

Monday, October 26, 2026

To,
The Department of Corporate Services
BSE Limited
P. J. Towers,
Dalal Street
Mumbai – 400001
Scrip Code – 539522

Subject: Outcome of the meeting of the Board of Directors of Grovy India Limited in terms of the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

With reference to the captioned subject and in terms of the provisions of regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI Listing Regulations**”) as amended from time to time, we wish to inform your good office that the Board of Directors of Grovy India Limited (“**the Company**”), at their meeting held today i.e., **Monday, October 26, 2026**, has inter alia, transacted the following business:

- I.** Considered and approved the unaudited financial results for the Second quarter ended on 30th September, 2026 along with Limited Review Report thereon on record.

The meeting of the Board of Directors commenced at 04:00 P.M. (IST) and concluded at 05:30 P.M. (IST).

You are requested to kindly take it on your record.

Thanking you,

Yours faithfully,

For Grovy India Limited

**SIMRAN
RAJPUT**

Digitally signed by
SIMRAN RAJPUT
Date: 2026.10.26
17:36:40 +05'30'

Simran Rajput

Company Secretary cum Compliance Officer

Membership number: A77691

Place: New Delhi



INDEPENDENT AUDITOR'S REVIEW REPORT ON THE QUARTERLY AND YEAR TO DATE UNAUDITED FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 READ OF SEBI (LISTING OBLIGATION AND DISCLOSURES REQUIREMENTS) REGULATION, 2015 AS AMENDED

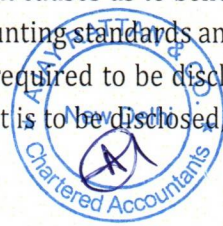
To
Board of Directors
Grovy India Limited
122, Vinobha Puri, Lajpat Nagar
New Delhi - 110024
CIN NO: -L74130DL1985PLC021532

1. We have reviewed the accompanying statement of unaudited financial results of **GROVY INDIA LIMITED** (the "Company") for the quarter and period ended 30th September 2026 (the 'Statement') attached herewith, being submitted by the company pursuant to regulation 33 read of SEBI (Listing obligation and disclosures requirements) regulation, 2015, as amended (the "Listing Regulations").

2. This statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting", prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended from time to time (the 'Listing Regulations'). The Statement has been approved by the Company's Board of Directors. Our responsibility is to express conclusion on the statements based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.





AJAY RATTAN & CO.
CHARTERED ACCOUNTANTS

These unaudited financial results and other financial information of the company have been approved and furnished to us by the Management. Our conclusion on the Statement is not modified in respect of this matter.

For Ajay Rattan & Co.,
Chartered Accountants,
Firm Registration No. 012063N

CA. Ajay Aggarwal
Partner

Membership No. 090975

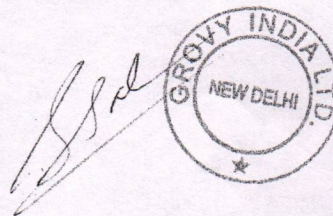
UDIN: 26090975 GRUQ EX 9220



Place: New Delhi
Date: 26.10.2026

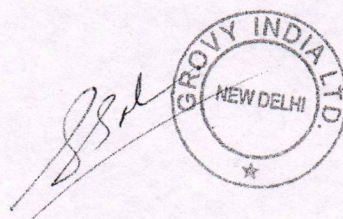
Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2026

Particulars	Three months ended			Six Months Period Ended		Year Ended
	30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
[in lakhs]						
I. Revenue from Sale of Constructed properties and other development activities	2,686.84	2,749.93	1,496.00	5,436.76	2,321.36	3,320.10
II. Other Income	30.82	8.50	56.87	39.32	61.17	214.78
III. Total Revenue (I+II)	2,717.66	2,758.43	1,552.87	5,476.09	2,382.53	3,534.88
IV. Expenses:-						
(a) Cost of Land, Plot, Constructed Properties and others	1,294.22	4,705.05	1,431.63	5,999.27	2,038.09	5,418.66
(b) Change in Inventory of finished goods and Projects in Progress	1,082.69	(2,247.84)	7.59	(1,165.15)	58.34	(2,447.07)
(c) Employee Benefits Expense	13.70	10.86	10.60	24.56	21.96	47.37
(d) Finance Cost	42.64	22.30	42.32	64.94	44.57	86.08
(e) Depreciation	0.88	0.88	1.33	1.76	2.62	5.32
(f) Other Expenses	10.95	13.13	8.69	24.09	19.18	37.61
Total Expenses (VII)	2,445.09	2,504.38	1,502.16	4,949.47	2,184.76	3,147.98
V Profit / (Loss) before tax (III-IV)	272.57	254.05	50.71	526.61	197.77	386.89
VI Exceptional Items	-	-	-	-	-	-
VII Profit/(loss) before tax (VII+VIII)	272.57	254.05	50.71	526.61	197.77	386.89
VIII Tax Expense:						
(1) Current Tax	70.46	62.37	13.24	132.83	49.95	98.18
(2) Deferred Tax Charge/(Reversed)	0.28	1.57	(0.15)	1.85	0.51	(2.13)
Tax adjustment for earlier years	-	-	-	-	-	1.04
Total tax expense	70.74	63.94	13.09	134.68	50.46	97.09
IX Profit/(loss) for the period (VII-VIII)	201.83	190.11	37.63	391.93	147.32	289.81
X Other Comprehensive Income						
Items that will not be reclassified to profit and loss in subsequent periods:						
Net profit/(loss) on fair value of FVOCI equity instruments	-	10.44	(1.49)	10.44	14.45	(15.97)
Income tax effect	-	(1.49)	0.21	(1.49)	(2.07)	2.28
Re-measurement gain on defined benefit plans	-	-	-	-	0.08	1.26
Income tax effect	-	-	-	-	(0.02)	(0.32)
Total Other Comprehensive Income	-	8.95	(1.28)	8.95	12.44	(12.74)
Total Comprehensive Income for the period (XII+XIV)(Comprising Profit (Loss) and Other Comprehensive Income for the period)	201.83	199.06	36.35	400.88	159.76	277.07
XI Paid up equity share capital (Face value Rs. 10/- per share)	1,750.57	1,333.63	1,333.63	1,750.57	1,333.63	1,333.63
Reserve excluding Revaluation Reserves as per Balance Sheet of Previous Accounting year	-	-	-	-	-	971.74
XIV Earnings per equity share (for continuing operation):						
(1) Basic	1.26	1.43	0.28	2.67	1.10	2.17
(2) Diluted	1.26	1.43	0.28	2.67	1.10	2.17



GROVY INDIA LIMITED
 Reg. Office: 122, 1st Floor, Vinobapuri, Lajpat Nagar II, New Delhi—110024
 CIN NO :-L74130DL1985PLC021532, Tel: 011-46740000
 E-mail: grovyindia@gmail.com, Website: www.grovyindia.com
 Unaudited Statement of Assets and Liabilities as at September 30, 2026

PARTICULARS	[in lakhs]	
	As at 30 Sept 2026 Unaudited	As at 31 Mar 2026 Audited
ASSETS		
Non-Current Assets		
Property, plant & equipment	9.17	10.93
Other Intangible Assets	-	-
Financial Assets		
Investments	0.05	59.38
Loans		-
Others		-
Deferred Tax Assets (Net)	3.53	6.87
Other Non-Current Assets	-	-
Current Assets		
Inventories	7,252.69	6,087.55
Financial Assets		
Investments		
Trade Receivables	347.67	103.47
Cash & Cash Equivalents	1.99	1.30
Bank Balance Other than Cash & Cash Equivalents	0.21	0.20
Loans		-
Other Financial Assets		-
Current Tax Assets (Net)	-	1.63
Other Current Assets	149.64	1,063.80
Total Assets	7,764.94	7,335.13
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	1,750.57	1333.63
Other Equity	2,431.37	971.74
Non-Current Liabilities		
Financial Liabilities		
Borrowings	4.38	245.30
Provisions	5.31	5.31
Deferred tax Liability		-
Current Liabilities		
Financial Liabilities		
Borrowings	254.63	2,250.89
Trade Payables	129.04	1.91
Other Financial Liabilities		
Other Current Liabilities	3,065.15	2,525.74
Provisions	94.66	0.61
Current Tax Liability (net)	29.82	-
Total Equity and Liabilities	7,764.94	7,335.13



Particulars	(₹ in lakhs)	
	For the half year ended	For the half year ended
	30 Sep 26	30 Sep 25
	Unaudited	Unaudited
(A) CASH FLOW FROM OPERATING ACTIVITIES		
Net profit/ (loss) before tax and after Extra- ordinary items	526.61	197.77
Adjustments for items: -		
Depreciation and Amortization	1.76	2.62
Profit on sale of Fixed Assets	-	(0.19)
Interest income	(29.20)	(26.37)
Finance Charges	64.94	44.57
Gain on Sale of Investment	(1.62)	-
Balances Written off (non cash)	0.05	-
Dividend Received	-	(2.71)
Fair Value Through OCI (Net)	12.04	-
Operating Profit before working capital changes	574.58	215.69
Adjustments for increase/decrease: -		
Inventories	(1,165.14)	58.34
Trade & other receivables	(244.20)	(612.56)
Trade & other payables	127.13	449.40
Other Assests	914.16	28.20
Other Liabilities	633.46	308.51
Current Loans	-	513.59
Cash generated from operations	840.00	961.17
Direct Taxes Paid(net of refund)	(101.44)	(39.16)
Net cash flow from operating activities	738.56	922.01
(B) CASH FLOW FROM INVESTING ACTIVITIES		
Sale/ (Purchase) of property, plant & equipment	-	(0.88)
Sale/ (Purchase) of current investments	59.34	(93.52)
Gain on Sale of Investment	1.62	-
Interest received	29.20	26.37
Misc received (Dividend)	-	2.71
Net cash flow from investing activities	90.16	(65.32)
(C) CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(64.94)	(44.57)
Repayment of borrowings	(2,237.18)	(812.10)
Security Premium Received	1,070.49	-
Dividend Paid	(13.34)	-
Proceeds from issue of share capital	416.94	-
Net cash flow from financing activities	(828.03)	(856.67)
Net cash flow during the year (A + B + C)	0.69	0.02
Add: Opening cash and cash equivalents	1.50	0.87
Closing cash and cash equivalents	2.19	0.89

Cash and Cash Equivalents

Particulars	As at	As at
	30 Sep 26	30 Sep 25
Cash on Hand	1.06	0.17
Unpaid Dividend Account Balance	0.21	-
Balance in Current account	0.92	0.72
Total	2.19	0.89

Note :

*The Statement of Cash flows has been prepared under the indirect method as set out in Ind AS -7 specified under Section 133 of the Companies Act 2013.



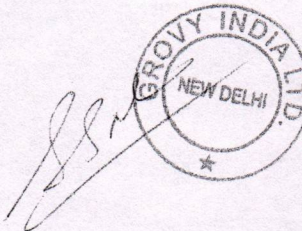
GROVY INDIA LIMITED
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 CIN NO :-L74130DL1985PLC021532, Tel: 011-46740000
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 Segment wise Unaudited Revenue, Results, Assets and Liabilities for the Half Year Ended September 30, 2026

Sl No	Particulars	Quarter ended			Half year ended		[in lakhs]
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	Year ended
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	31.03.2026
							Audited
1	Segment Revenue						
	a) Realty Division (Including Construction)	2,686.84	2,749.93	825.36	5,436.76	2,321.36	3,320.10
	b) Trading of Securities	-	-	4.04	-	6.40	23.56
	c) Unallocated	30.82	8.50	0.26	39.32	54.77	191.22
	Total	2,717.66	2,758.43	829.66	5,476.09	2,382.53	3,534.88
	Less: Inter Segment Revenue						
	Total Income	2,717.66	2,758.43	829.66	5,476.09	2,382.53	3,534.88
2	Segment Results						
	Earning (+)/Loss (-) before interest and tax from each segment						
	a) Realty Division (Including Construction)	309.92	292.71	168.15	602.64	224.94	348.51
	b) Trading of Securities	-	-	4.04	-	6.36	23.20
	c) Unallocated	6.17	-15.49	-21.59	-9.32	13.66	106.59
	Total	316.09	277.22	150.60	593.32	244.96	478.30
	Less:						
	Depreciation	0.88	0.88	1.29	1.76	2.62	5.32
	Finance cost	42.64	22.30	2.25	64.94	44.57	86.08
	Profit Before Tax	272.57	254.04	147.06	526.61	197.77	386.89
3	Segment Assets						
	a) Realty Division (Including Construction)	7,733.46	8,579.55	5,275.58	7,733.46	4,750.16	7,251.94
	b) Trading of Securities	9.22	54.75	112.87	9.22	203.48	70.31
	c) Unallocated	22.26	42.36	10.91	22.26	18.01	12.88
	Total Segment Assets	7,764.94	8,676.66	5,399.36	7,764.94	4,971.65	7,335.13
4	Segment liabilities						
	a) Realty Division (Including Construction)	3,438.84	6,025.25	3,203.63	3,438.84	2,754.07	4,999.92
	b) Trading of Securities	-	-	-	-	-	-
	c) Unallocated	144.15	146.73	30.71	144.15	16.20	29.84
	Total Segment Liabilities	3,582.99	6,171.98	3,234.34	3,582.99	2,770.27	5,029.76

See accompanying note to the financial results

Notes :

- (1) The above Financial results have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.
- (2) The aforementioned results were reviewed by the audit committee of the Board on 26th October, 2026 and subsequently taken on record by the Board of Directors at its meeting held on 26th October, 2026.
- (3) In line with Ind AS 108- "Operating Segment" and on the basis of review of operations being carried out by the management of the company, the business is organized into two primary operating segments:
 - (i) Realty Division (Including Construction), and
 - (ii) Trading of Securities, therefore disclosure on segment information is annexed.



- (4) The statutory auditors have carried out limited review of the above results for the quarter and half year ended 30th September, 2026. However, the management has exercised necessary due diligence to ensure that the financial results provided true and fair view of its affairs.
- (5) The company has increased the authorised share capital from ₹ 13,50,00,000/- (rupees thirteen crore fifty lakhs only) divided into 1,35,00,000 (one crore and thirty-five lakh) equity shares of ₹ 10/- (rupees ten only) each to ₹ 25,00,00,000/- (rupees twenty-five crore only) divided into 2,50,00,000 (two crore fifty lakh) equity shares of ₹ 10/- (rupees ten only) each, by creation of additional 1,15,00,000 (one crore and fifteen lakh) equity shares of ₹ 10/- (rupees ten only) each. The company has allotted 41,69,433 equity shares to the persons/ entities belonging to the "promoter & promoter group" & "public" category on a preferential basis.
- (6) Figures for the previous period have been regrouped wherever considered necessary so as to confirm to the classification of the current period.

For and on behalf of the Board of Directors
GROVY INDIA LIMITED

Prakash Chand Jalan
Chair Person
DIN NO :00475545
Date: 26/10/2026
Place: New Delhi

