



**Monday, October 26, 2026**

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

**Sub: Submission of Unaudited Financial Results along with Limited Review Report for the quarter and Half-year ended on 30<sup>th</sup> September, 2026.**

Dear Sir,

With reference to captioned subject and pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Unaudited Financial Results along with Limited Review Report of the Company for the quarter and half-year ended on 30<sup>th</sup> September, 2026.

You are requested to take note of the same.

Thanking you.

For Grovy India Limited

**SIMRAN** Digitally signed  
by SIMRAN  
**RAJPUT**  
Date: 2026.10.26  
17:45:15 +05'30'

**Simran Rajput**  
**Company Secretary & Compliance Officer**  
**Membership number: A77691**

**Encl: As Above**



**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**

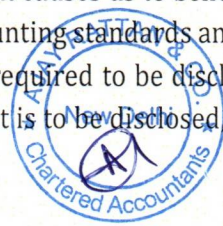
To  
Board of Directors  
Grovy India Limited  
122, Vinobha Puri, Lajpat Nagar  
New Delhi - 110024  
CIN NO: -L74130DL1985PLC021532

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

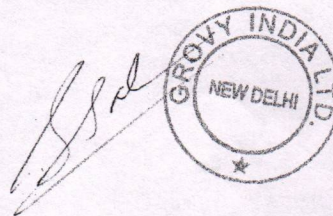
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Place: New Delhi  
Date: 26.10.2026

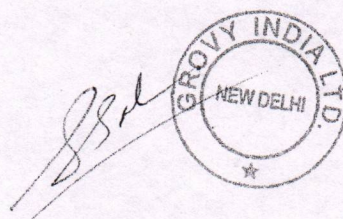
Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2026

| 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 (XIII+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

| [in lakhs]                                      |                                    |                                 |
|-------------------------------------------------|------------------------------------|---------------------------------|
| PARTICULARS                                     | As at<br>30 Sept 2026<br>Unaudited | As at<br>31 Mar 2026<br>Audited |
| <b>ASSETS</b>                                   |                                    |                                 |
| <b>Non-Current Assets</b>                       |                                    |                                 |
| 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                        | -                                  | -                               |
| <b>Current Assets</b>                           |                                    |                                 |
| 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                        |
| <b>Total Assets</b>                             | <b>7,764.94</b>                    | <b>7,335.13</b>                 |
| <b>EQUITY AND LIABILITIES</b>                   |                                    |                                 |
| <b>Equity</b>                                   |                                    |                                 |
| Equity Share Capital                            | 1,750.57                           | 1333.63                         |
| Other Equity                                    | 2,431.37                           | 971.74                          |
| <b>Non-Current Liabilities</b>                  |                                    |                                 |
| Financial Liabilities                           |                                    |                                 |
| Borrowings                                      | 4.38                               | 245.30                          |
| Provisions                                      | 5.31                               | 5.31                            |
| Deferred tax Liability                          |                                    | -                               |
| <b>Current Liabilities</b>                      |                                    |                                 |
| 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                              | -                               |
| <b>Total Equity and Liabilities</b>             | <b>7,764.94</b>                    | <b>7,335.13</b>                 |



| Particulars                                                   | (₹ in lakhs)            |                         |
|---------------------------------------------------------------|-------------------------|-------------------------|
|                                                               | For the half year ended | For the half year ended |
|                                                               | 30 Sep 26               | 30 Sep 25               |
|                                                               | Unaudited               | Unaudited               |
| <b>(A) CASH FLOW FROM OPERATING ACTIVITIES</b>                |                         |                         |
| 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)                 |
| <b>Net cash flow from operating activities</b>                | <b>738.56</b>           | <b>922.01</b>           |
| <b>(B) CASH FLOW FROM INVESTING ACTIVITIES</b>                |                         |                         |
| 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                    |
| <b>Net cash flow from investing activities</b>                | <b>90.16</b>            | <b>(65.32)</b>          |
| <b>(C) CASH FLOW FROM FINANCING ACTIVITIES</b>                |                         |                         |
| 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                  | -                       |
| <b>Net cash flow from financing activities</b>                | <b>(828.03)</b>         | <b>(856.67)</b>         |
| Net cash flow during the year (A + B + C)                     | 0.69                    | 0.02                    |
| Add: Opening cash and cash equivalents                        | 1.50                    | 0.87                    |
| <b>Closing cash and cash equivalents</b>                      | <b>2.19</b>             | <b>0.89</b>             |

**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        |
| <b>Total</b>                    | <b>2.19</b> | <b>0.89</b> |

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.



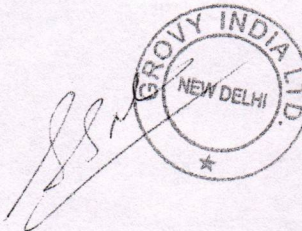
GROVY INDIA LIMITED  
 Reg. Office: 122, 1st Floor, Vinobapuri, Lajpat Nagar II, New Delhi-110024  
 CIN NO :-L74130DL1985PLC021532, Tel: 011-46740000  
 E-mail: grovyindia@gmail.com, Website: www.grovyindia.com  
 Segment wise Unaudited Revenue, Results, Assets and Liabilities for the Half Year Ended 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          |
|       | <b>Total</b>                                                   | <b>2,717.66</b> | <b>2,758.43</b> | <b>829.66</b>   | <b>5,476.09</b> | <b>2,382.53</b> | <b>3,534.88</b> |
|       | Less: Inter Segment Revenue                                    |                 |                 |                 |                 |                 |                 |
|       | <b>Total Income</b>                                            | <b>2,717.66</b> | <b>2,758.43</b> | <b>829.66</b>   | <b>5,476.09</b> | <b>2,382.53</b> | <b>3,534.88</b> |
| 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          |
|       | <b>Total</b>                                                   | <b>316.09</b>   | <b>277.22</b>   | <b>150.60</b>   | <b>593.32</b>   | <b>244.96</b>   | <b>478.30</b>   |
|       | 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           |
|       | <b>Profit Before Tax</b>                                       | <b>272.57</b>   | <b>254.04</b>   | <b>147.06</b>   | <b>526.61</b>   | <b>197.77</b>   | <b>386.89</b>   |
| 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           |
|       | <b>Total Segment Assets</b>                                    | <b>7,764.94</b> | <b>8,676.66</b> | <b>5,399.36</b> | <b>7,764.94</b> | <b>4,971.65</b> | <b>7,335.13</b> |
| 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           |
|       | <b>Total Segment Liabilities</b>                               | <b>3,582.99</b> | <b>6,171.98</b> | <b>3,234.34</b> | <b>3,582.99</b> | <b>2,770.27</b> | <b>5,029.76</b> |

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

