

No NBCC/BS/BSENSE/2024-25

August 29, 2024

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| <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 National Stock Exchange of India Ltd. Exchange Plaza, Plot No C/1, G Block, Bandra –Kurla Complex Bandra (E) Mumbai-400051 NSE Symbol: NBCC/EQ</p> | <p>बीएसई लिमिटेड फिरोज जीजीभोय टॉवर, दलाल स्ट्रीट, मुंबई -400001 स्क्रिप कोड: 534309 BSE Ltd. Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai-400001 Scrip code:534309</p> |
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Subject (विषय): Press Release (प्रेस विज्ञप्ति)

Sir,

Please find enclosed the press release titled “NBCC sells 100% office/commercial space worth Rs. 14,800 Crore approx. since inception for self- sustainable 7 GPRA colony at New Delhi.”

The aforesaid information is also available on the website of the company at <https://nbccindia.in/webEnglish/announcementNotices>

This is for your information and record.

Thanking you

Yours Sincerely
For NBCC (India) Limited

Deepti Gambhir
Company Secretary
F-4984

ENCL: As Above

CORPORATE COMMUNICATION DIVISION

PRESS RELEASE
FOR IMMEDIATE USE

NBCC/CCD/2024/PR

New Delhi 29.08.2024

NBCC sells office/commercial space worth Rs. 14,800 Crore approx.

- Sold 100% office space at WTC, Nauroji Nagar, New Delhi valuing **Rs. 13,408.7 Crore**
- Sold 100% retail and commercial space at Downtown, Sarojini Nagar, New Delhi valuing **Rs. 1,390.92 Crore.**

NBCC (India) Limited, a leading public sector enterprise renowned for its expertise in construction, engineering, and project management, proudly announces the remarkable achievement of selling 100% of the office space inventory at World Trade Center (WTC) Nauroji Nagar, New Delhi and 100% retail and commercial space at Downtown Sarojini Nagar, New Delhi.

World Trade Centre, Nauroji Nagar, New Delhi:

During the 27th e-auction, NBCC sold a total unsold inventory 1.81 lakh sqft of commercial space for Rs. 908.48 Crore. Through this e-auction, out of the total area sold, around 1.21 lakh sqft having sale value of approximately Rs. 596.25 Crore has been sold to PSU/Govt. entities and 0.60 lakh sqft having sale value of Rs. 312.23 was sold to private entities. The highest price fetched in the 27th e-auction for a unit was Rs. 62,261/sqft. against the reserve price of Rs. 37,161/sqft. This showcases the success of WTC, Nauroji Nagar a destination desired by many to base their enterprises.

The sale marks a significant milestone for the company and demonstrates the exceptional demand for premium commercial space in India's capital. With this, NBCC has sold the entire 100% office space of 32,87,567 sqft, valuing Rs. 13,408.7 Crore of which PSU/Government entities bought 23,00,942 sqft having sale value of Rs. 9,307.65 Crore and private entities bought 9,86,625 sqft having sale value of Rs. 4,101.07 Crore.

World Trade Centre is redeveloped as a commercial centre having approximately 34 lakh square feet of commercial built-up area which is being constructed in place of 628 numbers of old/ dilapidated quarters. The project encompasses about 25 acres of land and features 12 towers, each with 10 floors, offering ample space for businesses to grow and expand.

Some of the prominent facilities includes a 124 high-speed elevators, 4 escalators, energy-efficient lighting with 100% power back-up, integrated security systems, a central vacuum cleaning system, garbage chute system for waste collection, CCTV coverage, integrated building management system ensuring a seamless and secure working environment etc.

Emphasizing sustainability, WTC Nauroji Nagar incorporates green building practices and eco-friendly technologies, aiming for high ratings in environmental certifications such as GRIHA-III. It also boasts facilities like zero discharge concept, 800KW solar panels at the terrace, and 26 rainwater harvesting pits of 66cum capacity for each pit. The concept of efficient water management has been incorporated with focus on water recycle and reuse. The building is equipped with efficient insulation using double glazed façade system in every tower, energy efficient lighting system in lobbies to reduce energy consumption, heat insulated roofs. Further adequate capacity STP has been planned along with the concept of Zero Waste Discharge.

Office owners benefit from a range of premium amenities, including ample 3-level basement and open parking space for around 8000 vehicles, dedicated conference facilities, modern cafeteria and dining options, and landscaped green spaces, fostering a productive and comfortable work atmosphere.

With a workforce of around 3,000 engaged in the construction, NBCC has generated more than 2.5 million mandays while executing this project.

Downtown Sarojini Nagar:

NBCC has also achieved the 100% sale of DownTown commercial space. Recently, through a bulk sale, NBCC has sold the balance unsold commercial inventory of 3.52 Lakh sqft having a sale value of approx 1,343 Crore. With this, NBCC has successfully sold the entire inventory of 3.64 Lakh sqft valuing approx Rs. 1,391 Crore.

The project includes 329 shops having a built up area of approx 1,81,500 sqft and 300 offices having a built up area of approx 1,84,400 sqft. The size of shops ranges from 138 sqft to 738 sqft while the office size range from 216 sqft to 882 sqft. This commercial project also includes parking facility for approx 675 vehicles.

The development features state-of-the-art office spaces, retail units, and premium amenities designed to cater to the dynamic needs of modern businesses and enterprises. DownTown has been executed on a land parcel of 2.18 acres, incorporating approx 3,77,000 sqft of commercial built-up area, spread over four levels of basement (with lower and upper grounds) and eight additional floors. The first four levels of the hub accommodate retail spaces and the top levels are for the official use. The DownTown building includes a landscaped atrium on the ground floor giving the visual appeal of large open green space. The atriums are designed as street-level promenades. The public spaces also have open terraces, furnishings, glazed entrances and facade to provide visual experience and maximum use of the daylight.

NBCC is pioneering the work of redevelopment and is executing various projects on vacant/under-utilized/unused land parcels and colonies in various parts of the country. The uniqueness of this project has been that it is on self-sustainable basis and there is no liability on the part of public exchequer. The funds for the redevelopment regarding 7 GPRA colonies is being generated by NBCC through the sale of commercial space at Nauroji Nagar and Sarojini Nagar. NBCC is re-developing Nauroji Nagar, Sarojini Nagar and Netaji Nagar while CPWD is executing the other four colonies, i.e. Kasturba Nagar, Thyagraj Nagar, Srinivaspuri and Mohammadpur. These four projects executed by CPWD is also being funded through the funds generated by NBCC through sale of commercial space of the colonies allotted to NBCC for redevelopment.

NBCC India Limited remains focused on its mission to transform the landscape of commercial real estate through innovation, quality, and sustainability. As it celebrates this milestone, it looks forward to further achievements and continues its efforts to provide superior real estate solutions that meet the evolving needs of businesses and communities.

NBCC is willing to take up more redevelopment projects across the country and is ready to engage with various Government entities for such endeavours. Such projects will not only help utilise land parcels in a better and efficient manner but also benefit the owners by providing potential revenue opportunities. NBCC aims to be a partner in the development saga of the country.

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