
Direct Taxes Paid	(8,328.76)	(1,819.60)
Net Cash from Operating Activities (A)	43,946.42	66,113.22



NBCC (INDIA) LIMITED		
(A Government of India Enterprise), A Navratna Company		
Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003		
CIN : L74899DL1960GOI003335		
Statement of Consolidated Audited Cash Flows for the Year ended on March 31, 2026		
₹ in Lakh		
Particulars	Consolidated	
	Year Ended on	
	31.03.2026 (Audited)	31.03.2025 (Audited)
B. Cash Flows from Investing Activities:		
Purchase of Property, Plant and Equipment, Investment Property, Capital WIP & Other Intangible Assets	(3,735.95)	(31,980.98)
Sale of Property, Plant and Equipment	31.32	31.03
Disposal of Assets Held for Sale	2,847.06	0.10
Advance Received against Assets held for Sale	-	4,176.27
Bank Deposit having Original Maturity more than 3 months and upto 12 Months (Net)	(30,937.66)	18,176.44
Bank Deposit having Original Maturity more than 12 Months and remaining Maturity upto 12 Months from reporting date (Net)	10,141.80	10,942.42
Bank Deposit having Original Maturity more than 12 months (Net)	(1,909.30)	9,942.20
Investment in Mutual Fund Investments	(17,500.00)	(35,300.00)
Redemption of Mutual Fund Investments	41,716.35	35,954.59
Interest Received (Net of Tax Deducted at Source)	21,443.13	43,306.43
Rent Received (Net of Tax Deducted at Source)	1,600.38	211.16
Gain/ Dividend Received from Mutual Fund	1,308.77	2,013.45
Net Cash from Investing Activities: (B)	25,005.90	57,473.11
C. Cash Flows from Financing Activities:		
Dividend on Equity Shares paid to Share Holders	(19,983.89)	(26,713.30)
Dividend Transfer to Separate Dividend Account (Net)	(63.67)	(13.73)
Shares Issue Expenses	-	(163.30)
Finance Cost	-	(1.86)
Payments for the interest portion of the lease liability	(3.41)	(4.30)
Payments for the principal portion of the lease liability	(30.35)	(27.90)
Net Cash from Financing Activities (C)	(20,081.32)	(26,924.39)
Net Increase in Cash and Cash Equivalent (A) + (B) + (C.)	48,871.00	96,661.94
Cash and Cash Equivalents - Opening	2,99,868.64	2,03,206.70
Cash and Cash Equivalents - Closing	3,48,739.64	2,99,868.64

Cash and Cash Equivalents Includes:		
a) Cash in Hand	-	-
b) Remittances in Transit / Cheques in Hand	-	504.29
c) Balances / Bank Deposit/ Call Deposits with Banks *	3,48,739.64	2,99,364.35
Total	3,48,739.64	2,99,868.64
*Details of restricted Cash and Cash Equivalents are as under:		
i) Bank Balances held in Separate Bank Accounts on behalf of Ministries/Clients	2,63,954.54	2,26,259.59
Total	2,63,954.54	2,26,259.59

Note : (i) Figures in brackets indicate cash outgo

(ii) Statement of Cash Flows has been prepared using Indirect Method as per Ind AS 7 Statement of Cash Flows

Place : Munnar, Kerala
Date : May 25, 2026



For and on behalf of
NBCC (INDIA) LIMITED

Chairman & Managing Director
(DIN : 10041435)

Date: 25.05.2026

Declaration on the Auditor's Report under Regulations 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements), 2015.

Pursuant to provisions of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, It is hereby declared and confirmed that the Auditor's Report on the Standalone & Consolidated Financial Statements of the Company for the Financial year 2025-26, are unmodified and without any qualifications.



For NBCC (India) Limited


Anjeev Kumar Jain
Director (Finance) & CFO

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Annexure - 2

Date: 25.05.2026

**OTHER INFORMATION- INTEGRATED FILING (FINANCIAL) –
FOR THE QUARTER AND YEAR ENDED 31 MARCH 2026**

(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)	WILL BE FILED SEPARATELY BEING PART OF THE INTEGRATED FILING (FINANCIAL) XBRL
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)	NO QUALIFICATIONS, DECLARATION OF UNMODIFIED OPINION IS BEING FILED

For and on behalf of
NBCC (India) Limited





(K. P. Mahadevaswamy)
Chairman & Managing Director

2



31

CORPORATE OFFICE

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