

INDEPENDENT AUDITOR'S REPORT

To the Members of VASCON ENGINEERS LIMITED

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of **VASCON ENGINEERS LIMITED** (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), which includes the Group's share of profit/(loss) in its associates and its joint-ventures, which comprise the Consolidated Balance Sheet as at March 31, 2023, the Consolidated Statement of Profit and Loss (including other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity, for the year then ended, and notes to Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

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 financial statements (standalone / consolidated) of subsidiaries including associates and joint-ventures as was audited by the other auditors, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 (hereinafter referred to as "the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including an Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, of Consolidated State of Affairs (financial position) of the Group including its associates and joint-ventures as at March 31, 2023, the Consolidated Profit (financial performance including other comprehensive income), its Consolidated Cash Flows and the Consolidated Changes in Equity for the year then ended.

Basis for opinion

We conducted our audit of the Consolidated Financial Statements 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 Statements section of our report. We are independent of the Group including associates and 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 Statements under the provisions of the Act and the Rules there under, 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 along with the consideration of audit reports of the other auditors referred to in the other matters paragraph, is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Statements.



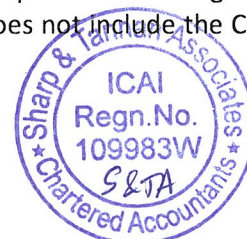
Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated Financial Statements of the current year. These matters were addressed in the context of our audit of the Consolidated Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report;

S. No.	Key Audit Matter (KAM)	Auditor's Response
1	<p>Revenue Recognition:</p> <p>Ind AS 115 prescribes detailed guidance for various elements of revenue recognition and requires detailed contract assessment as per the accounting principles. The revenue accounting standards application involves certain significant judgements regarding the identification of distinct performance obligations, recognition of revenue over the period, recognition of contract acquisition costs, appropriateness of the basis used for measuring the estimation of the total cost of completion of the projects over a wide range of customers and also a wide range of contracts each having different risk profile based on its individual nature of performance and delivery characteristics. Changes in cost estimates could give rise to variances in the amount of revenue recognised and profit/loss recognised. Accordingly, this matter has been identified as KAM.</p>	<p>Principal Audit Procedures:</p> <p>Our audit procedures on revenue recognition from construction contracts consisted mainly of the testing of the design and operating effectiveness of the laid down internal controls and then substantive testing of the transactions. The audit procedures performed include following:</p> <ul style="list-style-type: none"> Assessed the Company's process to identify revenue recognition and cost estimation as per the requirement of the revenue accounting standard. Evaluate the design and implementation of key internal financial controls and operating effectiveness of the relevant key controls with respect to the existence and accuracy of revenue recognition on selected transactions. Selected an appropriate sample of contracts and evaluated them along with the supporting evidence to determine whether various elements of revenue recognition as well as cost allocations are assessed with the principles prescribed under Ind AS 115. We performed project analysis and obtained the reasons for our observations in respect of the ongoing as well as completed projects during the year under audit. Read and assessed the disclosure made in the financial statements for assessing compliance with the disclosure Ind AS 115 requirements.

Information other than the Consolidated Financial Statements and Auditor's Report thereon (hereinafter referred to as "other information")

The Holding Company's Management and Board of Directors are responsible for the preparation of other information. The other information comprises the Board's report and management discussion and analysis included in the Holding Company's annual report but does not include the Consolidated Financial Statements and our auditor's report thereon.



Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed and based on the work done/ audit reports of other auditors, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of Directors' Responsibilities for the Consolidated Financial Statements

The Holding Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these Consolidated Financial Statements in terms of the requirements of the Act, that give a true and fair view of the Consolidated Financial Position, Consolidated Financial Performance, Consolidated Cash Flows and Consolidated Statement of Changes in Equity of the Group including its associates and joint-ventures in accordance with the accounting principles generally accepted in India, including the Ind AS. The respective management and Board of Directors of the companies included its associates and joint-ventures in the Consolidated Financial Statements are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each 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 the 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 Financial Statements / Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the Consolidated Financial Statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Statements, the respective Management and Board of Directors of the companies included in the Group including its associates and joint ventures are responsible for assessing the ability of each company to continue as a going concern, disclosing, as applicable, matters related to going concerned and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations or has no realistic alternative but to do so.

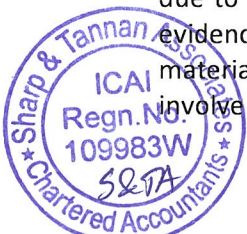
The respective Board of Directors of the companies included in the Group including its associates and joint-ventures are responsible for overseeing the financial reporting process of each Company.

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

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements 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 Statements.

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

- A. Identify and assess the risks of material misstatement of the Consolidated Financial Statements, 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.



- B. 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 an adequate internal financial controls system in place and the operating effectiveness of such controls
- C. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- D. Conclude on the appropriateness of management's use of the going concern basis of accounting in the preparation of Consolidated Financial Statement and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. 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 Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to our auditor's report date. However, future events or conditions may cause the Group including its associates and joint ventures to cease to continue as a going concern.
- E. Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- F. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group including its associates and joint ventures to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities included in the Consolidated Financial Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in the aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work, and (ii) evaluating the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in Consolidated Financial Statements of which we are the independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Other Matters

- A. The Statement includes the Ind AS Financial Statements of 3 (three) domestic subsidiaries & 1 (one) foreign step-down subsidiary, whose Ind AS financial statements reflect total assets of Rs. 719.90 Lakhs as at March 31, 2023; and total revenue of Rs. 226.08 Lakhs & Rs. 621.43 Lakhs, total net loss after tax of Rs. 15.82 Lakhs & Profit after tax of Rs. 1.28 Lakhs, total comprehensive loss of Rs. 15.61 Lakhs & Income Rs. 1.48 lakhs and net cash inflow of Rs. 47.10 Lakhs & Rs. 42.76 Lakhs for the quarter and year then ended respectively. The Statement also includes the Group's share of profit after tax as well as total comprehensive income of Rs. 377.93 Lakhs & Rs. 1,942.92 lakhs for the quarter and year then ended March 31, 2023 respectively, in respect of a joint venture. These Ind AS Financial Statements have been audited by their respective independent auditors whose audit reports have been furnished to us by the management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.
- B. The Statement includes the Ind AS Financial Statements of 2 (two) domestic subsidiaries, whose Ind AS financial statements reflect total assets of Rs. 32.06 lakhs as at March 31, 2023; and total revenue of Rs. 0 Lakhs & Rs. 0 Lakhs, total net loss after tax of Rs. 0.14 Lakhs & Rs. 5.46 Lakhs, total comprehensive loss of Rs. 0.14 Lakhs & Rs. 5.46 Lakhs and net cash inflow of Rs. 30.27 Lakhs & Rs. 30.27 Lakhs for the quarter and year then ended respectively. The Statement also includes the Group's share of Loss after tax of Rs. 1.23 Lakhs & profit after tax Rs. 3.94 lakhs and total comprehensive Loss of Rs. 1.23 Lakhs & income of Rs. 3.94 lakhs for the quarter and year ended March 31, 2023, respectively, in respect of 4 (four) joint ventures. These financial statements / information are unaudited and 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 two subsidiaries and four joint ventures, are based solely on such unaudited financial information certified by management. In our opinion and according to the information and explanations given to us by the Holding Company's Management, this financial information is not material to the Group.
- C. Two domestic associates are non-operative entities and their financial information as at March 31, 2023 is unaudited. This financial information is provided by the management in whose opinion it is not material to the group.

Our opinion on the Consolidated Financial Statements, and our report on Other Legal and Regulatory requirements below, is not modified in respect of the above other matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements certified by the management.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government in terms of Section 143 (11) of the Act, we give in "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143 (3) of the Act, based on our audit and on the consideration of the report of other auditors on financial statements (Standalone / Consolidated) of such companies as was audited by them and as mentioned in the 'Other Matters' paragraph above, we report, to the extent applicable, that:
 - A. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated Financial Statements.



- B. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of other auditors.
- C. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Financial Statements.
- D. In our opinion, the aforesaid Consolidated Financial Statements comply with the Ind AS specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014.
- E. On the basis of the written representations received from the directors of the Holding Company as on March 31, 2023 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of subsidiary companies including associates and joint-ventures which are companies incorporated in India, none of the directors of the subsidiary companies, associates and joint-ventures which are companies incorporated in India, are disqualified as on March 31, 2023 from being appointed as a director in terms of section 164(2) of the Act;
- F. With respect to the adequacy of internal financial controls over financial reporting of the Group including its associates and joint ventures which are companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in “**Annexure B**”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial control over financial reporting.
- G. With respect to the other matters to be included in the auditor's report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Consolidated Financial Statements disclose the impact of pending litigations as at March 31, 2023 on the Consolidated Financial position of the Group including its associates and joint-ventures (refer note 30 to the Consolidated Financial Statements);
 - the Group including associates and joint-ventures did not have any material foreseeable losses on long-term contracts during the year ended 31 March 2023. Provision has been made in the Consolidated Financial Statements, as required under the applicable law or Ind AS, for material foreseeable losses, on derivative contracts;
 - there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Group including its associates and joint-ventures, which are companies incorporated in India.
 - (a) The management of the Group including associates and joint-ventures companies incorporated in India whose financial statements have been audited under the Act has represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or its subsidiary companies to or in any other person(s) or entity (ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or its subsidiary companies (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(b) The management of the Group including associates and joint-ventures companies incorporated in India whose financial statements have been audited under the Act has represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Holding Company or its subsidiary companies from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or its subsidiary companies shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. During the year Holding Company has not declared / paid any dividend hence reporting under rule 11 (f) is not applicable to that extent.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

H. With respect to the other matters to be included in the auditor's report in accordance with the requirements of section 197(16) of the Act, as amended, we report that in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Group including associates and joint-ventures, which are companies incorporated in India, where applicable, to its directors during the year is in accordance with the provisions of section 197 of the Act. The remuneration paid to the director by the Holding Company and its subsidiary companies incorporated in India, where applicable, is not in excess of the limit laid down under Section 197 of the Act, except in the case of a Holding company and one of the subsidiary company where requisite approvals are taken in the general meeting. The Ministry of corporate affairs has not prescribed other details under section 197(16) which are required to comment upon by us.

SHARP & TANNAN ASSOCIATES

Chartered Accountants

Firm's Registration No.: 0109983W

by the hand of



CA Tirtharaj Khot
Partner

Membership No.: (F) 037457

UDIN: 23037457BGYRJR3954

Pune, May 15, 2023

Annexure A to the independent auditor's report on the Consolidated Financial Statements of Vascon Engineers Limited for the year ended 31st March, 2023

(Referred to in paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" Section of our report on even date)

In our opinion and according to the information and explanations given to us, the following companies incorporated in India and included in the Consolidated Financial Statements, have unfavourable remarks, qualifications or adverse remarks given by us & other auditors in their reports under the Companies (Auditor's Report) Order, 2020 (CARO):

Sr. No.	Name of the entity	CIN	Holding Company /subsidiary	Clause number of the CARO report
1.	Vascon Engineers Ltd.	L70100PN1986PLC175750	Holding Company	Clause (iii) Clause (vii) (a)
2.	GMP Technical Solutions Private Limited	U74999MH2003PTC142312	Subsidiary Company	Clause (iii) (a) Clause (vii)
3.	Almet Corporation Ltd.	U29290MH1960PLC059367	Subsidiary Company	Clause (vii) (a) Clause (xvii)
4.	Marvel Housing Pvt. Ltd.	U45200MH2005PTC154682	Subsidiary Company	Clause (vii) (a)
5.	Marathawada Realtors Pvt. Ltd	U24110MH1984PTC034809	Subsidiary Company	Clause (vii) (a) Clause (xvii)

SHARP & TANNAN ASSOCIATES

Chartered Accountants

Firm's Registration No.: 0109983W

by the hand of



[Signature]

CA Tirtharaj Khot
Partner

Membership No.: (F) 037457

UDIN: 23037457BGYRJR3954

[Signature]

Pune, May 15, 2023

Annexure B to the independent auditor's report on the Consolidated Financial Statements of Vascon Engineers Limited for the year ended 31st March, 2023

(Referred to in paragraph (F) under the heading, "Report on Other Legal and Regulatory Requirements" of our report on even date)

Report on the Internal Financial Controls Over Financial Report under clause (i) of sub-section 3 of section 143 of the Companies Act, 2013 ("the Act")

Opinion

We have audited the Internal Financial Controls Over Financial Reporting of **VASCON ENGINEERS LIMITED** (hereinafter referred as "the Holding Company"), including its subsidiary companies (the Holding Company and its subsidiaries together referred to as "the Group"), including its associates and joint-ventures, which are companies incorporated in India, as of March 31, 2023 in conjunction with our audit of the Consolidated Financial Statements of the Company as of and for the year ended on that date.

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of reports of other auditors referred to in other matters paragraph below, the Group including its associates and joint-ventures, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India ('ICAI').

Board of Directors' Responsibility for Internal Financial Controls

The respective Company's Management and Board of Directors of the Holding company and its subsidiary companies, associates and joint-ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Group's including its associates and joint-ventures, which are companies incorporated in India, internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable, to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



We believe that the audit evidence we have obtained and the audit evidence obtained by other auditors of the subsidiary companies, associates and joint-ventures, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Group's including its associates and joint-ventures which are companies incorporated in India, internal financial controls system over financial reporting.

Other matter

Our aforesaid report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to three subsidiaries and a joint-venture, which are companies incorporated in India, is solely based on corresponding reports of the auditors of such Companies.

The internal financial controls with reference to financial statements insofar as it relates to two subsidiary companies, four joint ventures and two associates, wherever applicable, which is a company incorporated in India and Standalone Financial Statements of these subsidiaries, joint ventures and associates, included in these Consolidated Financial Statements, have not been audited either by us or by other auditors. In our opinion and according to the information and explanations given to us by the Management, such unaudited subsidiary companies, joint ventures and associates are not material to the Holding Company.

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

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that: (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

SHARP & TANNAN ASSOCIATES

Chartered Accountants

Firm's Registration No.: 0109983W

by the hand of




CA Tirtharaj Khot

Partner

Membership No.: (F) 037457

UDIN: 23037457BGYRJR3954

Pune, May 15, 2023

Vascon Engineers Limited				
Consolidated Balance Sheet as at March 31, 2023				
(₹ in Lakhs)				
	Particulars	Note No	As at March 31, 2023	As at March 31, 2022
A	Assets			
1	Non Current Assets			
	(a) Property, Plant and Equipment	3	7,998.43	5,316.09
	(b) Capital work-in-progress		0.04	0.03
	(c) Goodwill on Consolidation		1,561.25	1,832.20
	(d) Investment Property	4	1,443.85	1,517.57
	(e) Other Intangible assets	3	53.66	29.64
	(f) Right of Use Assets	3	630.73	728.73
	(g) Financial Assets			
	(i) Investments	5	7,925.08	7,225.08
	(ii) Loans	6	210.68	230.43
	(iii) Others Financial Assets	7	13,115.35	10,098.00
	(h) Income Tax Assets (net)		1,487.00	865.31
	(i) Deferred Tax Assets (net)	17	620.64	671.47
	(j) Other Non Current Assets	8	2,527.97	2,814.80
	Total Non - Current Assets		37,574.68	31,329.35
2	Current Assets			
	(a) Inventories	9	47,254.30	51,441.74
	(b) Financial Assets			
	(i) Investments	5	346.59	406.68
	(ii) Trade receivables considered good - Unsecured	10	21,770.67	16,245.04
	(iii) Cash and cash equivalents	11	5,297.08	2,579.67
	(iv) Bank balances other than (iii) above	11	5,515.00	7,264.11
	(v) Loans receivables considered good - Unsecured	6	8,614.56	6,336.97
	(vi) Others Financial Assets	7	34,143.00	30,084.89
	(c) Other Current Assets	8	4,009.49	3,326.45
	Total Current Assets		1,26,950.69	1,17,685.55
	Assets Held For Sale	5.1	388.74	-
	Total Assets (1+2)		1,64,914.11	1,49,014.90
B	Equity and Liabilities			
1	Equity			
	(a) Equity Share Capital	12 & 12.1	21,731.71	21,731.71
	(b) Other Equity	12.2	69,445.03	59,404.27
	Equity attributable to owners of the Company		91,176.74	81,135.98
	Non Controlling Interest	12.3	1,259.03	1,276.72
	Total Equity		92,435.77	82,412.70
2	Non Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	13	6,370.29	1,713.42
	(ii) Lease liability	14A	465.59	525.24
	(iii) Other financial liabilities	14	888.87	1,280.95
	(b) Other Liabilities	18	-	-
	Total Non - Current Liabilities		7,774.75	3,519.61
3	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	13	7,107.72	14,002.48
	(ii) Lease liability	14A	291.13	218.52
	(iii) Trade and other payables			
	-Total outstanding dues of micro enterprises and small enterprises	15	662.05	584.60
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	15	35,496.95	27,332.32
	(iii) Other financial liabilities	14	171.46	501.41
	(b) Provisions	16	3,346.58	3,461.74
	(c) Other Current Liabilities	18	17,677.70	16,981.52
	Total Current Liabilities		64,753.59	63,082.59
	Total Equity and Liabilities (1+2+3)		1,64,914.11	1,49,014.90
	Significant accounting policies	1-2 &		
	See accompanying notes forming part of the financial statements.	3 - 52		



In terms of our report attached.

For Sharp & Tannan Associates
Chartered Accountants
(Firm Regn. No. 109983W)

By the hands of

CA Tirtharaj Khot

Partner

Membership No: (F) - 037457



Place: Pune

Date: 15 May, 2023

For and on behalf of the Board of Directors

Mukesh Malhotra

Chairman

(DIN-000129504)

Siddharth Vasudevan

Managing Director

(DIN-02504124)

Dr Santosh Sundararajan

Group Chief Executive Officer

& Whole Time Director

(DIN-00015229)

Sarita Ahuja

Company Secretary &
Compliance Officer

Somnath Biswas

Chief Financial Officer

Place: Pune

Date: 15 May, 2023

Vascon Engineers Limited				
Consolidated Statement of Profit and Loss for the Period Ended March 31, 2023				(₹ in Lakhs)
Particulars		Note No	For the Period ended March 31, 2023	For the year ended March 31, 2022
I	Revenue from operations	19	1,01,938.23	65,686.05
II	Other Income	20	1,104.32	5,320.54
III	Total Income (I+II)		1,03,042.55	71,006.59
IV	EXPENSES			
	(a) Cost of materials and services consumed	21.a	79,467.44	51,940.12
	(b) Purchases of stock-in-trade		0.48	0.67
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	21.b	(602.08)	(161.57)
	(d) Employee benefit expense	22	6,911.55	7,020.91
	(e) Finance costs	23	1,279.35	2,444.08
	(f) Depreciation and amortization expense	3 & 4	1,191.99	1,077.64
	(g) Other expenses	24	4,465.03	4,648.56
	Total expenses (IV)		92,713.76	66,970.41
V	Profit/ (Loss) before tax (III - IV)		10,328.79	4,036.18
VI	Less: Tax Expense			
	(a) Current Tax	17	336.79	340.04
	(b) Deferred Tax	17	50.93	3.22
	(c) Excess/ (short) provision for tax of earlier years	17	-	101.20
			387.72	444.46
VII	Profit/ (Loss) after tax (V - VI)		9,941.07	3,591.72
VIII	Profit after tax for the year attributable to:			
	(a) Owners of the Company		9,749.10	3,518.63
	(b) Non controlling interests		191.98	73.09
IX	Other Comprehensive Income			
	(a) Items that will not be recycled to profit or loss			
	- Remeasurements of the defined benefit liabilities / (asset)		77.09	(22.91)
	(b) Income tax relating to items that will not be reclassified to profit or loss		4.94	9.94
			82.03	(12.97)
X	Other Comprehensive Income for the year attributable to:			
	(a) Owners of the Company		84.23	(8.53)
	(b) Non controlling interests		(2.20)	(4.43)
XI	Total Comprehensive Income/ (Loss) for the year		10,023.11	3,578.75
XII	Total comprehensive income for the year attributable to:			
	(a) Owners of the Company		9,833.33	3,515.30
	(b) Non controlling interests		189.78	63.45
XIII	Earnings / (Loss) per equity share (of Rs. 10/- each fully paid up) :			
	(a) Basic	25	4.49	1.76
	(b) Diluted	25	4.49	1.76
Significant accounting policies		1-2		
See accompanying notes forming part of the financial statements.		& 3 - 52		




In terms of our report attached

For Sharp & Tannan Associates

Chartered Accountants

(Firm Regn. No. 109983W)

By the hands of


CA Tirtharaj Khot

Partner

Membership No: (F) - 037457



For and on behalf of the Board of Directors


Mukesh Malhotra

Chairman

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(DIN-02504124)


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Company Secretary &
Compliance Officer


Somnath Biswas

Chief Financial Officer

Place: Pune

Date: 15 May, 2023



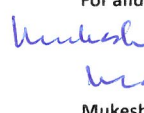

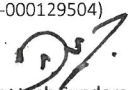
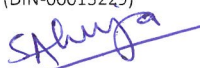
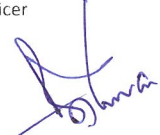
Place: Pune

Date: 15 May, 2023

Vascon Engineers Limited		
Consolidated Cash Flow Statement for the Period Ended March 31, 2023		
	(₹ in Lakhs)	
PARTICULARS	For the Period ended March 31, 2023	For the year ended March 31, 2022
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before Taxation	10,328.79	4,036.18
Adjustments for :-		
- Depreciation / amortisation expenses	1,191.99	1,077.63
- Finance Cost	1,279.35	2,444.08
- Dividend Income	-	(13.09)
- Dividend & (Gain) / loss on investments carried at FVTPL	(7.81)	(3.98)
- Profit on Sale of investments	-	(3,991.22)
- Net Expense recognised in respect of equity-settled share-based payments	196.14	304.85
- Interest income	(613.80)	(569.51)
- Deferred Revenue	-	(3.17)
- Provision for doubtful debt and advances	(152.23)	164.74
- Bad debts and other receivables, loans and advances written off	544.34	3.74
- Provision no longer required written back	(347.18)	(235.85)
- Share of Profits from Joint Venture	-	7.64
- Net loss / (gain) arising on financial assets designated as at FVTPL	-	1.00
- Provision for diminution in value in investment	-	1,100.00
- (Profit) / Loss on Sale of Property, Plant & Equipment (net)	(10.74)	(347.09)
Operating Profit before working capital changes	12,408.85	3,975.95
Adjustments for (increase) / decrease in operating assets		
Inventories before capitalisation of borrowing cost	693.26	564.23
Trade receivables	(7,779.02)	1,883.06
Amount due from / to Customer	(4,563.76)	(10,016.62)
Loans (Non Current)	19.74	128.91
Others Financial Assets (Non Current)	(2,118.48)	(41.50)
Other assets (Non Current)	286.82	(941.33)
Loans (Current)	(309.59)	(1,853.48)
Others Financial Assets (Current)	2,624.05	(143.19)
Other assets (Current)	(683.50)	(140.14)
Adjustments for (increase) / decrease in operating liabilities		
Current trade payables	8,595.71	4,041.82
Provisions	54.17	1,175.42
Other Non Current liabilities	(451.74)	192.54
Other current liabilities	2,640.24	4,725.74
Cash generated / (used in) from operations	11,416.75	3,551.41
Income tax (refund) / paid (Net)	(1,050.71)	(223.31)
Net cash (used in)/generated by operating activities (A)	10,366.04	3,328.10

B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of fixed assets including capital work in progress	(4,192.39)	(1,500.94)
Dividend received	-	13.09
Proceeds on disposal of fixed assets	75.89	433.30
(Payments) / Proceeds from Investments	7.81	4,553.41
Investment in Subsidiaries / Joint Venture	-	(2,668.00)
(Investments) / Proceeds from fixed deposits with banks	850.27	(2,002.94)
(Investments) / Proceeds from liquid mutual funds	60.09	(93.98)
Net Cash generated / (used) in investing activities (B)	(3,198.33)	(1,266.06)



PARTICULARS	For the Period ended March 31, 2023	For the year ended March 31, 2022
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceed from issue of Equity shares	-	7,400.00
Repayment of borrowing	(10,523.30)	(7,303.86)
Proceeds from borrowing	8,307.18	740.00
Proceeds from Lease Liabilities	12.96	551.65
Interest Income received	613.80	569.51
Finance cost including capitalised to qualifying assets	(2,823.39)	(4,171.32)
Net Cash generated / (used) in financing activities (C)	(4,412.75)	(2,214.02)
D. NET CASH INFLOW / (OUTFLOW) (A+B+C)	2,754.96	(151.98)
Cash and cash equivalents at the beginning of the year	2,544.65	2,693.80
Cash and Cash equivalents pursuant to Deletion in Subsidiary	-	2.83
Cash and Cash equivalents pursuant to change of Subsidiary status to Associate	(2.82)	-
Cash and cash equivalents at the end of the year	5,296.79	2,544.65
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS DURING THE PERIOD	2,754.96	(151.98)
Significant accounting policies See accompanying notes forming part of the financial statements.	1-2 & 3 - 52	
Notes 1. Statement of Cash Flows has been prepared under the indirect method as set out in the Ind AS 7 "Statement of Cash Flows" as prescribed in the Companies (Indian Accounting Standards) Rules, 2015. 2. Figures in brackets represent outflows of cash and cash equivalents. In terms of our report attached For Sharp & Tannan Associates Chartered Accountants (Firm Regn. No. 109983W) By the hands of  CA Tirtharaj Khot Partner Membership No: (F) - 037457  Place: Pune Date: 15 May, 2023		
For and on behalf of the Board of Directors  Mukesh Malhotra Chairman (DIN-000129504)  Siddharth Vasudevan Managing Director (DIN-02504124)  Dr Santosh Sundararajan Group Chief Executive Officer & Whole Time Director (DIN-00015229)  Sarita Ahuja Company Secretary & Compliance Officer  Somnath Biswas Chief Financial Officer Place: Pune Date: 15 May, 2023		

a) Change in Equity

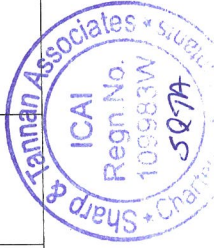
Particulars	As at March 31, 2023	As at March 31, 2022
Balance at the beginning of the year	21,731.71	18,213.67
Issue of equity shares under employee share option plan	-	400.00
Issue of Preferential equity shares	-	3,118.04
Balance at the end of the year	21,731.71	21,731.71

b) Changes in Other Equity

Particulars	Reserves and Surplus					Equity Attributable to the shareholders of the Company	Non Controlling Interests	Total Equity
	Capital Redemption Reserve	Securities premium reserve	Equity-settled employee benefits reserve	General reserve	Foreign Currency Translation Reserve	Retained earnings		
Balance at the beginning of the reporting year - As of April 01, 2022	1,777.00	60,586.51	855.70	1,537.50	2.66	(5,355.10)	1,276.72	60,680.99
Transferred to Capital Redemption Reserve	-	-	-	-	-	11.26	(207.47)	(207.47)
Addition / deletion during the year - Amount recorded on grants	-	-	196.14	-	-	196.14	-	11.26
Profit for the year	-	-	-	-	-	9,751.33	191.98	196.14
Other Comprehensive income for the year	-	-	-	-	-	82.03	(2.20)	9,943.31
Balance at the end of the reporting year - March 31, 2023	1,777.00	60,586.51	1,051.84	1,537.50	2.66	4,489.52	1,259.03	70,704.06

(₹ in Lakhs)

Particulars	Reserves and Surplus					Equity Attributable to the shareholders of the Company	Non Controlling Interests	Total Equity
	Capital Redemption Reserve	Securities premium reserve	Equity-settled employee benefits reserve	General reserve	Foreign Currency Translation Reserve	Retained earnings		
Balance at the beginning of the reporting year - As of April 01, 2021	1,428.50	56,098.95	1,156.45	1,537.50	2.66	(8,521.91)	1,000.19	52,702.33
Addition during the year	-	-	-	-	-	-	213.08	213.08
Premium on Shares issued during the year	-	3,881.96	-	-	-	-	-	3,881.96
Amount recorded on grants	-	-	304.85	-	-	-	-	304.85
Transferred to securities premium account on exercise	-	605.60	(605.60)	-	-	-	-	-
Profit for the year	-	-	-	-	-	3,528.28	67.88	3,596.16
Other Comprehensive income for the year	-	-	-	-	-	(12.97)	(4.43)	(17.40)
Balance at the end of the reporting year - March 31, 2022	1,428.50	60,586.51	855.70	1,537.50	2.66	(5,006.60)	1,276.72	60,680.98



In terms of our report attached

For Sharp & Tannan Associates
Chartered Accountants
(Firm Regn. No. 109983W)

By the hands of


CA Artharaj Khot
Partner

Membership No: (F) - 037457



Place: Pune
Date: 15 May, 2023

For and on behalf of the Board of Directors


Mukesh Malhotra
Chairman
(DIN-000129504)



Dr Santosh Sundararajan
Group Chief Executive Officer
& Whole Time Director
(DIN-00015229)


Sarita Ahuja
Company Secretary & Compliance Officer

Place: Pune
Date: 15 May, 2023


Siddharth Vasudevan
Managing Director
(DIN-02504124)


Somnath Biswas
Chief Financial Officer

1 Corporate Information

Vascon Engineers Limited (the "Company") and its subsidiaries (collectively referred to as "the Group") are engaged in the business of Engineering, Procurement and Construction services (EPC), Real Estate Development and Manufacturing of Clean Room Partitions. The shares of the Company are listed on National Stock Exchange and Bombay Stock Exchange.

The Company is a public limited company incorporated and domiciled in India. The address of its corporate office is ' Vascon Weikfield chambers , Behind Novotel Hotel , Opposite Hyatt Hotel, Pune Nagar Road, Pune - 411014'.

The financial statements for the year ended March 31, 2023 were approved by the Board of Directors and authorised for issue on May 15, 2023.

2 Significant Accounting Policies**2.01 Statement of Compliance**

In accordance with the notification issued by the Ministry of Corporate Affairs, the Group has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015.

2.02 Basis of preparation and presentation

The financial statements of the Group have been prepared on an accrual basis and under the historical cost convention except for certain financial instruments and equity settled employee stock options which have been measured at fair value. Historical cost is generally based on the fair value of consideration given in exchange of goods and services. The accounting policies are consistently applied by the Company during the year and are consistent with those used in previous year except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. As the year-end figures are taken from the source and rounded to the nearest digits, the figures reported for the previous quarters might not always add up to the year figures reported in this statement.

2.03 Basis of consolidation

The Group consolidates all entities which are controlled by it.

The Group establishes control when; it has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect the entity's returns by using its power over the entity. The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Subsidiaries are consolidated from the date control commences until the date control ceases.

The results of subsidiaries acquired, or sold, during the year are consolidated from the effective date of acquisition and up to the effective date of disposal, as appropriate.

All inter-company transactions, balances and income and expenses are eliminated in full on consolidation.

The Consolidated Financial Statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances except otherwise stated. Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to owners of the Group.

When the Group loses control of a subsidiary, a gain or loss is recognized in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognized in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 39, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

The following companies are considered in the Consolidated Financial Statements:

Name of the Company	Relationship	Country of Incorporation or Residence	Voting Power %	
			As at March 31, 2022	As at March 31, 2023
Marvel Housing Private Limited	Subsidiary	India	100%	100%
Vascon Value Homes Private Limited	Subsidiary	India	100%	100%
River Shore Developers Limited **	Subsidiary	India	92%	0%
Vascon Developers LLP **	Associates	India	0%	35%
GMP Technical Solutions Private Limited	Subsidiary	India	85%	85%
GMP Technical Solutions Middle East (FZE) (wholly owned subsidiary of GMP Technical Solutions Private Limited)	Step down Subsidiary	UAE (Sharjah)	85%	85%
Creazoin Metal Products Private Limited	Step down Subsidiary	India	-	85%
Almet Corporation Limited	Subsidiary	India	100%	100%
Marathawada Realtors Private Limited	Subsidiary	India	100%	100%
Vascon Saga Construction LLP	Joint Venture	India	76%	76%
Phoenix Ventures	Joint Venture	India	50%	50%
Ajanta Enterprises	Joint Venture	India	50%	50%
Mumbai Estate Private Limited	Associates	India	44.44%	44.44%
DCS Conventions and Hospitality Private Limited**	Associates	India	26%	26%

** During the year, the Company Converted Rivershore Developers Private Limited to Vascon Developers LLP and reduced its stake to 35% by admitting new partner.



2.04 Business combinations

The Group accounts for its business combinations under acquisition method of accounting. Acquisition related costs are recognized in profit or loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognized at their fair values at the acquisition date.

Purchase consideration paid in excess of the fair value of net assets acquired is recognized as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognized as capital reserve.

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under the common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity are recorded in shareholders' equity.

2.05 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see note 2.04 above) less accumulated impairment losses, if any. For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination.

2.06 Use of estimates

The preparation of consolidated financial statements, in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures of contingent liabilities at the date of the consolidated financial statements and the reported amounts of income and expenses for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and future periods are affected.

The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognized in the periods in which the results are known/materialize.

Key source of estimation of uncertainty at the date of financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of impairment of goodwill, useful lives of Property, plant and equipment and valuation of deferred tax assets and provisions and contingent liabilities.

Impairment of Goodwill

The Group estimate the value in use of the cash generating unit (CGU) based on the future cash flows after considering current economic conditions and trends, estimated future operating results and growth rate and anticipated future economic and regulatory conditions. The estimated cash flows were developed using internal forecasts. The discount rate used for the CGU's represented the weighted- average cost of capital based on the historical market returns of comparable companies.

Useful lives of property, plant and equipment and Investment Property

The Group reviews the useful life of Property, plant and equipment and Investment Properties at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

Valuation of deferred tax assets

The Group reviews the carrying amount of deferred tax assets at the end of each reporting period. The policy for the same has been explained under Note 2.13

Determination of lease term & discount rate

Ind AS 116 Leases requires lessee to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes assessment on the expected lease term on lease by lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of lease and the importance of the underlying to the Company's operations taking into account the location of the underlying asset and the availability of the suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics

Provisions and contingent liabilities

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money (if the impact of discounting is significant) and the risks specific to the obligation. The increase in the provision due to unwinding of discount over passage of time is recognized as finance cost. Provisions are reviewed at the each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

A provision for onerous contracts is recognized when the expected benefits to be derived by the Group from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the expected net cost of continuing with the contract. Before a provision is established, the Group recognizes any impairment loss on the assets associated with that contract.

A disclosure for a contingent liability is made where there is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from the past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent liabilities are not recognised in the financial statements. A contingent asset is neither recognised nor disclosed in the financial statements



Fair value measurements and valuation processes

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The Group has obtained independent fair valuation for financial instruments wherever necessary to determine the appropriate valuation techniques and inputs for fair value measurements. In some cases the fair value of financial instruments is done internally by the management of the Group using market-observable inputs. In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation. The qualified external valuers establish the appropriate valuation techniques and inputs to the model. The external valuers report the management of the Group findings every reporting period to explain the cause of fluctuations in the fair value of the assets and liabilities. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities is disclosed in note 26.

2.07 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is recognized when (or as) the company satisfies a performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset.

When (or as) a performance obligation is satisfied, the company recognizes as revenue the amount of the transaction price (excluding estimates of variable consideration) that is allocated to that performance obligation.

The Company applies the five-step approach for recognition of revenue:

- Identification of contract(s) with customers;
- Identification of the separate performance obligations in the contract;
- Determination of transaction price;
- Allocation of transaction price to the separate performance obligations; and
- Recognition of revenue when (or as) each performance obligation is satisfied.

1. Construction Contracts

Revenue from fixed price construction contracts is recognised on the Percentage Of Completion Method (POCM). The stage of completion is determined by survey of work performed / completion of physical proportion of the contract work determined by technical estimate of work done / actual cost incurred in relation to total estimated contract cost, as the case may be. The estimate of total contract cost has been made at the time of commencement of contract work and reviewed and revised, by the technical experts, from time to time during period in which the contract work is executed. Future expected loss, if any, is recognised immediately as expenditure. In respect of unapproved revenue recognised, an adequate provision is made for possible reductions, if any. Contract revenue earned in excess of billing has been reflected as unbilled revenue under the head "Other Current Financial Assets" and billing in excess of contract revenue has been reflected as Unearned Revenue under the head "Other Current Liabilities" in the Balance Sheet.

Escalation claims raised by the Group are recognised when negotiations have reached an advanced stage such that customers will accept the claim and amount that is probable will be accepted by the customer can be measured reliably.

2. Real estate development

Revenue from real estate projects is recognised on 'Completed contract method' of accounting as per IND AS 115, When

- The seller has transferred to the buyer all significant risk and rewards of ownership and seller retains no effective control of the real estate to a degree usually associated with owner ship.
- The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction.
- No significant uncertainty exists regarding the amount of consideration that will be derived from real estate sales; and
- It is not unreasonable to expect ultimate collection of revenue from buyers.

3. Sale of goods

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers. Sales exclude Goods and Service tax.

4. Share of Profit/Loss from Partnership firm/ Association of Person is recognised as income during the relevant period on the basis of accounts made-up audited or unaudited as the case may be and allocation made by the firm/AOP in accordance with the Deed of Partnership/AOP Agreement.

5. Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

6. Dividend income from investments is recognized when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably).

7. Rental Income - Income from letting-out of property is accounted on accrual basis - as per the terms of agreement and when the right to receive the rent is established.

8. Income from services rendered is recognised as revenue when the right to receive the same is established.

9. Profit on sale of investment is recorded upon transfer of title by the Group. It is determined as the difference between the sale price and the then carrying amount of the investment.

2.08 Cost of construction / Development

Cost of construction/Development (Including cost of land) incurred is charged to statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion certificate is carried over as construction work in progress. Costs incurred for projects which have received Occupancy/ Completion certificate is carried over as completed Finished Properties

2.09 Leases

The Company assesses whether a contract contains a lease, at the inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether (i) the contract involves the use of identified asset; (ii) the Company has substantially all of the economic benefits from the use of the asset through the period of lease and (iii) the Company has right to direct the use of the asset



Company as a Lessee

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received. Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The lease liability is subsequently measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Lease payments have been classified as financing activities in Statement of Cash Flow.

The Company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets with low value leases. The Company recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

2.10 Foreign Currencies

The functional currency of the Group is the Indian Rupee whereas the functional currency of foreign subsidiaries is the AED. Foreign currency transactions are recorded at exchange rates prevailing on the date of the transaction. Foreign currency denominated monetary assets and liabilities are restated into the functional currency using exchange rates prevailing on the balance sheet date. Gains and losses arising on settlement and restatement of foreign currency denominated monetary assets and liabilities are included in the statement of profit and loss. Assets and liabilities of entities with functional currency other than presentation currency have been translated to the presentation currency using exchange rates prevailing on the balance sheet date. Statement of profit or loss have been translated using average exchange rates. Translation adjustments have been reported as foreign currency translation reserve in the statement of changes in equity.

2.11 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted. Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalization of borrowing cost. Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

2.12 Government Grants and Export Incentive

(i) Government grants in respect to manufacturing units located in developing regions

The Group is entitled to various incentives from government authorities in respect of manufacturing units located in developing regions. The Group accounts for its entitlements on accrual basis on approval of the initial claim by the relevant authorities.

(ii) Government grants in respect of additional Capital Expenditure

Government grants whose primary condition is that the entity should purchase, construct or otherwise acquire capital assets is accounted for as deferred income. The grant is recognized as income over the life of a depreciable asset by accounting deferred income in the Statement of Profit and Loss on a systematic and rational basis over the useful life of the asset.

(iii) Export Benefits

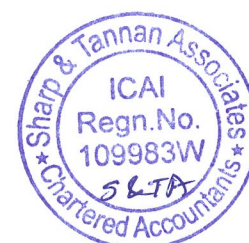
Export benefits are accounted for in the year of exports based on eligibility and when there is no uncertainty in receiving the same.

2.13 Employee benefits

a) Short-term Employee Benefits -

The undiscounted amount of short-term employee benefits expected to be paid in exchange of services rendered by the employees is recognised during the year when the employees render the service.

b) Post Employment Benefits -



1. Defined Contribution Plan:

Payments to defined contribution retirement benefit schemes viz. Group's Provident Fund Scheme and Superannuation Fund are recognised as an expense when the employees have rendered the service entitling them to the contribution.

2. Defined Benefit Plan:

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur.

Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

Gratuity:

The Group has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. The plan provides for a lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15/26 days salary payable for each completed year of service. Vesting occurs upon completion of five years of service. The Group accounts for the liability for gratuity benefits payable in future based on an independent actuarial valuation. The Group has taken a Group Gratuity cum Life Assurance Scheme with LIC of India for future payment of gratuity to the eligible employees.

c) Other Long-term Employee Benefits -

Compensated Absences:

The Group provides for the encashment of compensated absences with pay subject to certain rules. The employees are entitled to accumulate compensated absences subject to certain limits, for future encashment. Such benefits are provided based on the number of days of un utilised compensated absence on the basis of an independent actuarial valuation. The Company has taken a policy with LIC of India for future payment of compensated absences encashment to its employees.

Share-based Payments:

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

The cost is recognized, together with a corresponding increase in share-based payment reserves in equity, over the period in which the performance and / or service conditions are fulfilled in employee benefits expense. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Companies best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognized in employee benefits expense.

2.14 Taxation

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

Current tax:

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the consolidated statement of profit or loss and other comprehensive income/statement of profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Group's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

The current income tax expense for overseas subsidiaries has been computed based on the tax laws applicable to each subsidiary in the respective jurisdiction in which it operates.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction and where the relevant tax paying units intends to settle the asset and liability on a net basis.

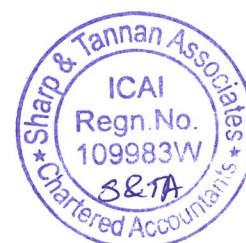
Deferred Income taxes:

Deferred income tax is recognized using the balance sheet approach. Deferred income tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax asset are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax liabilities are recognized for all taxable temporary differences except in respect of taxable temporary differences associated with investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.



The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends and has ability to settle its current tax assets and liabilities on a net basis.

Deferred tax assets include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT is recognized as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.

The Group recognises interest levied and penalties related to income tax assessments in Finance cost.

2.15 Property Plant and Equipment (PPE)

Property plant & equipment are stated at cost of acquisition or construction where cost includes amount added/deducted on revaluation less accumulated depreciation / amortization and impairment loss, if any. All costs relating to the acquisition and installation of PPE are capitalised and include borrowing costs relating to funds attributable to construction or acquisition of qualifying assets, up to the date the asset / plant is ready for intended use. The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item of property, plant and equipment, if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably with the carrying amount of the replaced part getting derecognized. The cost for day-to-day servicing of property, plant and equipment are recognized in Statement of Profit and Loss as and when incurred.

Machinery spares which can be used only in connection with an item of PPE and use of which, as per technical assessment, is expected to be irregular, are capitalised and depreciated as part of PPE.

Depreciation on tangible property plant & equipment and Investment Properties has been provided on written down value method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of plant and machinery, in whose case the life of the assets has been assessed based on the technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc. The Group has based on technical advice considered the useful life of the plant and machinery to be 15 years which is different from the useful life specified in Schedule II to the Companies Act, 2013.

PPE individually costing Rs. 5,000 or less are depreciated fully in the year of acquisition. Depreciation on assets acquired/purchased, sold/discarded during the year is provided on a pro-rata basis from the date of each addition / till the date of sale/discard.

The estimated useful life and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

If significant events or market developments indicate an impairment in the value of the tangible asset, management reviews the recoverability of the carrying amount of the asset by testing for impairment. The carrying amount of the asset is compared with the recoverable amount, which is defined as the higher of the assets fair value less costs to sell and its value in use. To determine the recoverable amount on the basis of value in use, estimated future cash flows are discounted at a rate which reflects the risk specific to the asset. If the net carrying amount exceeds the recoverable amount, an impairment loss is recognised. When estimating future cash flows, current and expected future inflows, technological, economic and general developments are taken into account. If an impairment test is carried out on tangible assets at the level of a cash-generating unit, an impairment loss is recognised, taking into account the fair value of the assets. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the tangible asset is increased to a maximum figure of the carrying amount that would have been determined had no impairment loss been recognised.

2.16 Investment Properties

The Group has elected to continue with the carrying value for all of its investment property as recognized in its Initial GAAP financial statements as deemed cost at the transition date. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are states at cost less accumulated depreciation and accumulated impairment loss, if any.

2.17 Intangible Assets

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognized on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

2.18 Impairment

(i) Financial assets (other than at fair values)

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction.

The Group applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, trade receivables, other contractual rights to receive cash or other financial asset and financial guarantees designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted – effective interest rate for purchased, or originated credit impaired financial assets). The Group estimates cash flows by considering all contractual term of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an Impairment gain or loss in the Statement of Profit and Loss.

The Group measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.



If the Group measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Group again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Group uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Group always measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

(ii) Non-financial assets

(a) Tangible and intangible assets

Property, plant and equipment and intangible assets with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs.

If the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognized in the statement of profit and loss.

(b) Goodwill

CGUs to which goodwill has been allocated are tested for impairment annually, or more frequently when there is indication for impairment. If the recoverable amount of a CGU is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro-rata on the basis of the carrying amount of each asset in the unit.

2.19 Inventories

a) Stock of Materials, etc.

Stock of materials, etc. has been valued at lower of cost or net realisable value. The cost is determined on Weighted Average method.

b) Development Work

Stock of Units in completed projects and work in progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract work, direct expenses, provisions and apportioned borrowing cost.

c) Stock of Trading Goods

Stock of trading goods has been stated at cost or net realisable whichever is lower. The cost is determined on Weighted Average Method.

2.19 Financial Instruments

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for trade receivables which are initially measured at transaction price.

Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Effective Interest Method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition. Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit and loss are immediately recognized in statement of profit and loss.

Financial liabilities

Financial liabilities are measured at amortised cost using the effective interest method.

Effective Interest Method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.



Equity instruments

An equity instrument is a contract that evidences residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments recognized by the Group are recognized at the proceeds received net off direct issue cost.

Reclassification of Financial Assets

The Group determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Group's senior management determines change in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. A change in the business model occurs when a Group either begins or ceases to perform an activity that is significant to its operations. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognized gains, losses (including impairment gains and losses) or interest.

Derecognition of Financial Assets and Liabilities

For financial assets that are measured at FVTOCI, income by way of interest and dividend, provision for impairment and exchange difference, if any, (on debt instrument) are recognised in Profit or Loss and changes in fair value (other than on account of above income or expense) are recognised in Other Comprehensive Income and accumulated in Other equity. On disposal of debt instruments at FVTOCI, the cumulative gain or loss previously accumulated in Other equity is reclassified to Profit and Loss. In case of equity instruments at FVTOCI, such cumulative gain or loss is not reclassified to Profit and Loss on disposal of investments.

A financial liability is derecognised when the related obligation expires or is discharged or cancelled.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

2.20 Earning per share (EPS)

The Group reports basic and diluted earnings per share in accordance with Ind AS 33 on Earnings per share. Basic earnings per share is computed by dividing the net profit or loss for the period by the weighted average number of equity shares outstanding during the period. Diluted earnings per share is computed by dividing the net profit or loss for the period by the weighted average number of equity shares outstanding during the period as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

2.21 Critical Accounting Judgments and key sources of estimation uncertainty

The preparation of consolidated financial statements and related notes in accordance with Ind AS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the balance sheet date, and revenues and expenses.

Actual results could differ from those estimates due to those uncertainties on which assumptions are based. Estimates and assumptions are reviewed annually in order to verify they still reflect the best available knowledge of the Group's operations and of other factors deriving from actual circumstances. Changes, if any, are immediately accounted for in the income statement.

The present economic context, whose effects are spread into some businesses in which the Group operates, determined the need to make assumptions related to future development with a high degree of uncertainty. For this reason, it is not possible to exclude that, in the next or in subsequent financial years, actual results may differ from estimated results. These differences, at present unforeseeable and unpredictable, may require adjustments to book values. Estimates are used in many areas, including accounting for non-current assets, deferred tax assets, bad debt provisions on accounts receivable, inventory obsolescence, employee benefits, contingent liabilities and provisions for risks and contingencies.

2.22 Segment Reporting

The Group identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the Chief Operating Decision Maker (CODM) in deciding how to allocate resources and in assessing performance.

The accounting policies adopted for segment reporting are in line with the accounting policies of the Group. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship to the operating activities of the segment. Inter-segment revenue is accounted on the basis of transactions which are primarily determined based on market / fair value factors. Revenue, expenses, assets and liabilities which relate to the Group as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities".

2.23 Cash flow statement

The Cash Flow Statement is prepared by the indirect method set out in Ind AS 7 on Cash Flow Statements whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Group are segregated. The group considers all highly liquid investments that are readily convertible to known amounts of cash to be cash equivalents.

2.24 Current / Non-Current Classification

The Group presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it satisfies any of the following criteria:

- It is expected to be realized or intended to sold or consumed in normal operating cycle
- It is held primarily for the purpose of trading
- It is expected to be realized within 12 months after the date of reporting period, or
- Cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting period.

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

A liability is current when it satisfies any of the following criteria:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within 12 months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period

Current liabilities include the current portion of long term financial liabilities.

The Group classifies all other liabilities as non-current.



Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets and their realization in cash and cash equivalents. The Group has identified 12 months as its operating cycle.

2.25 Share Capital

Ordinary Shares

Ordinary shares are classified as equity. Incremental costs, if any, directly attributable to the issue of ordinary shares are recognized as a deduction from equity, net of any tax effects.

2.26 Fair Value Measurement

Fair value is the price that would be received from the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell an asset or transfer the liability takes place either:

- In the principle market for the asset or liability
- In the absence of principle market, in the most advantageous market for the asset or liability.

The principle or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. However trade receivables do not contain a significant financing component and are measured at transaction price.

The fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Quoted (Unadjusted) Market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 – Valuation Techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers that have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Determination of Fair Value

1) Financial Assets - Debt Instruments at amortized cost

After initial measurement the financial assets are subsequently measured at amortized cost using the Effective Interest Rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or cost that are an integral part of the EIR.

2) Financial Assets - Debt Instruments at Fair Value through Other Comprehensive Income (FVTOCI)

Measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the Other Comprehensive Income (OCI). On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to P&L.

3) Debt instruments, derivatives and equity instruments at Fair Value through Profit or Loss (FVTPL)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

4) Financial Liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit & loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Companies financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

Subsequent Measurement

Fair value through Profit & Loss

Financial liabilities at fair value through profit & loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. All changes in fair value of such liabilities are recognized in statement of profit or loss.

Loans and Borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. The EIR amortization is included as finance costs in the statement of profit and loss.

5) Embedded Derivatives

An embedded derivative is a component of a hybrid (combined) instrument that also includes a non-derivative host contract - with the effect that some of the cash flows of the combined instrument vary in a way similar to a standalone derivative. If the hybrid contract contains a host that is a financial asset within the scope of IND AS 109, the Group does not separate embedded derivatives. Rather, it applies the classification requirements contained in IND AS 109 to the entire hybrid contract. These embedded derivatives are measured at fair value with changes in fair value recognized in profit or loss.

2.27 Dividend

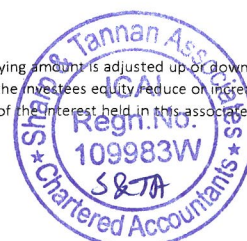
Dividend on share is recorded as liability on the date of approval by the shareholders.

2.28 Investments

Long Term Investments are carried at cost. Provision for diminution is made to recognize the decline, other than temporary in the value of these investments. Current investments are carried at lower of the cost and fair value.

2.29 Associates and joint ventures

Associates and joint ventures are accounted for under the equity method at cost at the date of acquisition. In subsequent periods, the carrying amount is adjusted up or down to reflect the Group's share of the comprehensive income of the investee. Any distributions received from the investee and other changes in the investee's equity reduce or increase the carrying amount of the investment. If the losses of an associate or joint venture attributable to the Group equal or exceed the value of the interest held in this associate or



joint venture, no further losses are recognised unless the Group incurs an obligation or makes payments on behalf of the associate or joint venture. If there are any indications of impairment in the investments in associates or joint ventures, the carrying amount of the relevant investment is subject to an impairment test. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the investment is increased to a maximum figure of the share of net assets in the associate or joint venture.

2.30 Non-current assets held for sale and discontinued operations

Non-current assets are classified separately in the balance sheet as held for sale if they are available for sale in their present condition and the sale is highly probable. Assets that are classified as held for sale are measured at the lower of their carrying amount and their fair value less costs to sell. Liabilities classified as directly related to non-current assets held for sale are disclosed separately as held for sale in the liabilities section of the balance sheet. For discontinued operations, additional disclosures are required in the Notes, as long as the requirements for classification as discontinued operations are met.

2.31 Recent accounting pronouncements

Ministry of Corporate Affairs (MCA), vide notification dated 31 March 2023, has made the following amendments to Ind AS which are effective 1st April 2023:

- a. Amendments to Ind AS 1, Presentation of Financial Statements where the companies are now required to disclose material accounting policies rather than their significant accounting policies.
- b. Amendments to Ind AS 8, Accounting policies, Changes in Accounting Estimates and Errors where the definition of 'change in account estimate' has been replaced by revised definition of 'accounting estimate'.
- c. Amendments to Ind AS 12, Income Taxes where the scope of Initial Recognition Exemption (IRE) has been narrowed down.

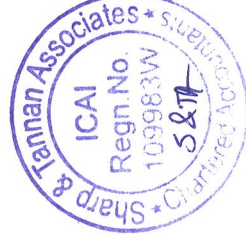
Based on preliminary assessment, the Company does not expect these amendments to have any significant impact on its Consolidated financial statements.



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023

Note No. 3 - Property Plant and Equipments and Intangible assets

Note No. 3 - Property Plant and Equipments and Intangible assets													(₹ in Lakhs)
PARTICULARS	I. Tangible assets							II. Intangible assets		III. Right of Use Assets			
	LEASEHOLD IMPROVEMENTS	LAND	BUILDING & PREMISES	PLANT & MACHINERY	FURNITURE & FIXTURES	MOTOR VEHICLE	OFFICE EQUIPMENT'S	Total	SOFTWARES	OFFICE PREMISES	VEHICLE	Total	
Gross Carrying Value													
As at April 1, 2022	338.88	440.02	3,298.24	13,216.53	715.99	409.67	745.04	19,164.37	696.60	2,130.19	111.65	2,241.84	
Additions	-	-	2,252.80	1,553.45	52.70	25.54	32.08	3,916.57	37.94	188.82	14.04	202.86	
Disposals	-	-	446.91	196.89	13.33	26.21	4.71	688.05	-	99.88	-	99.88	
As at Mar 31, 2023	338.88	440.02	5,104.13	14,573.09	755.36	409.00	772.41	22,392.89	734.54	2,219.13	125.69	2,344.82	
Accumulated depreciation													
As at April 1, 2022	126.99	-	2,190.13	9,929.98	647.55	241.35	712.29	13,848.29	666.95	1,423.63	89.48	1,513.11	
Additions	14.37	-	169.60	610.42	19.34	58.49	23.22	895.44	13.92	189.20	19.71	208.91	
Disposals	(0.04)	-	163.89	142.72	12.67	25.69	4.33	349.26	-	7.93	-	7.93	
As at Mar 30, 2023	141.40	-	2,195.84	10,397.68	654.22	274.15	731.18	14,394.47	680.87	1,604.90	109.19	1,714.09	
Net carrying value as at Mar 31, 2023	197.48	440.02	2,908.29	4,175.41	101.14	134.85	41.23	7,998.42	53.67	614.23	16.50	630.73	
Gross Carrying value													
As at April 1, 2021	350.35	440.02	3,289.02	13,319.85	708.96	348.18	736.02	19,192.40	667.46	1,415.22	100.78	1,516.00	
Additions	-	-	9.22	632.15	13.27	117.62	9.49	781.75	29.14	723.45	10.87	734.32	
Disposals	11.47	-	-	735.47	6.24	56.13	0.47	809.78	-	8.48	-	8.48	
As at March 31, 2022	338.88	440.02	3,298.24	13,216.53	715.99	409.67	745.04	19,164.37	696.60	2,130.19	111.65	2,241.84	
Accumulated depreciation													
As at April 1, 2021	122.31	-	2,099.84	10,021.62	635.89	219.64	692.06	13,791.36	649.55	1,253.21	69.77	1,322.98	
Additions	15.47	-	90.29	587.14	17.69	59.97	20.54	791.10	17.40	170.42	19.71	190.13	
Disposals	10.79	-	-	678.78	6.03	38.26	0.31	734.17	-	-	-	-	
As at March 31, 2022	126.99	-	2,190.13	9,929.98	647.55	241.35	712.29	13,848.29	666.95	1,423.63	89.48	1,513.11	
Net carrying value as at Mar 31, 2022	211.89	440.02	1,108.11	3,286.55	68.44	168.32	32.75	5,316.08	29.65	706.56	22.17	728.73	



VASCON ENGINEERS LIMITED

Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023

Note No. 4 - Investment Property

(₹ in Lakhs)

Description of Assets	Buildings
Gross carrying value *	
As at April 1, 2022	2,257.79
Additions	-
Disposals	-
As at Mar 31, 2023 (A)	2,257.79
Accumulated depreciation	
As at April 1, 2022	740.22
Charge for the year	73.72
Reversals/ Disposals during the year	-
As at Mar 31, 2023 (B)	813.94
Net carrying value as at Mar 31, 2023 (A) - (B)	1,443.85
Gross carrying value *	
As at April 1, 2021	2,280.39
Additions	-
Disposals	22.60
As at March 31, 2022 (A)	2,257.79
Accumulated depreciation	
As at April 1, 2021	681.68
Charge for the year	79.01
Reversals/ Disposals during the year	20.47
As at March 31, 2022 (B)	740.22
Net carrying value as at March 31, 2022 (A) - (B)	1,517.57

The Company's investment properties consist of commercial properties in India. Management determined that the investment properties consist of only one class of asset i.e. office spaces based on the nature, characteristics and risks of the property.

Fair valuation

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Investment Property	2,868.53	2,407.66

The best evidence of fair value is current prices in an active market for similar properties. The market rate for sale/purchase of such premises are representative of fair values. Company's investment properties are at a location where active market is available for similar kind of properties. Hence fair value is ascertained on the basis of market rates prevailing for similar properties in those location determined by an independent registered valuer

Note: of the above, a building carrying value ₹ 1443.85 Lakhs (Previous Year ₹ 1517.57 Lakhs) is subject to first charge for secured bank loans (refer note 13.1)



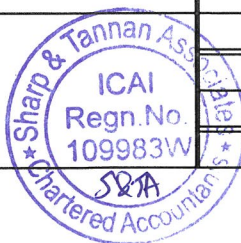
VASCON ENGINEERS LIMITED

Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023

Note No. 5 : Investment
A. Non Current Investment

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
A. INVESTMENTS CARRIED AT COST		
I. Unquoted Investments (all fully paid)		
DCS Conventions and Hospitality Private Limited 520 (March 31, 2022: 520) Equity shares of ₹ 10/- Each fully paid	0.05	0.05
Vascon Engineers Ltd Wll (Qatar)	0.01	0.01
Phoenix Venture	200.00	200.00
Ajanta Enterprises	4,272.94	4,272.94
Vascon Developers LLP	700.00	-
VASCON Construction Saga LLP	1.52	1.52
	5,174.52	4,474.52
INVESTMENTS CARRIED AT COST [A]	5,174.52	4,474.52
B. INVESTMENTS CARRIED AT AMORTISED COST		
Investment in Government or trust securities		
7 Years National Savings Certificate	0.20	0.20
	0.20	0.20
INVESTMENTS CARRIED AT AMORTISED COST [B]	0.20	0.20
C. Designated as Fair Value Through Profit and Loss		
Quoted investments		
Investments in Equity Instruments - Union Bank of India (formerly Corporation Bank) 330 (March 31,2022: 330) Equity shares of ₹ 10/- Each fully paid	0.11	0.11
Total Aggregate Quoted Investments	0.11	0.11
Unquoted Investments(all fully paid)		
Investments in Equity Instruments of structured entities		
The Saraswat Co-Op Bank Limited 2,500 (March 31, 2022: 2,500) Equity Shares Of Rs.10/- Each Fully Paid	0.25	0.25
	0.25	0.25
Investments in debentures		
Investments in debentures of Ascent Hotels Private Limited Optionally Convertible Redeemable Debenture 6,726,396 (March 31, 2022: 6,726,396) of face Value Rs.10/- each	2,750.00	2,750.00
	2,750.00	2,750.00
INVESTMENTS CARRIED AT FVTPL [C]	2,750.36	2,750.36
TOTAL INVESTMENTS [A] + [B] + [C]	7,925.08	7,225.08



Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2023	As at March 31, 2022
Aggregate amount of Quoted Investments and Market Value thereof	0.25	0.25
Aggregate amount of Unquoted Investments	7,924.83	7,224.83
Aggregate amount of Provision for expected credit loss on investments	-	-

Note- Refer Note 36 for Summarised information for those joint ventures which are material to the Group

B. Current Investment

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Designated as Fair Value Through Profit and Loss		
I. Unquoted Investments (all fully paid)		
<u>Investments in Equity Instruments of structured entities</u>		
Sita Lakshmi Mills Limited 806,000 (March 31, 2022: 806,000) Equity Shares of Rs 50/- Each Fully Paid	234.00	234.00
Total Unquoted Investments	234.00	234.00
Quoted Investments		
Investment in Mutual Funds HSBC Cash Fund - Growth Direct Plan Units 5021.442 (March 31, 2022: 8145.94), NAV ₹ 2242.1310 (March 31, 2022: ₹ 2119.7831) each	112.59	172.68
Total Quoted Investments	112.59	172.68
TOTAL CURRENT INVESTMENTS	346.59	406.68

Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2023	As at March 31, 2022
Aggregate amount of Quoted Investments and Market Value thereof	112.59	172.68
Aggregate amount of Unquoted Investments	234.00	234.00
Aggregate amount of Provision for expected credit loss on investments	-	-

Note- Refer Note 36 for Summarised information for those joint ventures which are material to the Group



Note No. 5.1 - Assets Classified as Held for Sale

Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Assets Held for Sale		
- Property Plant & Equipment	283.02	-
- Right to Use Assets	91.94	-
- Cash & Bank Balance	2.29	-
- Non Current Financial Assets	0.41	-
- Current Financial Assets	0.08	-
- Other Current Assets	11.00	-
- During the current year, the Company has classified investment made in two subsidiaries as assets held for sale in accordance with the management's plan to dispose the assets of the subsidiaries		
TOTAL	388.74	-

Note No. 6 : Loans

A. Non Current Loans

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Other Loans		
- Unsecured, considered good	210.68	230.43
Total	210.68	230.43

B. Current Loans

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Loans and Advances to Employees		
- Unsecured, considered good	178.95	199.98
b) Loans to related parties (Refer Note 33)		
- Unsecured, considered good	4,867.45	430.21
c) Other Loans		
- Unsecured, considered good	3,568.16	5,706.78
TOTAL	8,614.56	6,336.97



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023
Note No. 7 : Other Financial Assets
A. Non - Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Financial assets at amortised cost		
a) Security Deposits		
- Unsecured		
Considered good	1,079.61	953.59
Considered doubtful	25.00	25.00
Less: Allowance for Credit Losses	(25.00)	(25.00)
	1,079.61	953.59
b) Bank deposits with more than 12 months maturity	1,482.03	560.74
c) Project Advances	10,553.71	8,561.22
d) Interest accrued on deposits	-	22.45
TOTAL	13,115.35	10,098.00

B. Current

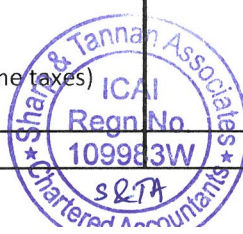
(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Financial assets at amortised cost		
a) Security Deposits - Unsecured	511.43	365.41
b) Interest accrued on deposits	118.86	247.15
c) Project Advances	2,929.56	3,452.98
d) Other Recoverable (incl JV Partner share)	636.78	636.78
e) Amounts due from customers under construction contracts		
- Gross amount due from customer	32,864.03	30,271.24
- Less : Related Advance Payments received	(2,917.66)	(4,888.67)
	29,946.37	25,382.57
TOTAL	34,143.00	30,084.89

Note No. 8 : Other Non Current and Current Assets
A. Non current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Balances with government authorities (other than income taxes)	2,527.97	2,814.80
TOTAL	2,527.97	2,814.80



B. Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Advances to suppliers	3,002.03	2,335.49
b) Other Receivable	419.02	323.04
b) Prepaid Expenses	544.95	624.59
c) Travel Advance	43.49	43.33
TOTAL	4,009.49	3,326.45

Note No. 9 : Inventories

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Building materials / Tools	5,848.82	5,465.91
b) Projects under Development	37,999.57	42,027.95
c) W.I.P/ Finished Goods	1,315.46	888.87
d) Completed Projects	2,090.45	3,059.01
Total Inventories	47,254.30	51,441.74

Note No. 10 : Trade Receivables

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Unsecured, considered good	15,171.85	12,148.61
(b) Credit Impaired	3,965.09	4,138.46
Less: Allowance for Credit Losses	(3,965.09)	(4,138.46)
	15,171.85	12,148.61
Retention (Accrued but not due)		
(a) Unsecured, considered good	7,855.03	5,698.00
	7,855.03	5,698.00
(Less) : Related Unearned Receivables	(1,256.21)	(1,601.57)
Total	21,770.67	16,245.04

Notes:

1. The Group records receivables on account of goods sold or services rendered in the normal course of business and classify the same as "trade receivable".
2. The normal credit period allowed by the Group ranges from 30 to 60 days.
3. Trade receivables includes receivables from related parties and amount due from directors or other officers of the Group either severally or jointly with any other person or any trade or other receivables due from firm or private companies in which any director is a partner, a director or member (Refer Note 33).
4. The concentration of credit risk is limited due to the fact that customer base is large and unrelated.
5. The Group has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit losses experience and adjusted for forward looking information. The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as per the provision matrix.



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023
(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
EPC:		
Less than 1 year	6,933.74	3,614.32
1-2 year	3,263.72	1,690.39
2-3 year	397.39	447.36
More than 3 year	3,680.64	5,210.44
Less :- Expected Credit Loss *	(2,922.12)	(2,612.91)
Total	11,353.37	8,349.60
Development Sales Receivables	1,730.35	1,308.39
Receivables from Related Parties	1,282.48	563.72
Clean Room & BMS (GMP) Sales Receivables	8,447.44	7,548.86
Less :- Expected Credit Loss *	(1,042.97)	(1,525.53)
Total	7,404.47	6,023.33
TOTAL	21,770.67	16,245.04

* The Group performs credit assessment for customers on an annual basis and recognizes credit risk, on the basis of lifetime expected losses and where receivables are due for more than six months.

Movement in the expected credit loss allowance is as follows:

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Balance at the beginning of the period / year	4,138.46	3,973.71
Movement in expected credit loss allowance on trade receivables calculated at lifetime expected credit loss	338.73	180.93
Utilization / Reversals	(512.10)	(16.20)
Balance at end of the year	3,965.09	4,138.46



Note 15 (a)

Mar-23

Trade Payables ageing schedule

(' in Lakhs)

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	636.03	18.75	-	7.27	662.05
(ii) Others	22,975.01	2,270.42	2,339.44	7,912.08	35,496.95
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Mar-22

Trade Payables ageing schedule

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	565.36	16.93	0.37	1.94	584.60
(ii) Others	16,134.74	1,692.58	2,394.96	7,110.04	27,332.32
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Note : Ageing has been considered from the date of transactions

Note 10 (a)

Mar-23

Trade Receivable ageing schedule

(' in Lakhs)

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	8,143.81	1,735.96	2,258.05	1,187.20	3,733.50	17,058.52
(ii) Undisputed Trade Receivables - Considered doubtful	19.48	7.99	282.84	174.69	2,759.77	3,244.77
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	8.63	0.58	9.75	83.85	419.27	522.08
Total Debtors	8,171.92	1,744.53	2,550.64	1,445.74	6,912.54	20,825.37
Less: Allowance for Loss	-	-	-	-	-	(3,965.09)
Add: Retention (Accrued but not due)	-	-	-	-	-	6,166.60
Less: Related Unearned Receivables	-	-	-	-	-	(1,256.21)
Net Debtors	8,171.92	1,744.53	2,550.64	1,445.74	6,912.54	21,770.67

Trade Receivable ageing schedule

Mar-22

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	3,941.08	1,121.53	1,777.26	1,105.73	4,203.00	12,148.60
(ii) Undisputed Trade Receivables - Considered doubtful	66.55	266.14	619.36	533.16	2,128.65	3,613.86
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	1.36	1.58	20.95	260.98	239.74	524.61
Total Debtors	4,008.99	1,389.25	2,417.57	1,899.87	6,571.39	16,287.07
Less: Allowance for Loss	-	-	-	-	-	(4,138.46)
Add: Retention (Accrued but not due)	-	-	-	-	-	5,698.00
Less: Related Unearned Receivables	-	-	-	-	-	(1,601.57)
Net Debtors	4,008.99	1,389.25	2,417.57	1,899.87	6,571.39	16,245.04



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023
Note No. 11 : Cash and Bank Balances
(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
A) Current Cash and bank balances		
a) Unrestricted Balances with banks#	3,115.54	1,422.62
b) Cash on hand	171.85	185.12
c) Balances with banks in deposit accounts with original maturity of less than 3 months	2,009.69	971.93
Cash and cash equivalent as per balance sheet	5,297.08	2,579.67
Bank Overdraft	0.30	35.02
Total Cash and cash equivalent as per statement of cash flows	5,296.78	2,544.65
B) Other bank balances		
a) Balances with banks in deposit accounts with original maturity more than 3 months	809.34	3,149.35
b) In earmarked accounts		
- Balances held as margin money or security against borrowing, gurantee and other commitments*	4,705.66	4,114.76
Total Other Bank Balances	5,515.00	7,264.11

* Represents margin money against various guarantees and letters of credit issued by bank on behalf of the Company. These deposits are not available for use by the Company as the same is in the nature of restricted cash.

Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.



Equity share capital	As at March 31, 2023		As at March 31, 2022	
	No. of shares	(₹ in Lakhs)	No. of shares	(₹ in Lakhs)
Authorised:				
Equity shares of Rs 10 each with voting rights	26,41,30,000	26,413.00	26,41,30,000	26,413.00
Preference Share of Rs. 10 each without voting rights	50,00,000	500.00	50,00,000	500.00
Issued, Subscribed and Fully Paid:				
Equity shares of Rs 10 each with voting rights	21,73,17,111	21,731.71	21,73,17,111	21,731.71

The company has only one class of equity shares having a par value of Rs 10 per share. Each holder of equity share is entitled for one vote per share held. In the event of liquidation of the company the holder of the equity share will be entitled to receive remaining asset after deducting all its liabilities in proportion to the number of equity shares held.

Note No. 12.1 - Equity Share Capital (Contd.)

(i) Reconciliation of the number of shares outstanding at the beginning and at the end of the year.

Particulars	(₹ in Lakhs)	
	Number of Shares	Equity share capital
Issued and Paid up Capital at April 1, 2021	18,21,36,716	18,213.67
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	40,00,000	400.00
Issue of Preferential equity shares	3,11,80,395	3,118.04
Balance at March 31, 2022	21,73,17,111	21,731.71
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	-	-
Balance at March 31, 2023	21,73,17,111	21,731.71

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at March 31, 2023		As at March 31, 2022	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
Vasudevan Family Trust	3,24,11,735	14.91	2,29,11,577	10.54
R. Vasudevan	1,99,88,624	9.20	1,95,17,124	8.98
Lalitha Vasudevan	22,27,171	1.02	1,17,27,329	5.40
Crest Ventures Limited	1,11,35,857	5.12	1,11,35,857	5.12

(iii) Details of Shareholdings by Promoter / Promoter Group

Promoter / Promoter Group Name	31st March, 2023		31st March, 2022		% Change during the Year
	Numbers of Shares	% of Holding	Numbers of Shares	% of Holding	
Promoter					
Vasudevan Ramamoorthy (in the capacity of Trustee of Vasudevan Family Trust)	3,24,11,735	14.91	2,29,11,577	10.54	4.37
Vasudevan Ramamoorthy	1,99,88,624	9.20	1,95,17,124	8.98	0.22
Lalitha Vasudevan	22,27,171	1.02	1,17,27,329	5.40	-4.38
Siddharth Vasudevan Moorthy	41,64,953	1.92	41,64,953	1.92	0.00
Sowmya Aditya Iyer	7,00,294	0.32	7,00,294	0.32	0.00
Ramya Siddharth Moorthy	8,90,868	0.41	8,90,868	0.41	0.00
Promoter Group					
Vatsalya Enterprises Private Limited	95,99,275	4.42	95,99,275	4.42	0.00
Total	6,99,82,920		6,95,11,420		

(iv) As at 31 Mar, 2023, 4,000,000 shares (As at 31 Mar, 2022, 4,000,000 shares) were reserved for issuance as follows:

Particulars	No. of shares					
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021	As at March 31, 2020	As at March 31, 2019	As at March 31, 2018
Outstanding employee stock options granted / available for grant	40,00,000	40,00,000	80,00,000	1,20,00,000	1,20,00,000	1,60,00,000



Note No. 12.2 : Other Equity

Other Equity

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Capital Redemption Reserve		
Opening Balance	1,777.00	1,428.50
	1,777.00	1,428.50
b) Securities Premium Reserve		
Opening Balance	60,586.51	56,098.95
Premium on Shares Issued during the year	-	3,881.96
Transferred on account on exercise of share based payment	-	605.60
	60,586.51	60,586.51
c) Equity-settled employee benefits reserve		
Opening Balance	855.70	1,156.45
Amount recorded on grants during the year	196.14	304.85
Transferred to securities premium account on exercise	-	(605.60)
	1,051.84	855.70
d) General Reserve		
Opening Balance	1,537.50	1,537.50
	1,537.50	1,537.50
e) Foreign Currency Translation Reserve		
Opening Balance	2.66	2.66
	2.66	2.66
f) Retained Earnings		
Opening Balance	(5,355.10)	(8,521.91)
Less: Subsidiary added / deletion during the year	11.26	-
Profit for the year	9,751.33	3,528.28
Other Comprehensive income	82.03	(12.97)
	4,489.52	(5,006.60)
	69,445.03	59,404.27

Description of Reserves

Retained Earnings: Retained earnings represent the amount of accumulated earnings of the Company

Securities premium reserve: The amount received in excess of the par value of equity shares has been classified as securities premium.

General reserve: The Company created a General Reserve in earlier years pursuant to the provisions of the Companies Act, 1956 where in certain percentage of profits was required to be transferred to General Reserve before declaring dividends. As per Companies Act 2013, the requirements to transfer profits to General Reserve is not mandatory. General Reserve is a free reserve available to the Company.

Equity-settled employee benefits reserve: The Share options outstanding account is used to record the fair value of equity-settled, share-based payment transactions with employees. The amounts recorded in share options outstanding account are transferred to securities premium upon exercise of stock options and transferred to general reserve on account of stock options not exercised by employees

Capital Redemption Reserve: As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves or securities premium. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilised in accordance with the provisions of section 69 of the Companies Act, 2013.



Note No. 12.3: Non Controlling Interest

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Opening Balance	1,276.72	1,000.19
Subsidiary added / (deletion) during the year	(207.47)	213.08
Profit / (Loss) for the year	191.98	67.88
Other Comprehensive Income	(2.20)	(4.43)
	1,259.03	1,276.72

Note No. 13 : Borrowings

A. Non Current Borrowings

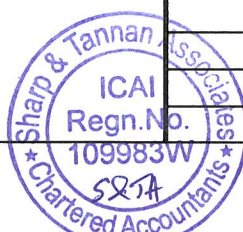
(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Measured at amortised cost		
A. Secured Borrowings:		
a) Fully Redeemable Debentures		
16%, 500 secured, redeemable, unlisted, unrated, non-convertible debentures of Rs. 1,00,000/- each. (Sanctioned 1500 Secured redeemable. Unlisted, unrated, non-convertible debenture of Rs. 1,00,000/- each) (Refer Note 13.1)	136.17	-
b) Term Loans		
From Financial Institution (Refer Note 13.1)	6,221.05	1,688.11
c) Vehicle Loan from Financial Institutions (Refer Note 13.1)	13.07	25.31
Total Secured Borrowings	6,370.29	1,713.42
Total Borrowings carried at Amortised Cost	6,370.29	1,713.42
Total Borrowings	6,370.29	1,713.42

B. Current Borrowings

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
A. Secured Borrowings		
a) Cash Credit From Banks	4,784.32	7,226.71
b) Current maturities of long term debt (Refer Note 13.1)	1,620.88	4,269.90
	6,405.20	11,496.61
B. Unsecured Borrowings		
a) From Banks (Bank overdraft)	0.30	35.02
b) Loans from related parties (Refer Note 33)	632.31	2,409.80
c) Loans from other parties	69.91	61.05
	702.52	2,505.87
Total Current Borrowings	7,107.72	14,002.48



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023

Cash Credit from Banks (SBI, UBI and CSB) ranging from 9% -11% is secured by way of hypothecation of building materials, work in progress, finished flats, book debts and equitable mortgage of specified properties of the Company and other entities including a wholly owned subsidiary, corporate guarantee of other Companies including a wholly owned subsidiary and personal guarantee of the Managing Director of the Company.	4,551.84	5,536.65
Cash credit from Axis Bank @ 11.80%, Secured by hypothecation of present and future current assets of the Subsidiary (GMP Technical Solutions Pvt Ltd) and equitable mortgage of Subsidiary's (GMP Technical Solutions Pvt Ltd) factory land and building (Unit I & Unit II) situated at Baddi and Corporate Guarantee of Holding Company.	-	875.14
Cash credit from Bank of India @ 9.75%, Secured by hypothecation of present and future current assets of the company and equitable mortgage of company's factory land and building (Unit I & Unit II) situated at Baddi and Corporate Guarantee of Vascon Engineers Ltd.	569.08	-
Cash credit from Bank of Baroda @ 9.90%, Secured by hypothecation of present and future current assets of the Subsidiary (GMP Technical Solutions Pvt Ltd) and equitable mortgage of Subsidiary's (GMP Technical Solutions Pvt Ltd) office at Ghatkopar and Corporate Guarantee of Holding Company.	(336.60)	814.92

Note No. 14 : Other Financial Liabilities
A. Non Current

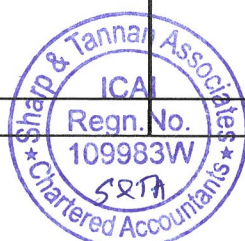
(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Other Financial Liabilities Measured at Amortised Cost		
Commitment and other deposits	888.87	1,280.95
Other Non-Current Financial Liabilities	888.87	1,280.95

B. Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Interest accrued but not due on borrowings	2.05	59.40
b) Interest accrued but due on borrowings	68.94	36.27
c) Creditors for capital supplies/services	70.86	82.72
d) Others	29.61	323.02
Total other financial liabilities	171.46	501.41



Name of the lender	Outstanding amount	Current Maturities	Long Term				Rate of interest	Nature of security
			2024-25	2025-26	2026-27	2027-30		
I. Secured Loan						Total		
a) Aditya Birla Finance Limited	2,720.35	-	1,360.18	1,360.17	-	-	15.40%	1. Exclusive charge on Entire land admeasuring 40,152 sq.mtr along with present and proposed construction thereon excluding sold and registered units along with hypothecation of receivables from sold units (including in unsold units from phase 1 & 2 for project Vascon Good Life located Talegaon MIDC Road, situated at Katvi, Tal - Maval Dis., Pune. Minimum Security cover of 2x and net realisable cover of 2x times on proposed security 2. First and exclusive charge by way of hypothecation on all the present and future receivables (sold and unsold), on the above mentioned project 3. Exclusive charge on pass through escrow account for deposit of surplus share of profit of VEL for the Project Forest County from Tower N & W with receivable to the tune of Rs. 14.75 Crs.. 4. First and exclusive charge by way of hypothecation on the RERA Escrow account for the Project Vascon Goodlife, all monies credited or deposited therein and all investment in respect thereof.
b) Aditya Birla Finance Limited - 10 Crore	982.64	31.74	36.23	41.07	46.56	827.03	12.60%	1. Duplex Flat no 701, Floor No:- 7th, No:- Final Plot No 331 Building No:- Tower I house, Society Name:- Windermere, Street Name:- Koregaon Park, Locality:- Pune 411001, State: Maharashtra, Dist: Pune, Zip Code: 411001 Owner Name: Vascon Engineers Limited. 2. Duplex Flat No a-9,8th and 9th Floor, Wing No A, Ivy Glen House, Marigold Phase III Co-operative Housing Society Ltd, S No 15/1 15/2/1, 15/2/2, 15/4, 15/5, 15/6, 15/7, 15/8, 15/9, 15/10, 15/11, 15/12, 15/13, 15/14, 15/15, 15/16, 15/17, 15/18, 15/19, 15/20, 15/21, 15/22, 15/23, 15/24, 15/25, 15/26, 15/27, 15/28, 15/29, 15/30, 15/31, 15/32, 15/33, 15/34, 15/35, 15/36, 15/37, 15/38, 15/39, 15/40, 15/41, 15/42, 15/43, 15/44, 15/45, 15/46, 15/47, 15/48, 15/49, 15/50, 15/51, 15/52, 15/53, 15/54, 15/55, 15/56, 15/57, 15/58, 15/59, 15/60, 15/61, 15/62, 15/63, 15/64, 15/65, 15/66, 15/67, 15/68, 15/69, 15/70, 15/71, 15/72, 15/73, 15/74, 15/75, 15/76, 15/77, 15/78, 15/79, 15/80, 15/81, 15/82, 15/83, 15/84, 15/85, 15/86, 15/87, 15/88, 15/89, 15/90, 15/91, 15/92, 15/93, 15/94, 15/95, 15/96, 15/97, 15/98, 15/99, 15/100, 15/101, 15/102, 15/103, 15/104, 15/105, 15/106, 15/107, 15/108, 15/109, 15/110, 15/111, 15/112, 15/113, 15/114, 15/115, 15/116, 15/117, 15/118, 15/119, 15/120, 15/121, 15/122, 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Name of the lender	Outstanding amount	Current Maturities	Long Term				Rate of interest	Nature of security
f) Prachay Capital - 15 Crs (Non Convertible Debentures)	469.50	333.33	136.17	-	-	136.17	16.00%	1. First ranking exclusive charge by way of registered mortgage over the Project Land and all identified movable and immovable property in connection with the Project. 2. First ranking and exclusive charge by way of hypothecation over all the other assets of the issuer (i.e., excluding Mortgaged Property) in connection with the Project and the Project Land (including all its bank accounts). 3. Personal Guarantees from the Personal Guarantors 4. Demand Promissory Note and Letter of Continuity 5. Escrow Agreement
g) Prachay Capital - 10 Crs (Non Convertible Debentures)	936.99	936.99	-	-	-	-	17.25%	1. Registered Mortgage of Office bearing No. 301 admeasuring 809 square feet carpet area in the building Garnet bay constructed on land bearing S No. 197/3 at village Lohegaon, Taluka Haveli, District-Pune 2. Hypothecation of borrower's/ co-borrower's share of all present and future receivables from M/s Samartha Trimurti Properties.
h) State Bank of India - Guaranteed Emergency Credit Line	1,120.67	-	280.17	280.17	280.16	1,120.67	8.95%	Extension of charge (2nd charge) over the existing Primary & collateral securities created in favour of the Bank (Consortium Banks)
i) UBI OD against Fixed Deposit	71.61	-	71.61	-	-	71.61	5.30%	Secured against fixed deposit
j) Bank of Maharashtra	17.94	1.94	2.16	2.39	8.81	16.00	10.45%	Hypothecation of Vehicle financed by lender
C. Term loans								
From Financial Institutions								
Daimler Financial Services India Pvt Ltd	25.31	12.24	11.45	-	-	13.07	6.60%	Hypothecation of Vehicle financed by lender
Daimler Financial Services India Pvt Ltd	51.58	13.61	37.97	-	-	37.97	10.65%	Hypothecation of Vehicle financed by lender
	8,042.75	1,634.51	2,359.34	2,166.57	1,170.74	6,408.23		



Note No. 14A : Lease Liability

A. Non Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Lease Liability obligation	427.63	478.28
Finance Lease Liability	37.96	46.96
Other Non-Current Lease Liabilities	465.59	525.24

Note No. 14A : Lease Liability

B. Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Current maturities of finance lease obligations	13.61	13.61
(b) Current maturities of lease obligations IND AS 116	277.52	204.91
Other Current Lease Liabilities	291.13	218.52

Note No. 15 : Trade and other payables

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Total Outstanding dues of Micro and Small Enterprises (Refer Note 37)	662.05	584.60
Total Outstanding dues of Creditors other than Micro and Small Enterprises	35,496.95	27,332.32
Total trade payables	36,159.00	27,916.92

Note No. 16 : Provisions

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a) Provision for employee benefits		
1) Compensated absences	958.71	993.95
2) Gratuity (Refer Note 31)	1,125.00	1,208.40
	2,083.71	2,202.35
b) Others		
1) Taxation (Net of Advance Tax)	256.03	348.26
2) Warranty / Provision for Vendor Claims	1,006.84	911.13
	1,262.87	1,259.39
TOTAL	3,346.58	3,461.74



Note No. 17 : Current Tax and Deferred Tax

(a) Income Tax Expense

(₹ in Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Current Tax:		
Current Income Tax Charge	336.79	340.04
Adjustments in respect of prior years	-	101.20
Deferred Tax		
In respect of current year origination and reversal of temporary differences	50.93	3.22
Total Tax Expense recognised in profit and loss account	387.72	444.46

(b) Numerical Reconciliation between average effective tax rate and applicable tax rate :

(₹ in Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit before Tax	10,328.80	4,036.21
Income Tax using the Company's domestic Tax rate @ 25.168 %	2,601.25	1,015.84
Effect of :		
Income that are exempt from taxation	(489.66)	(77.35)
Expenses that are non deductible in determining taxable profit	(84.35)	124.55
Adjustments recognised in the current year in relation to the current tax of prior years	(1,690.57)	(723.00)
Deferred tax assets recognised on temporary differences	51.05	3.22
Changes in estimates related to prior years	-	101.20
Income Tax recognised in P&L	387.72	444.46



c) Deferred Tax Assets (Net)

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
<u>Tax effect of items constituting deferred tax liability</u>		
On difference between book balance and tax balance of Fixed Assets	(90.06)	18.15
Effects of reameasuring Financials instruments, Financial guarantee Commission and OCI under IND AS	1.34	1.34
Others	-	-
Tax effect of items constituting deferred tax liability	(88.72)	19.49
<u>Tax effect of items constituting deferred tax asset</u>		
Provision for compensated absences and gratuity	74.01	74.01
Disallowance u/s 40a / Provision for Doubtful debts & Advances	401.79	561.06
MAT Credit Entitlement	6.41	6.41
Effects of reameasuring Financials instruments, Financial guarantee Commission and OCI under IND AS	48.98	48.98
Unabsorbed depreciation carried forward and brought forward	0.73	0.50
Tax effect of items constituting deferred tax asset	531.92	690.96
Net Deferred Tax Asset / (Liability)	620.64	671.47

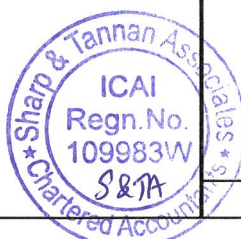
Note : Pursuant to the announcement made by the Finance Ministry of the Government of India on September 20, 2019, the Company, basis their assessment opted for a lower corporate tax rate as per section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019 from financial year 2020-21 onwards. Accordingly, the Company recognized Provision for Income Tax and re-measured the Deferred Tax Liabilities on the basis of the revised lower tax rate and impact of the same was recognized in the year ended March 31, 2023

Note No. 18 : Other Liabilities

B. Current

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
a. Advances received from customers		
- Gross amount due to customers	15,773.43	15,056.11
- Less : Related Unbilled Revenues	(2,917.66)	(4,888.67)
	12,855.77	10,167.44
b. Amount due to customers under construction contracts		
- Gross amount due to customers	4,409.46	6,617.73
- Less : Related Debtors	(1,256.21)	(1,601.57)
	3,153.25	5,016.16
c. Statutory dues		
- taxes payable (other than income taxes)	1,668.68	1,793.92
d. Deferred Revenue		
- Deferred Government grant related to assets	-	4.00
Total Other Current Liabilities	17,677.70	16,981.52



VASCON ENGINEERS LIMITED
Notes forming part of Consolidated Financial Statements for the year ended 31st March 2023

Note No. 4 - Investment Property

(₹ in Lakhs)

Description of Assets	Buildings
Gross carrying value *	
As at April 1, 2022	2,257.79
Additions	-
Disposals	-
As at Mar 31, 2023 (A)	2,257.79
Accumulated depreciation	
As at April 1, 2022	740.22
Charge for the year	73.72
Reversals/ Disposals during the year	-
As at Mar 31, 2023 (B)	813.94
Net carrying value as at Mar 31, 2023 (A) - (B)	1,443.85
Gross carrying value *	
As at April 1, 2021	2,280.39
Additions	-
Disposals	22.60
As at March 31, 2022 (A)	2,257.79
Accumulated depreciation	
As at April 1, 2021	681.68
Charge for the year	79.01
Reversals/ Disposals during the year	20.47
As at March 31, 2022 (B)	740.22
Net carrying value as at March 31, 2022 (A) - (B)	1,517.57

The Company's investment properties consist of commercial properties in India. Management determined that the investment properties consist of only one class of asset i.e. office spaces based on the nature, characteristics and risks of the property.

Fair valuation

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Investment Property	2,868.53	2,407.66

The best evidence of fair value is current prices in an active market for similar properties. The market rate for sale/purchase of such premises are representative of fair values. Company's investment properties are at a location where active market is available for similar kind of properties. Hence fair value is ascertained on the basis of market rates prevailing for similar properties in those location determined by an independent registered valuer

Note: of the above, a building carrying value ₹ 1443.85 Lakhs (Previous Year ₹ 1517.57 Lakhs) is subject to first charge for secured bank loans (refer note 13.1)



VASCON ENGINEERS LIMITED

Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

Note No. 19 : Revenue from operations

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue recognised / sales (gross)		
- Contract Revenue	64,940.61	40,928.78
- Sale of Unit/Land	9,079.35	4,202.41
- Trading Sales & Other Sales	323.92	0.88
- Manufacturing Sales	25,186.98	19,429.12
- Other sales (Includes maintenance charges of socety,Hire charges,Scrap Sales)	263.28	542.73
Other Operating Income		
- Rent / Compensation / Maintenance	198.54	199.10
- Share of profit / (loss) from Joint Venture	1,945.55	383.03
Total Revenue from Operations	1,01,938.23	65,686.05

Note No. 20 : Other Income

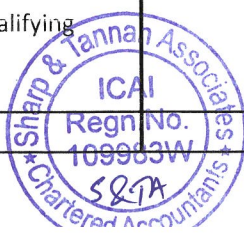
(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
a) Interest income on Financial Assets at Amortised Cost	613.80	569.51
b) Dividend received on investments carried at fair value through profit or loss in Liquid Mutual fund units	7.81	3.98
d) Dividend income Other	-	13.09
e) Profit on sale on Investment	-	3,991.22
f) Provision / Creditors no longer required written back	347.18	235.85
g) Profit on sale of capital assets (Net of loss on assets sold / scrapped / written off)	10.74	347.09
h) Bad Debts Recovered	-	0.17
i) Foreign exchange gain	3.65	-
j) Miscellaneous income	121.14	159.63
Total Other Income	1,104.32	5,320.54

Note No. 21.a : Cost of materials and services consumed

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
Contract	56,034.83	34,710.12
Development	4,386.30	2,706.91
Cost of Material Consumed	17,635.16	13,393.92
Incidental borrowing cost incurred attributable to qualifying assets	1,411.15	1,129.17
Total cost of materials and services consumed	79,467.44	51,940.12



Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

Note No. 21.b : Changes In Inventories of finished goods, work-in-progress and stock-in-trade

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
<u>Closing balance of projects under development :</u>		
Completed Units / Finished goods	1,315.46	888.86
Work-in-progress	40,090.02	45,086.96
	41,405.48	45,975.82
<u>Opening balance of projects under development:</u>		
Completed Units / Finished goods	888.87	519.35
Work-in-progress	45,086.96	45,294.90
	45,975.83	45,814.25
	(5,172.43)	-
Less: Stock of Work in Progress reduced on account of conversion	40,803.40	45,814.25
Net (increase) / decrease	(602.08)	(161.57)

Note No. 22 : Employee benefit expense

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
a) Salaries and wages, including bonus	6,102.55	6,234.40
b) Contribution to provident and other funds (Refer Note 31)	377.09	364.03
c) Share based payment transactions expenses (Refer Note 28)	196.14	304.85
d) Staff Welfare & Other Expenses	235.77	117.63
Total Employee Benefit Expense	6,911.55	7,020.91

Note No. 23 : Finance costs

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
a) Interest expense	2,560.16	3,409.97
b) Other borrowing costs	238.54	163.28
	2,798.70	3,573.25
Less : Amounts included in the cost of qualifying assets	1,519.35	1,129.17
Total Finance Costs	1,279.35	2,444.08



Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

Note No. 24 : Other expenses

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2023	For the year ended March 31, 2022
a) Stores and spares consumed	355.82	295.48
b) Power & Fuel oil consumed	365.06	275.42
c) Rent including lease rentals	291.40	355.44
d) Repairs to buildings	64.71	73.09
e) Repairs to Plant & Machinery	97.54	90.77
f) Repairs and maintenance - Others	132.76	63.62
g) Rates & Taxes	111.25	105.86
h) Insurance charges	85.84	47.51
i) Bad debts and other receivables, loans and advances written off	544.34	3.74
j) Provision For Doubtful Debt And Advances	(152.23)	164.74
k) Provision for diminution in value in investment	-	1,100.00
l) Audit Fees	-	-
1) Audit fees	46.00	39.25
2) Limited Review	25.50	23.25
3) Certification Services	0.53	3.22
m) Other Expenses		
1) Legal and other professional costs	759.09	835.48
2) Advertisement, Promotion & Selling Expenses	549.59	177.26
3) Travelling and Conveyance Expenses	484.04	408.85
4) Postage and telephone	90.15	92.82
5) Printing and stationery	51.88	39.13
6) Brokerage / commission	10.14	42.93
7) Donations	4.78	4.10
8) Corporate Social Responsibility Expenditure (Refer Note 40)	-	40.00
9) Bank charges	58.42	37.14
10) Hire Charges Paid	14.10	24.02
11) Foreign exchange gain / loss (net)	-	22.81
12) Miscellaneous Expenses	474.32	281.63
n) Net gain/(loss) arising on financial assets designated as at FVTPL	-	1.00
Total Other Expenses	4,465.03	4,648.56



Vascon Engineers Limited

Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

Note 25: Disclosures under Ind AS 33

Particulars	For the year ended 31 March, 2023	For the year ended 31 March, 2022
Basic Earnings per share (Amount In Rupees)	4.49	1.76
Diluted Earnings per share (Amount In Rupees)	4.49	1.76

Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

(₹ in Lakhs)

Particulars	For the year ended 31 March, 2023	For the year ended 31 March, 2022
Profit for the year	9,941.10	3,591.72
Add: Profit/(Loss) attributable to Non - Controlling Interest	191.98	73.09
Profit for the year attributable to owners of the Company (A)	9,749.12	3,518.63
Weighted average number of equity shares (B)	21,73,17,111	19,95,59,036
Earnings per share from continuing operations - Basic (Amount In Rupees) (A / B)	4.49	1.76

Diluted earnings per share

The diluted earnings per share has been computed by dividing the Net profit after tax available for Equity shareholders by the weighted average number of equity shares, after giving dilutive effect of the Stock options for the respective periods. Anti-dilutive effect, if any, has been ignored.

(₹ in Lakhs)

Particulars	For the year ended 31 March, 2023	For the year ended 31 March, 2022
Profit / (loss) for the year used in the calculation of basic earnings per share	9,749.13	3,518.63
Weighted average number of equity shares used in the calculation of Basic EPS	21,73,17,111	19,95,59,036
Employee Stock Option Plans	5,52,510	5,52,510
Weighted average number of equity shares used in the calculation of Diluted EPS	21,78,69,621	20,01,11,546
Earnings per share from continuing operations - Dilutive (Amount In Rupees)	4.49	1.76



Note No. - 26 Fair Value

Set out below is the comparison by class of the carrying amounts and fair value of the Group's financial instruments

(₹ in Lakhs)

Particulars	Carrying amount		Fair Value	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
FINANCIAL ASSETS				
Financial assets measured at amortised cost				
Non - Current Assets				
(i) Investments	5,174.72	4,474.72	5,174.72	4,474.72
(ii) Loans	210.68	230.43	210.68	230.43
(iii) Others Financial Assets	13,115.36	10,098.00	13,115.36	10,098.00
Current Assets				
(i) Trade receivables	21,770.68	16,245.04	21,770.68	16,245.04
(ii) Cash and cash equivalents	5,297.09	2,579.67	5,297.09	2,579.67
(iii) Bank balances other than (ii) above	5,515.00	7,264.11	5,515.00	7,264.11
(iv) Loans	8,614.56	6,336.97	8,614.56	6,336.97
(v) Others Financial Assets	34,142.60	30,084.89	34,142.60	30,084.89
Financial assets measured at fair value through Statement of Profit & Loss				
(a) Current investments	346.59	406.68	346.59	406.68
(b) Non Current investments quoted	0.11	0.11	0.11	0.11
(c) Non Current investments unquoted	2,750.25	2,750.25	2,750.25	2,750.25
FINANCIAL LIABILITIES				
Financial liabilities measured at amortised cost				
Non - Current Liabilities				
(i) Borrowings	6,370.29	1,713.42	6,370.29	1,713.42
(ii) Other financial liabilities	1,354.46	1,806.20	1,354.46	1,806.20
Current Liabilities				
(i) Borrowings	7,107.74	14,002.49	7,107.74	14,002.49
(ii) Trade and other payables	36,158.97	27,916.92	36,158.97	27,916.92
(iii) Other financial liabilities	462.58	719.94	462.58	719.94

The management assessed that the fair values of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short - term maturities of these instruments. The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Group determines fair values of financial assets and financial liabilities by discounting the contractual cash inflows/outflows using prevailing interest rates of financial instruments with similar terms. The initial measurement of financial assets and financial liabilities is at fair value. The fair value of investment is determined using quoted net assets value from the fund. Further, the subsequent measurement of all financial assets and liabilities (other than investment in mutual funds) is at amortised cost, using the effective interest method.

Discount rates used in determining fair value

The interest rate used to discount estimated future cash flows, where applicable, are based on the incremental borrowing rate of the borrower which in case of financial liabilities is the weighted average cost of borrowing of the Group and in case of financial assets is the average market rate of similar credit rated instrument.

The Group maintain policies and procedure to value financial assets or financial liabilities using the best and most relevant data available. In addition, the Group internally reviews valuation, including independent price validation for certain instruments.

Fair value of financial assets and liabilities is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

The following methods and assumptions were used to estimate fair value:

(a) Fair value of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short term maturities of these instruments.

(b) Security deposit paid are evaluated by the Group based on parameters such as interest rate non performance risk of the customer. The fair value of the Group's security deposit paid are determined by estimating the incremental borrowing rate of the borrower (primarily the landlords). Such rate has been determined using discount rate that reflects the average interest rate of borrowing taken by similar credit rate companies where the risk of non performance risk is more than significant.



Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

(c) Fair value of quoted mutual funds is based on the net assets value at the reporting date. The fair value of other financial liabilities as well as other non current financial liabilities is estimated by discounting future cash flow using rate currently applicable for debt on similar terms, credit risk and remaining maturities.

(d) The fair value of the Group's interest bearing borrowing received are determined using discount rate that reflects the entity's borrowing rate as at the end of the reporting period. The own non performance risk as at the reporting was assessed to be insignificant.

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities.

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed , either directly or indirectly.

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

The following table presents the assets and liabilities measured at fair value on recurring basis at March 31, 2023 and March 31, 2022.

(₹ in Lakhs)

Particulars	Level 1	Level 2	Level 3
March 31, 2023			
Investment in mutual funds	112.59	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	2,750.00
Zero Coupon, Rupee Denominated, Unrated, Unlisted, Secured Non Convertible Debentures	-	-	-
March 31, 2022			
Investment in mutual funds	172.68	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	2,750.00
Zero Coupon, Rupee Denominated, Unrated, Unlisted, Secured Non Convertible Debentures	-	-	-

During the year ended March 31, 2023, there were no transfer between Level 1 and Level 2 fair value measurement and no transfer into and out of Level 3 fair value measurement.



Vascon Engineers Limited

Notes forming part of Consolidated Financial Statements for the year ended 31st March, 2023

Note No. - 27 Financial Instruments and Risk Review**Capital Management**

For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maximise the shareholder value.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group's policy is to keep the gearing ratio between 20% and 50%. The Group includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, excluding discontinued operations.

(₹ in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Borrowings (Refer Note 13 & 14A)	13,529.58	15,776.48
Trade Payables (Refer Note 15)	36,159.00	27,916.92
Less : Cash and Cash Equivalents (Refer Note 11)	10,812.09	9,843.78
Net Debt	38,876.49	33,849.62
Total Equity (Refer Note 12)	91,176.88	81,135.98
Total Capital	91,176.88	81,135.98
Capital and Net Debt	1,30,053.37	1,14,985.60
Gearing Ratio	30%	29%

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2023 and March 31, 2022.

Financial Risk Management Framework

Vascon Engineers Limited is exposed primarily to credit risk, liquidity risk, which may adversely impact the fair value of its financial instruments. The Group assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Group.



i) Credit Risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analyzing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables. None of the financial instruments of the Group result in material concentration of credit risk.

Exposure to credit risk

The carrying amount of financial asset represents the maximum credit exposure. The maximum exposure to credit risk was ₹ 76,253.03 lakhs and ₹ 62,165.01 lakhs as of March 31, 2023 and March 31, 2022 respectively. Trade receivables are typically unsecured and are derived from revenue earned from Development, EPC and manufacturing customer. Credit risk is managed by the Group by continuously monitoring the recovery status of customers to which the Group grants credit terms in the normal course of business. On account of adoption of Ind AS 109, the Group uses expected credit loss model to assess the impairment loss. The Group uses a provisioning policy approved by the Board of Directors to compute the expected credit loss allowance for trade receivables. The policy takes into account available external and internal credit risk factors and the Company's historical experience for customers.

Credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks.

Trade receivables

Ind AS requires expected credit losses to be measured through a loss allowance. The Group assesses at each date of statements of financial position whether a financial asset or a group of financial assets is impaired. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

The Group has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and adjusted for forward-looking information. Group's exposure to customers is diversified and some customer contributes more than 10% of outstanding accounts receivable as of March 31, 2023 and March 31, 2022, however there was no default on account of those customer in the past. The concentration of credit risk is limited due to the fact that the customer base is large and unrelated.

Before accepting any new customer, the Group uses an external/internal credit scoring system to assess the potential customer's credit quality and defines credit limits by customer. Limits and scoring attributed to customers are reviewed on periodic basis.

The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as given in the provision matrix. The provision matrix at the end of the reporting period is as follows.

Movement in the expected credit loss allowance:

Particulars	(₹ in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
Balance at the beginning of the period year	4,138.46	3,973.73
Movement in the expected credit loss allowance on trade receivables calculated at lifetime expected credit losses	338.73	180.93
Utilization / Reversals	(512.10)	(16.20)
Balance at the end of the year	3,965.09	4,138.46



ii) Liquidity Risk

a) Liquidity risk management

Liquidity risk refers to the risk that the Group cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

b) Maturities of financial liabilities

The following tables detail the remaining contractual maturity for its financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The tables include both interest and principal cash flows.

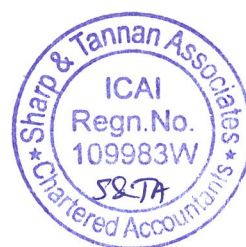
Particulars	31-Mar-23		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	36,158.97	-	-
Other Financial Liabilities	171.44	888.87	-
Working capital demand loans / Term loans	5,837.40	6,234.12	-
Zero Coupon, Rupee denominated, Unrated, Unlisted, Secured, Non Convertible Debentures	1,270.32	136.17	-

Particulars	31-Mar-22		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	27,916.92	-	-
Other Financial Liabilities	501.41	1,280.95	-
Working capital demand loans / Term loans	14,002.48	1,713.42	-
Zero Coupon, Rupee denominated, Unrated, Unlisted, Secured, Non Convertible Debentures	-	-	-

Excessive Risk Concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or having economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

In order to avoid excessive concentrations of risk, the Group's policies and procedures include specific guidelines to focus on the maintenance of a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly. Selective hedging is used within the Group to manage risk concentrations at both the relationship and industry levels



Note No - 28: Share Based Payments**Employee stock option scheme (ESOS) - 2017**

The ESOS was approved by Board of Directors of the Company on 10th Aug 2017 and thereafter by the share holders on 15th September 2017. A compensation committee comprising of independent directors of the company administers the ESOS plan. Each option carries with it the right to purchase one equity share of the company. All options have been granted at a predetermined rate of ₹ 28/- per share. The maximum exercise period is 4 year from the date of vesting i.e 30th Sept 2017.

The ESOS granted on 10th August 2017, was repriced on 15th March 2019, at a predetermined rate of ₹ 15/- per share. The maximum exercise period is 4 year from the date of vesting i.e 30th Sept 2017. The ESOS granted on Feb 2021, was repriced on 8th Sept 2020, at a predetermined rate of ₹ 10/- share.

Number of options granted , exercised , cancelled / lapsed during the financial year are as follows :

Particulars	FY 2022-23	FY 2021-22
Options granted, beginning of the year	40,00,000	80,00,000
Granted during the year	-	40,00,000
Exercised during the year	-	40,00,000
Cancelled/lapsed during the year	-	-
Options granted, end of the year	40,00,000	40,00,000
Weighted Average remaining life	-	0.42

The fair value of the stock option is calculated through the use of option pricing models, requiring subjective assumptions which greatly affect the calculated values. The said fair value of the options have been calculated using Binomial lattice option pricing model, considering the expected weighted average term of the options to be 1 year from the date of vesting, an expected dividend rate on the underlying equity shares, a risk free rate and weighted average volatility in the share price. The Company's calculations are based on a single option valuation approach, and forfeitures are recognized as they occur. The expected volatility is based on historical volatility of the share price after eliminating the abnormal price fluctuations.

The inputs used in the measurement of the fair values at grant date of the share-based payment plans were as follows.

Particulars	Employee Share Purchase Plan
	ESOS - 2017
Share price at grant date	29.55
Exercise price	15
Expected volatility	68.00%
Expected life / Option Life	4 Year from the date of vesting
Expected dividends yield	0%
Risk-free interest rate (based on government bonds)	6.70%



iii) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Such changes in the values of financial instruments may result from changes in the foreign currency exchange rates, interest rates, credit, liquidity and other market changes. The Group's exposure to market risk is primarily on account of foreign currency exchange rate risk.

Foreign Currency exchange rate risk

The fluctuation in foreign currency exchange rates may have potential impact on the statement of profit or loss and other comprehensive income and equity, where any transaction references more than one currency or where assets / liabilities are denominated in a currency other than the functional currency of the respective entities. Considering the countries and economic environment in which the Group operates, its operations are subject to risks arising from fluctuations in exchange rates in those countries. The risks primarily relate to fluctuations in US Dollar, Euro, Singapore Dollar, Great Britain Pound, Japanese Yen against the respective functional currencies of the Group. The Group, as per its risk management policy, uses derivative instruments primarily to hedge foreign exchange.

The Group evaluates the impact of foreign exchange rate fluctuations by assessing its exposure to exchange rate risks. It hedges these risks by using derivative financial instruments in line with its risk management policies. The information on derivative instruments is as follows.

1) Foreign currency exposures hedged by derivatives - Rs. Nil (Previous Year - Rs. Nil)

2) Details of Foreign currency exposures that are not hedged by derivative instrument or otherwise :

Particulars	Currency	Amount in foreign currency (in Lakhs)		Equivalent amount (₹ in Lakhs)	
		For the year ended March 31, 2023	For the year ended March 31, 2022	For the year ended March 31, 2023	For the year ended March 31, 2022
Trade Payable	EURO	-	-	-	-
	GBP	-	-	-	-
	USD	0.56	0.51	46.22	38.64
Trade Receivables	EURO	0.18	0.18	16.38	15.48
	USD	25.23	15.48	2,073.94	1,173.36
		-	-		

Foreign Currency Sensitivity

The following table demonstrates the sensitivity to a reasonable possible change in USD, EUR and JPY exchange rates, with all other variables held constant, the impact on the Company's profit before tax due to changes in the fair value of monetary assets and liabilities. The Company's exposure to foreign currency changes for all other currencies is not material.

(₹ in Lakhs)			
For the year ended	Currency	Change in Rate	Effect on Pre Tax Profit
March 31, 2023	USD	+10%	202.77
	USD	-10%	(202.77)
	EURO	+10%	1.64
	EURO	-10%	(1.64)
March 31, 2022	USD	+10%	113.47
	USD	-10%	(113.47)
	EURO	+10%	1.55
	EURO	-10%	(1.55)

In Management's opinion, the sensitivity analysis is unrepresentative of the inherent foreign exchange risk because the exposure at the end of the reporting year does not affect the exposure during the year.



Note No. 29 - Disclosures under Ind AS 116

The Company has elected below practical expedients on transition to Ind AS 116:

- (i) Applied a single discount rate to a portfolio of leases with reasonably similar characteristics.
- (ii) Applied the exemption not to recognise right of use assets and lease liabilities with less than 12 months of lease term on the date of initial application.
- (iii) Excluded the initial direct costs from the measurement of right of use asset at the date of initial application.
- (iv) Elected not to reassess whether a contract is, or contains a lease at the date of initial application. Instead, for contracts entered into before the transition date, the Company relied on its assessment made applying Ind AS 17 Leases.
A contract is, or contains, a lease if the contract conveys the right to control the use of an identified assets for a period of time in exchange for consideration
- (v) The Company has elected not to apply the requirements of Ind AS 116 to short term leases of all the assets that have a lease term of twelve months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight line basis over the lease term.
- (vi) The weighted average incremental borrowing rate applied to lease liabilities range from 10% to 13%

(A) Leases as lessee

(i) The movement in Lease liabilities during the year

(₹ in Lakhs)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	743.77	181.39
Additions during FY 2022-23	202.86	793.38
Deletion during the year	-	3.38
Finance costs incurred during the year	81.68	78.97
Payments of Lease Liabilities	271.58	306.59
Balance as at 31st March, 2023	756.72	743.77

(ii) The carrying value of the Rights-of-use and depreciation charged during the year

For details pertaining to the carrying value of right of use of lease assets and depreciation charged thereon during the year, kindly refer note -3 "Property, Plant

(iii) Amount Recognised in Statement of Profit & Loss Account during the Year

(₹ in Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(i) Expenses related to Short Term Lease & Low Asset Value Lease		
- Finance Cost	81.68	78.97
- Depreciation	206.93	188.14
(ii) Expenses related to Short Term Lease & Low Asset Value Lease	248.43	325.55
Total Expenses	537.04	592.66

(iv) Maturity analysis of lease liabilities

(₹ in Lakhs)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Maturity Analysis of contractual undiscounted cash flows		
Less than one year	53.62	47.38
One to five years	73.68	116.44
More than five years		
Total undiscounted Lease Liability	127.30	163.82
Balances of Lease Liabilities		
Non Current Lease Liability	465.59	525.25
Current Lease Liability	291.13	218.52
Total Lease Liability	756.72	743.77



Note - 30: Contingent liabilities and commitments

Contingent liabilities (to the extent not provided for)	(₹ in Lakhs)	
	As at 31 March, 2023	As at 31 March, 2022
Contingent liabilities		
(a) Disputed demands for Income Tax	518.94	752.26
(b) Disputed demands for Service Tax / Excise Duty / Sales Tax	-	313.96
(c) Disputed demands for Value Added Tax / GST	2,104.36	1,716.50
(d) Performance and financial guarantees given by the Banks on behalf of the Group	15,951.45	16,625.78
(e) Corporate guarantees given for other companies / entities and mobilization	7,500.00	7,500.00
(f) Claims against the Group not acknowledged as debt	3,596.18	3,726.13
 (i) The Creditors of the Company have filed a civil suit claiming of ₹ 835.04 lakhs (Previous year ₹ 810.81 lakhs) as amount due to them, which claims the Company is disputing.		
 (ii) During the year company paid the challan with 90% penalty waiver to Joint District Registrar & Collector of Stamps, Pune. Now NIL short levy of stamp duty including Penalty due to misclassification of conveyance deed as development agreement (Previous year ₹ 20.14 lakhs).		
 (iii) One of the labour supplier has filed a criminal complaint in Additional Magistrate Court, Dadar, Mumbai, for recovery of his dues for ₹ 3.95 lakhs (Previous year - ₹ 3.95 lakhs).		
 (iv) One of the customer has filed arbitration proceeding against the Company for loss on account of wastage i.e. excess consumption of cement and steel, loss on account of escalation of cement and steel, additional cost incurred for completing the balance work, loss for rectifying defective work, refund of amount in VAT and excess duty, loss of reputation and liquidated damages and interest, amounting to ₹ 2,867.00 lakhs (Previous year ₹ 2,867.00 lakhs).		
 (v) In earlier years Vascon Dwelling Private Limited (Merged Company) has entered into agreement for sale in respect of plot of land admeasuring 5,016.95 sq mtrs for a consideration of ₹ 376.27 lakhs.		
In respect of the above land one of the original co-owner has filed special civil suit before the Hon'ble Civil Court, Division Nashik against the other co-owners and purchaser of land from whom the company has purchased the said land.		
As per the conditional sale the company has to obtain clear enforceable title within 18 months of the execution of the agreement.		
In case the company is unable to obtain the permission/clearance the Transferee has right either to terminate the Development Agreement in which case the company will have to refund the sale consideration received amounting to ₹ 87.80 lakhs along with interest @ 18% p.a. from the date of disbursement of the amount till the date of refund. Alternatively, the Transferee will have right for specific performance along with interest @ 18% p.a. from the date on which amount has been disbursed till the date of curing the breach of contract and in addition to that penalty of ₹ 3 lakhs per month from the date of breach till the date of curing the breach.		
In the Previous Financial Year, the plaintiffs have waived their demands and settled the issues with company. We have to that effect have filed consent terms / compromise terms in the said suit and the matter has been settled. Company also recived the Court Order for the same.		
In the Current Financial Year, there were various compliances performed by Company including pending litigations bearing No. SPCS - 745/10. Company have complied with each & every compliance. Now this stage of execution of final conveyance has remained. Company has received a draft of the said conveyance deed, which is under finalisation stage by both the parties inter se.		



(vi) In earlier years Vascon Dwelling Private Limited (Merged Company) has transferred Development rights in respect of plot of land admeasuring 3,940 sq mtrs for a consideration of ₹ 295.50 lakhs

In respect of the above land one of the original co-owner has filed special civil suit before the Hon'ble Civil Court, Division Nashik against the other co-owners and purchaser of land from whom the company has purchased the said land.

As per the conditional sale the company has to obtain clear enforceable title and to obtain certain permission/clearance within 18 months of the execution of the agreement.

In case the company is unable to obtain the permission/clearance the Transferee has right either to terminate the Development Agreement in which case the company will have to refund the sale consideration received amounting to ₹ 68.95 lakhs along with interest @ 18% p.a. from the date of disbursement of the amount till the date of refund. Alternatively, the Transferee will have right for specific performance along with interest @ 18% p.a. from the date on which amount has been disbursed till the date of curing the breach of contract and in addition to that penalty of ₹ 2.35 lakhs per month from the date of breach till the date of curing the breach.

In the Previous Financial Year, the plaintiffs have waived their demands and settled the issues with company. We have to that effect have filed consent terms / compromise terms in the said suit and the matter has been settled. Company also recived the Court Order for the same.

In the Current Financial Year, there were various compliances performed by Company including pending litigations bearing No. SPCS - 745/10. Company have complied with each & every compliance. Now this stage of execution of final conveyance has remained. Company has received a draft of the said conveyance deed, which is under finalisation stage by both the parties inter se.

(vii) In earlier years Vascon Dwelling Private Limited (Merged Company) has entered into agreement for sale in respect of plot of land admeasuring 11,377 sq mtrs for a consideration of ₹ 853.35 lakhs

The company is under obligation to obtain tentative layout approval from corporation, which is subject to new Development Plan to be issued by the corporation.

In case the company is unable to obtain the permission/clearance the Transferee has right either to terminate the Development Agreement in which case the company will have to refund the sale consideration received amounting to ₹ 100 lakhs along with interest @ 18% p.a. from the date of disbursement of the amount till the date of refund. Alternatively, the Transferee will have right for specific performance along with interest @ 18% p.a. from the date on which amount has been disbursed till the date of curing the breach of contract and right to claim damages.

In respect of the above three agreement to sale of plots the company has recognised the sales amounting to ₹ 1,525.12 lakhs and profit of ₹ 659.67 lakhs. As on date of the balance sheet the company has not received any notice from the purchaser/transferee for termination of the agreement or claiming any interest/compensation.

In the Previous financial year the Company obtained NA Order for the land admeasuring about 16950 sq.mtrs., which includes and excess land admeasuring about 1473 sq.mtrs., has also been exempted and have become free hold now final layout has remained so also development of portion of land admeasuring about 4000 sq.mtrs., which the Original owners have kept with them, has remained to be developed and the necessary effect to the 7/12 extract required to be effected.

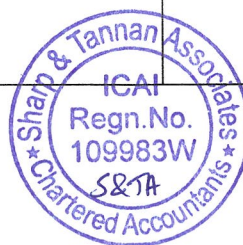
In the Current Financial year there were various site related compliances remained to be completed by Company. Out of which most of the compliances Company had completed. Now few more compliances have remained to be completed those are as follows :

a) final layout has remained so also development of portion of land admeasuring about 4000 sq.mtrs., which the Original owners have kept with them, has remained to be developed

b) during pendency of our development activities the adjacent owner/ developer of the land bearing S.No. 113/2B part, adm. about 10,000.00 sq.mtrs., has encroached on our plot of land to the tune of adm. about 300.00 sq.mtrs., of an area for which removal of the said encroachment, we have filed Spl. Civil Suit against the said land owners / developers in the Civil Court Nashik, which is pending for compliance by the Defendant developer.

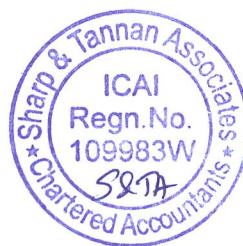
During the process of our compliance Ashoka Infraways had filed a Spl. Civil Suit against Vascon for specific performance for non compliance of various agreed things as per various terms of development agreement. Since Vascon have complied with all terms & conditions as per the said Development Agreement and due to amicable settlement arrived between the parties, Ashoka Infraways have withdrawn the said Spl. Civil Suit unconditionally.

c) after demarcating the said land adm. about 16950.00 sq.mtrs., (inclusive of portion of land adm. about 4000.00 sq.mtrs., remained to be develop for owners) the entier plot will be divided in to various sub plots and accordingly the ultimate effect will be given to the said 7/12 extract.



<p>(g) tax department initiated prosecution u/s 276B of the Income Tax Act and filed a Court complaint for AY 2016-17 and 2017-18. Vascon paid all the TDS dues along with applicable interest and penalty for late filing there on and applied vide letter dt. 20th December 2019 to the Chief Commissioner of Income tax, Pune for Compounding of offences. Such application of Compounding is pending for disposal with the Chief Commissioner of Income Tax Pune. The amount w.r.t. the above proceeding is not quantifiable</p> <p>For Development projects and according to the facts: Pending final decision and interim stay granted by the Hon'ble High Court of Bombay in case of MCHI, the Company, has in case of certain development projects, neither collected nor paid Maharashtra Value Added Tax and in case of certain development projects, has paid Maharashtra Value Added Tax</p>		
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Particulars	As at 31 March, 2023	As at 31 March, 2022
Commitments (a) Estimated amount of contracts remaining to be executed on capital account and not provided for	1,636.98	1,535.60



Note 31 : Employee benefits**(a) Defined Contribution Plan**

The Group makes Provident Fund contributions to defined contribution plan administered by the Regional Provident Fund Commissioner. Under this scheme, the Group is required to contribute a specified percentage of payroll cost to fund the benefits. The Group has recognized Rs 340.41 Lakhs for Provident Fund contributions (March 31, 2022 : Rs.305.17 Lakhs) and Rs 38.80 Lakhs towards ESIC (March 31, 2022 : Rs. 32.96 Lakhs) in the Statement of Profit and Loss. The provident fund and ESIC contributions payable by the Group are in accordance with rules framed by the Government from time to time.

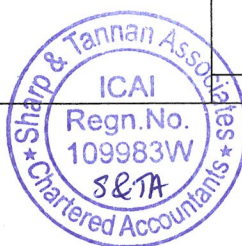
(b) Defined Benefit Plans:**Gratuity**

The Group operates a gratuity plan covering qualifying employees. The benefit payable is the greater of the amount calculated as per the Payment of Gratuity Act, 1972 or the Group scheme applicable to the employee. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The Group makes annual contribution to the group gratuity scheme administered by the Life Insurance Corporation of India through its Gratuity Trust Fund.

Defined benefit plans – as per actuarial valuation on 31st March, 2023

(₹ in Lakhs)

Particulars	Funded Plan	
	Gratuity	
	2023	2022
Service Cost		
Current Service Cost	130.96	128.36
Past service cost and (gains)/losses from settlements	-	-
Net interest expense	76.20	64.60
Components of defined benefit costs recognised in profit or loss	207.16	192.96
Remeasurement on the net defined benefit liability		
Return on plan assets (excluding amount included in net interest expense)	6.02	6.91
Actuarial gains and loss arising from changes in financial assumptions	(33.22)	(15.12)
Actuarial gains and loss arising from experience adjustments	(54.14)	22.83
Actuarial gains and loss arising from demographic adjustments	4.61	8.25
Components of defined benefit costs recognised in other comprehensive income	(76.73)	22.87
Total	130.43	215.83
I. Net Asset/(Liability) recognised in the Balance Sheet as at 31st March		
1. Present value of defined benefit obligation as at 31st March	1,227.52	1,314.86
2. Fair value of plan assets as at 31st March	106.21	109.09
3. Surplus/(Deficit)	(1,121.30)	(1,205.77)
4. Current portion of the above	750.52	916.10
5. Non current portion of the above	405.71	305.30
II. Change in the obligation during the year ended 31st March		
1. Present value of defined benefit obligation at the beginning of the year	(1,314.86)	(1,178.74)
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account		
- Current Service Cost	(130.96)	(128.36)
- Past Service Cost	-	-
- Interest Expense (Income)	(84.41)	(74.53)
4. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial Gain (Loss) arising from:		
i. Demographic Assumptions	(4.61)	(8.25)
ii. Financial Assumptions	33.22	15.12
iii. Experience Adjustments	54.14	(22.83)
5. Benefit payments	219.96	82.74
6. Others (Specify)	-	-
7. Present value of defined benefit obligation at the end of the year	(1,227.52)	(1,314.85)



III. Change in fair value of assets during the year ended 31st March		
1. Fair value of plan assets at the beginning of the year	109.09	178.86
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account	-	-
- Expected return on plan assets	1.84	2.82
- Mortality Charges and Taxes	(3.82)	(4.04)
4. Recognised in Other Comprehensive Income	-	-
Remeasurement gains / (losses)		
- Actual Return on plan assets in excess of the expected return	0.34	0.20
- Others (specify)	-	-
5. Contributions by employer (including benefit payments recoverable)	34.11	13.98
6. Benefit payments	(35.35)	(82.74)
7. Fair value of plan assets at the end of the year	106.21	109.08
IV. The Major categories of plan assets		
Funds Managed By Insurer	100%	100%

Maturity Profile of Defined Benefit Obligation:

Year Ending March 31	Expected Benefit Payment Rounded
2024	260.25
2025	144.60
2026	153.27
2027	135.63
2028	155.30
2029-2033	894.33

A. Effect of 0.5 % to 1 % change in the assumed discount rate	Increase	Decrease	Increase	Decrease
	31-Mar-23	31-Mar-23	31-Mar-22	31-Mar-22
Defined Benefit Obligation	1171.21	1,290.51	1254.96	1382.14

B. Effect of 1 % change in the assumed Salary Escalation Rate	Increase	Decrease	Increase	Decrease
	31-Mar-23	31-Mar-23	31-Mar-22	31-Mar-22
Defined Benefit Obligation	1284.95	1,174.96	1,375.67	1,259.27

C. Effect of 1 % to 5% change in the assumed Withdrawal Rate	Increase	Decrease	Increase	Decrease
	31-Mar-23	31-Mar-23	31-Mar-22	31-Mar-22
Defined Benefit Obligation	1239.31	1,216.10	1,324.29	1,304.58

V. Experience Adjustments :	Period Ended	
	2023	2022
	Gratuity	
1. Defined Benefit Obligation	1,227.52	1,314.86
2. Fair value of plan assets	106.21	109.09
3. Surplus/(Deficit)	(1,121.30)	(1,205.77)
4. Experience adjustment on plan liabilities [(Gain)/Loss]	(98.31)	(36.74)
5. Experience adjustment on plan assets [Gain/(Loss)]	13.22	7.45

The expected rate of return on plan assets is based on the average long term rate of return expected on investments of the fund during the estimated term of obligation.

The estimate of future salary increases, considered in actuarial valuation, takes account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.



Note 32 : Significant estimates and assumptions

Estimates and Assumptions

The preparation of the Group's financial statements requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the acgrouping disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assests or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the group. Such changes will be reflected in the assumptions when they occur.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or Cash Generating Unit (CGU) exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the group is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amounts sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

Defined Benefit Plans (Gratuity Benefits)

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.

The mortality rate is based on publicaly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

Details about gratuity obligations are given in Note 31.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, the fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value target and the discount factor.

The Group has valued its financial instruments through profit & loss which involves significant judgements and estimates such as cash flows for the period for which the instrument is valid, EBITDA of investee group, fair value of share price of the investee group on meeting certain requirements as per the agreement, etc. The determination of the fair value is based on expected discounted cash flows. The key assumptions take into consideration the probability of meeting each performance target and the discount factor.



Vascon Engineers Limited
Notes forming part of the Consolidated Financial Statements

Note 33 : Related Party Transactions

I Names of related parties

1. Joint Ventures

- Phoenix Ventures
- Cosmos Premises Private Limited (*Disposed off w.e.f 31.10.21*)
- Ajanta Enterprises
- Vascon Saga Constructions LLP
- Vascon Qatar WLL

2. Associates

- Sita Laxmi Mills Ltd
- DCS Conventions and Hospitality Private Limited
- Vascon Developers LLP (*w.e.f 6th Oct 2022*)
- Mumbai Estate Private Limited

3. Key Management Personnel

- Mr. R. Vasudevan
- Mr. Siddarth Vasudevan
- Dr Santosh Sundararajan
- Mr. Somnath Biswas
- Ms. Sarita Rameshlal Ahuja (*w.e.f 01-02-2023*)
- Ms. Vibhuti Dani (*resigned w.e.f 31-01-2023*)
- Mr. Rajesh Mhatre (*resigned w.e.f 18th Oct 2021*)

Other Directors

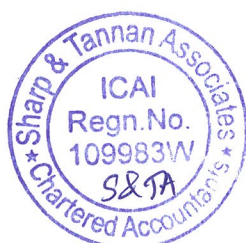
- Mr. V Mohan (*Deceased w.e.f 5th Nov 2021*)
- Mr. K G Krishnamurthy
- Mr. Mukesh Malhotra
- Ms. Sowmya Aditya Iyer
- Mr. S Balasubramaniam (*appointed 26th Nov 2021*)
- Ms. Tara Subramaniam (*appointed 03rd Mar 2023*)

4. Relatives of Key Management Personnel

- Mrs. Thangam Moorthy
- Mrs. Lalitha Vasudevan
- Mrs. Lalitha Sundararajan
- Mrs. Ramya Moorthy
- Mrs. Shilpa Shivaram

5. Establishments where in which individuals in serial number (4) and (5) exercise significant Influence

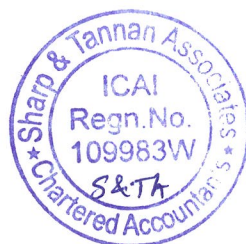
- Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)
- Vastech Consultants Private Limited
- Vastech consultants and engineers LLP
- Vatsalya Enterprises Private Limited
- Bellflower Premises Private Limited
- Cherry Construction Private Limited
- Stresstech Engineers Pvt Ltd.
- Syringa Engineers Private Limited (Formerly known as Syringa Properties Private Limited)
- Vascon Infrastructure Limited
- Venus Ventures
- Seraphic Design Private Limited
- Sira Assets LLP
- Hamcon Engineers Pvt Ltd
- Daffodil Projects Pvt Ltd
- Conamore Resorts Pvt Ltd.
- Rose Premises Pvt Ltd
- One Stop Shop India P Ltd
- Deep Advisory Services
- Space Centric Marketing & Construction Consultancy Pvt Ltd



		(₹ in Lakhs)	
II Related party transactions		As at Mar 31, 2023	As at March 31, 2022
(a)	Sales and work	3,041.18	1,128.77
	Joint Ventures		
	Phoenix Ventures	-	263.73
	Cosmos Premises Private Limited	0.00	-11.46
	Ajanta Enterprises	706.74	242.03
	Total	706.74	494.29
	Key management Personnel		
	Mr. Mukesh Malhotra	3.44	1.55
	Dr Santosh Sundararajan	2.63	1.18
	Total	6.06	2.73
	Enterprise where KMP & Relatives of KMP significant influence		
	Cherry Constructions Private Limited.	1,428.37	631.75
	Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)	900.00	
	Total	2,328.37	631.75
(b)	Interest Income/commission Received	115.46	95.74
	Joint Venture		
	Ajanta Enterprises	-	51.08
	Vascon Developers LLP	101.84	
	Total	101.84	51.08
	Enterprise where KMP & Relatives of KMP significant influence		
	- Conamore Resorts Pvt Ltd.	13.62	44.66
	Total	13.62	44.66
(c)	Interest Expense /commission Paid	171.83	171.30
	Joint Venture		
	Ajanta Enterprises	28.36	-
	Total	28.36	-
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	57.30	71.51
	Hamcon Engineers Pvt Limited	13.30	7.77
	Sira Assets LLP	72.88	92.02
	Total	143.47	171.30
(d)	Purchase of Goods / Work/Rent	3,213.74	448.95
	Joint Venture		
	Ajanta Enterprises	-	8.62
	Total	-	8.62
	KMP		
	Ms. Sowmya Aditya Iyer	11.48	2.38
	Total	11.48	2.38
	Enterprise where KMP & Relatives of KMP significant influence		
	Purchase of Property Plant & Equipment		
	Flora Facilities Private Limited	2,252.80	-
	Rent		
	Flora Facilities Private Limited	129.73	222.39
	Deep Advisory Services	57.00	18.00
	Lalitha Vasudevan	23.52	4.62
	Works		
	Stresstech Engineers Private Limited	564.20	6.25
	Conamore Resorts Pvt Ltd.	-	10.00
	Vastech Consultants Private Limited	30.60	30.60
	Vastech Consultants & Engineers LLP	144.42	146.09
	Total	3,202.26	437.95



(e) Receiving of Services	901.13	1,137.58
Key Management Personnel		
Mr R Vasudevan		
a) Short term benefits	-	1.67
b) Post Employment benefits*	184.62	-
Dr Santosh Sundararajan		
a) Short term benefits **	271.67	271.67
b) Post Employment benefits*	18.25	18.25
c) Share based payments	-	129.55
Mr. Somnath Biswas **		
a) Short term benefits	61.28	61.28
b) Post Employment benefits*	5.46	5.46
c) Share based payments	-	35.08
Mr. Siddharth Vasudevan **		
a) Short term benefits	304.83	280.19
b) Post Employment benefits*	13.49	12.33
Mr. Rajesh Dilip Mhatre **		
a) Short term benefits	-	134.73
b) Post Employment benefits*	-	15.94
c) Share based payments	-	129.55
Ms. Sarita Rameshlal Ahuja		
a) Short term benefits	2.19	-
b) Post Employment benefits*	0.29	-
Ms. Vibhuti Darshin Dani		
a) Short term benefits	22.52	23.29
b) Post Employment benefits*	3.17	0.46
Total	887.75	1,119.45
*Post employment benefit represents contribution to provident fund. As Gratuity expenses is based on actuarial valuations, the same cannot be computed for individual employees and hence not included		
** Short term employment benefit represents Salary Net of Tax. Key Management Personnel wise Tax borne by employer bifurcation as below:		
Name of the KMP		
a) Mr. Santosh Sundarajan	147.96	217.38
b) Mr. Somnath Biswas	26.97	40.64
c) Mr. Rajesh Dilip Mhatre	0.00	56.03
d) Mr. Siddharth Vasudevan	161.72	148.37
Total	336.66	462.41
During the current & previous financial year short term employment benefits represents Net of Tax salary received by KMP.		
Enterprise where KMP & Relatives of KMP significant influence		
Flora Facilities Private Limited	13.38	18.13
Total	13.38	18.13
(f) Share of Profit from AOP/Firm	1,946.86	390.68
Joint Ventures		
Phoenix Ventures	3.94	7.72
Ajanta Enterprises	1,942.92	382.96
Total	1,946.86	390.68
(g) Share of Loss from AOP/Firm	0.83	-
Joint Ventures		
Vascon Developers LLP	0.83	-
Total	0.83	-



(h) Reimbursement of expenses	1.37	4.16
Enterprise where KMP & Relatives of KMP significant influence		
Flora Facilities Private Limited	1.37	4.16
	1.37	4.16
(i) Finance Provided (including equity contributions in cash or in kind)/repayment of loan/repayment of fixed deposit	3,840.21	2,139.94
Joint Ventures		
Mumbai Estate Private Limited	-	10.00
Total	-	10.00
Joint Ventures		
Phoenix Ventures	2.47	100.00
Ajanta Enterprises	-	450.00
Total	2.47	550.00
Enterprise where KMP & Relatives of KMP significant influence		
Hamcon Engineers Pvt Ltd	7.60	-
Daffodil Projects Pvt Ltd	0.11	-
Conamore Resorts Pvt Ltd.	2,050.55	402.64
Sira Assets LLP	340.00	275.00
Stresstech Engineers Private Limited	43.00	-
Flora Facilities Private Limited	768.07	788.00
Total	3,209.33	1,465.64
Key Management Personnel		
Mr. R. Vasudevan	628.40	114.30
Total	628.40	114.30
(j) Finance availed /Received back(including equity contributions in cash or in kind)	3,557.11	2,881.63
Joint Ventures		
Phoenix Venture	-	38.00
Vascon Developers LLP	127.50	-
Ajanta Enterprises	1,087.69	1,057.39
Total	1,215.19	1,095.39
Enterprise where KMP & Relatives of KMP significant influence		
Flora Facilities Private Limited	463.50	619.50
SIRA ASSETS LLP	-	346.00
Hamcon Engineers Pvt Ltd	89.30	50.00
Daffodil Projects Pvt Ltd	-	2.98
Space Centric Marketing & Construction Consultancy Pvt Ltd	-	17.00
Rose Premises Pvt Ltd	1,700.00	-
One Stop Shop India Pvt Ltd	14.12	150.00
Conamore Resorts Pvt Ltd.	75.00	352.73
Total	2,341.92	1,538.22
Key Management Personnel		
Mr. R. Vasudevan	-	248.02
Total	-	248.02
(K) Outstanding as on		
A) Receivable to Vascon Engineers Limited	12,415.74	7,482.74
Joint Ventures	5,302.86	1,136.27
a) Trade Receivable		
Phoenix Ventures	591.11	762.86
Total	591.11	762.86



b) Loans & Advances		
Phoenix Ventures	1.69	-
Total	1.69	-
c) Balance in current accounts		
Phoenix Ventures	377.35	373.41
Vascon Developers LLP	4,332.72	-
Total	4,710.07	373.41
Associates	2,573.00	2,573.00
a) Loans & Advances (Including deposits and trade advances)		
Mumbai Estate Private Limited	2,573.00	2,573.00
Total	2,573.00	2,573.00
Enterprise where KMP & Relatives of KMP significant influence	4,316.83	3,553.04
a) Trade Receivable		
Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)	518.20	189.86
Stresstech Engineers Private Limited	-	56.79
Daffodil Projects Pvt Ltd	424.28	424.28
Mrs. Lalitha Vasudevan	3.35	-
Rose Premises Pvt Ltd	0.65	0.65
Cherry Constructions Private Limited.	555.09	214.99
Total	1,501.57	886.58
b) Loans & Advances (Including deposits and trade advances)		
Flora Facilities Private Limited	-	125.00
CONAMORE RESORTS PVT LTD.	2,246.89	259.08
Daffodil Projects Pvt Ltd	7.89	7.78
Rose Premises Pvt Ltd	19.75	1,719.75
One Stop Shop India Pvt Ltd	156.23	170.35
Venus Ventures	384.50	384.50
Total	2,815.26	2,666.46
Key Management Personnel	223.05	220.44
a) Trade Receivable		
Mr. R. Vasudevan	3.34	3.34
Ms. Sowmya Aditya Iyer	1.65	-
Mr.Santosh Sundararajan	12.06	11.10
Total	17.05	14.44
b) Loans & Advances (Including deposits and trade advances)		
Mr. Mukesh Malhotra	206.00	206.00
	206.00	206.00
B) Receivable from Vascon Engineers Limited	1,399.47	4,017.05
Joint Venture	127.60	1,838.99
a) Trade Payable		
Ajanta Enterprises	14.98	14.98
Total	14.98	14.98
b) Loans & Advances		
Phoenix Ventures	-	1.15
Cosmos Premises Private Limited	-	60.09
Total	-	61.24
c) Balance in current accounts		
Ajanta Enterprises	112.63	1,762.77
Total	112.63	1,762.77
Key Management Personnel	147.08	777.63
a) Trade Payable		
Ms. Sowmya Aditya Iyer	-	2.14
Mr. Mukesh Malhotra	136.76	136.76
	136.76	138.91
b) For Deposit Received		
Mr. R Vasudevan	10.32	638.72
Total	10.32	638.72



Enterprise where KMP & Relatives of KMP significant influence	1,124.78	1,400.43
a) Trade Payable		
Flora Facilities Private Limited ((Formerly known as Flora Premises Private Limited))	-	66.16
Deep Advisory Services	47.42	16.20
Stresstech Engineers Private Limited	201.81	5.25
Vastech Consultants & Engineers LLP	124.71	103.80
Vastech Consultants Private Limited	70.11	37.06
Mrs. Lalitha Vasudevan	-	4.16
CONAMORE RESORTS PVT LTD.	9.00	9.00
Space Centric Marketing & Construction Consultancy Pvt Ltd	33.99	34.52
Total	487.04	276.14
b) Loans/(Advances)		
Flora Facilities Private Limited	21.29	326.20
Hamcon Engineers Pvt Limited	221.56	128.79
Sira Assets LLP	394.89	669.30
Total	637.74	1,124.29

Notes:-

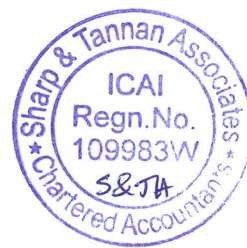
- i) Related party relationships are as identified by the Company on the basis of information available and accepted by the auditors.
- ii) No provision have been made in respect of receivable from related party as at March 31, 2023



Note 34 Key Ratios

Ratios	Numerator	Denominator	31st March, 2023	31st March, 2022	% Variance	Reason for Variance
(a) Current Ratio	Current Assets	Current Liabilities	1.96	1.87	0.05	On account of Repayment of Borrowings leads to better Current Ratio
(b) Debt-Equity Ratio,	Total Debt (Non-current borrowings + Current Borrowings + Finance Lease Liability)	Equity Capital	0.15	0.19	-0.24	Reduction in borrowings from the proceeds of internal accrual from the sale of Inventory resulted in the improvement of the ratio.
(c) Debt Service Coverage Ratio,	Net profit after taxes + Exception items + Noncash operating expenses (depreciation) + Finance costs + Other adjustments	Total Debt (Non-current borrowings + Current Borrowings + Finance Lease Liability)	0.92	0.45	1.03	Reduction in debt and corresponding reduction in interest cost improves EBITA
(d) Return on Equity Ratio,	Net Profit after taxes	Average Shareholder's Equity	10.90	4.43	1.46	Increase in Profit after tax as compared to last year resultant improves the ratio
(e) Inventory turnover ratio,	Cost of Goods Sold	Average Inventory	1.60	1.06	0.50	Revenue growth and efficient inventory operations during the year has lead to faster inventory churning and thereby the inventory turnover ratio is improved
(f) Trade Receivables turnover ratio,	Sale of Products	Average Trade Receivables	5.36	4.02	0.33	Improved turnover ratio on account of improved collection from debtor
(g) Trade payables turnover ratio,	Net Purchase during the Year	Average Trade Payables	2.33	2.20	0.06	
(h) Net capital turnover ratio,	Sale of Products	Working Capital	1.64	1.20	0.36	Due to growth in Revenue along with improved operating efficiencies in the business, cash balance, receivables and inventory balance is increased which has resulted better working capital and an improvement in the ratio.
(i) Net profit ratio,	Net Profit after taxes	Sale of Products	0.10	0.05	0.78	Increase in revenue and reduction of finance cost, salary cost and other admin cost improves the ratio
(j) Return on Capital employed,	Earnings before interest and taxes (Loss before taxes + Finance costs)	"Capital employed (Tangible Net worth + Total Debt)"	11.59	7.54	0.54	Increases on account of positive EBIT for the year in compare to negative EBIT previous year.
(k) Return on investment.	Income on Investment	Cost of Investment	0.18	1.36	-0.87	Decreased because of Sale of Mutual Fund

Note : Reason for Variance are only provided for the change in the ratio by more than 25% as compared to the ratio of preceding year.



Note 35 : Disclosure of additional information as required by the Schedule III

a) As at and for the year ended March 31, 2023 :

(₹ in Lakhs)

Name of the entity	Net assets		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount
Parent								
Vascon Engineers Limited	91%	83,711.67	87%	8,662.68	118%	96.51	87%	8,759.19
Subsidiaries								
Vascon Value Homes Private Limited	0%	(1.02)	0%	(0.35)	0%	-	0%	(0.35)
Vascon EPC Limited	0%	-	0%	0.03	0%	-	0%	0.03
Marvel Housing Private Limited	0%	35.06	0%	31.32	0%	0.20	0%	31.52
GMP Technical Solutions Private Limited	8%	7,133.25	11%	1,090.19	-15%	(12.48)	11%	1,077.71
Almet Corporation Limited	0%	227.35	0%	(11.63)	0%	-	0%	(11.63)
Marathawada Realtors Private Limited	0%	68.91	0%	(18.03)	0%	-	0%	(18.03)
River Shore Developers Limited	0%	-	0%	(5.11)	0%	-	0%	(5.11)
Joint Ventures								
Cosmos Premises Private Limited	0%	-	0%	-	0%	-	0%	-
Vascon Construction Saga LLP	0%	1.52	0%	-	0%	-	0%	-
Non Controlling Interest	1%	1,259.03	2%	191.98	-3%	(2.20)	2%	189.78
Total	100%	92,435.77	100%	9,941.08	100%	82.03	100%	10,023.11

0.01

b) As at and for the year ended March 31, 2022

(₹ in Lakhs)

Name of the entity	Net assets		Share in profit or loss		Share in other comprehensive		Share in total comprehensive	
	As a % of consolidated net assets	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount
Parent								
Vascon Engineers Limited	88%	72,359.43	93%	3,349.02	-128%	16.62	94%	3,365.63
Subsidiaries								
Vascon Value Homes Private Limited	0%	(0.84)	0%	(0.39)	0%	-	0%	(0.39)
Vascon EPC Limited	0%	-	0%	0.03	0%	-	0%	0.03
Marvel Housing Private Limited	0%	3.91	1%	26.23	0%	(0.04)	1%	26.20
GMP Technical Solutions Private Limited	7%	6,055.54	12%	414.16	194%	(25.12)	11%	389.05
Almet Corporation Limited	0%	238.99	0%	(10.59)	0%	-	0%	(10.59)
Marathawada Realtors Private Limited	0%	86.94	-1%	(18.15)	0%	-	-1%	(18.15)
River Shore Developers Limited	3%	2,390.49	0%	(11.78)	0%	-	0%	(11.78)
Joint Ventures								
Cosmos Premises Private Limited	0%	-	-6%	(229.91)	0%	-	-6%	(229.91)
Vascon Construction Saga LLP	0%	1.52	0%	-	0%	-	0%	-
Non Controlling Interest	2%	1,276.72	2%	73.09	34%	(4.43)	2%	68.66
Total	100%	82,412.70	100%	3,591.71	100%	(12.97)	100%	3,578.75



Note No. 36 - Investment in Joint Arrangements

(a) Details of Material Joint Ventures

Details of each of the Company's joint ventures at the end of the reporting period are as follows:

Name of associate	Principal activity	Place of incorporation and principal place of business	Proportion of ownership interest/voting rights held by the Company (%)		Quoted (Y/N)
			31-Mar-23	31-Mar-22	
Ajanta Enterprises	Real Estate	Pune	50%	50%	N
Phoenix Ventures	Real Estate	Pune	50%	50%	N
Cosmos Premises Private Limited *	Hospitality	Goa	0%	0%	N
Vascon Construction Saga LLP	EPC	Bangalore	76%	76%	N

All of the above Joint Ventures are accounted for using the equity method in these financial statements.

Summarised financial information in respect of Ajanta Enterprise is set out below.

(₹ in Lakhs)

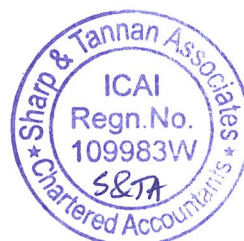
Particulars	31-Mar-23	31-Mar-22
Current assets	12,246.21	11,184.88
Non-current assets	1,612.61	1,417.00
Current liabilities	13,199.24	15,464.86
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	532.07	966.80
Current financial liabilities (excluding trade and other payables and provisions)	-	-
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	10,527.49	4,412.70
Profit (loss) for the year	3,885.83	765.91
Other comprehensive income for the year	-	-
Total comprehensive income for the year	3,885.83	765.91
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	21.32	25.91
Interest income	64.35	57.50
Interest expense	-	-
Income tax expense (income)	2,101.94	417.67

Reconciliation of the above summarised financial information to the carrying amount of the interest in the Ajanta Enterprise recognised in the consolidated financial statements.

(₹ in Lakhs)

Particulars	31-Mar-23	31-Mar-22
Net assets of Ajanta Enterprise	164.68	(2,862.98)
Proportion of the Company's ownership interest in Ajanta Enterprise	50%	50%
Receivables / (Payable) from / to Partners	(12)	(12)
Goodwill	3,953.24	3,953.24
Carrying amount of the Company's interest in Ajanta Enterprise *	4,024.00	2,510.17

* Includes Partner's Fixed and Current Capital



Summarised financial information in respect of Phoenix Venture is set out below.

(₹ in Lakhs)

Particulars	31-Mar-23	31-Mar-22
Current assets	49.03	205.91
Non-current assets	833.41	833.41
Current liabilities	795.58	955.70
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	67.95	70.42
Current financial liabilities (excluding trade and other payables and provisions)	-	-
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	133.03	1,558.83
Profit (loss) for the year	7.88	10.67
Other comprehensive income for the year	-	-
Total comprehensive income for the year	7.88	10.67
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	0.30	5.23
Income tax expense (income)	-	4.77

Reconciliation of the above summarised financial information to the carrying amount of the interest in the Phoenix Venture recognised in the consolidated financial statements.

(₹ in Lakhs)

Particulars	31-Mar-23	31-Mar-22
Net assets of Phoenix Venture	91.50	83.62
Proportion of the Company's ownership interest in Phoenix Venture	50%	50%
Receivables from Partners	531.60	531.60
Carrying amount of the Company's interest in Phoenix Venture *	577.35	573.41

* Includes Partner's Fixed and Current Capital



Summarised financial information in respect of Vascon Construction Saga LLP is set out below.

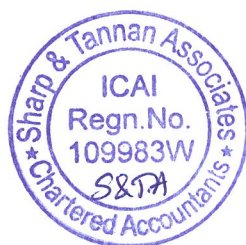
(₹ in Lakhs)

Particulars	31-Mar-23	31-Mar-22
Current assets	-	-
Non-current assets	-	-
Current liabilities	-	-
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	2.00	2.00
Current financial liabilities (excluding trade and other payables and provisions)	-	-
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	-	-
Profit (loss) for the year	-	-
Other comprehensive income for the year	-	-
Total comprehensive income for the year	-	-
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	-	-
Income tax expense (income)	-	-

Reconciliation of the above summarised financial information to the carrying amount of the interest in the

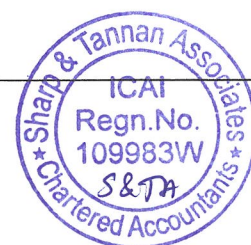
(₹ in Lakhs)

Particulars	31-Mar-23	31-Mar-22
Net assets of the Vascon Construction Saga LLP	2.00	2.00
Proportion of the Company's ownership interest in Vascon Construction Saga LLP	76%	76%
Capital Reserve	-	-
Carrying amount of the Company's interest in Vascon Construction Saga LLP	1.52	1.52



(₹ in Lakhs)

37	Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006		
	Particulars	March 31, 2023	March 31, 2022
	(i) Principal amount remaining unpaid to MSME suppliers as on	628.18	560.18
	(ii) Interest due on unpaid principal amount to MSME suppliers as on	53.44	36.72
	(iii) The amount of interest paid along with the amounts of the payment made to the MSME suppliers beyond the appointed day	Nil	Nil
	(iv) The amount of interest due and payable for the year (without adding the interest under MSME	15.79	8.72
	(v) The amount of interest accrued and remaining unpaid as on	53.44	36.72
	(vi) The amount of interest due and payable to be disallowed under Income Tax Act, 1961	15.79	8.72
	Dues to Small and medium Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.		
38	The group enters into "domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulation'). The pricing of such domestic transactions will need to comply with Arm's length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.		
	The group has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.		
39	Segment information has been presented in the Annexed Statements as permitted by Indian Accounting Standard (Ind AS) 108 on operating segment as notified under the Companies (Indian Accounting Standards) Rules, 2015.		
40	Disclosure of particulars of contract revenue	March 31, 2023	March 31, 2022
	Contract Revenue Recognized during the year	64,936.83	40,928.78
	Contract costs incurred during the year	56,050.33	34,769.87
	Recognized Profit	8,886.49	6,158.92
	Advances received for contracts in progress	(4,130.81)	(5,389.55)
	Retention money for contracts in progress	6,166.60	4,525.55
	Gross amount due from customer for contract work (assets)	29,322.64	25,091.11
	Gross amount due to customer for contract work (liability)	1,959.31	1,436.72
41	As per Section 135 of the Companies Act, 2013 (the Act), a company meeting the applicability threshold, needs to spend atleast 2% of its average net profit for the immediately preceding three financial years on Corporate Social Responsibility (CSR) Activity. A CSR Committee has been formed by the company to undertake CSR activities on 09/11/2016 pursuant to the requirement of the Act.		
	a. Gross amount required to be spent by the Company during the year - NIL*		
	b. Amount spent during the year on:		
	(₹ in Lakhs)		
	CSR Activities	In Cash	Yet to be paid in cash
			Total
		₹	₹
	i) Construction/acquisition of any asset	-	-
	ii) Purpose other than (i) above	-	-
	(i) The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year;		
			No Short Fall during the Year
	(ii) The total of previous years' shortfall amounts;		
			No Shortfall in Previous Year
	(iii) The reason for above shortfalls by way of a note;		
			NA
	(iv) The nature of CSR activities undertaken by the Company.		
			Eradicating hunger, poverty and malnutrition, promoting healthcare including preventive healthcare.
	* The Company had already spent an excess amount of Rs. 29.69 lakhs in the Financial Year 2021-22		



42	<p>The financial statements of subsidiaries, joint ventures and associates used in the consolidation are drawn upto the same reporting dates as of the company.</p> <p>Following Subsidiaries along with Joint Ventures and Associates have not been audited for the year ended March 31, 2023 as of balance sheet date by other auditors, same have been consolidated on the basis of the accounts as certified by the management.</p> <p>Vascon Value Homes Pvt Ltd. Vascon Developers Private Limited Mumbai Estate Private Limited (Associate) Vascon Construction Saga LLP Vascon Qatar WLL Phoenix Ventures Vascon Developers LLP DCS Conventions and Hospitality Private Limited</p>
43	<p>Benami Property</p> <p>There are no any proceeding initiated or pending against the Group for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.</p>
44	<p>The Group has borrowings from banks or financial institutions on the basis of security of current assets. The quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.</p>
45	<p>The Group do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period</p>
46	<p>The Group have not advanced or loaned or invested funds to any other person(s) or entity(ies) including foreign entities (Intermediaries) with the understanding that the intermediary shall:</p> <p>a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or</p> <p>b) provide any guarantee, security, or the hike to or on behalf of the Ultimate Beneficiaries</p>
47	<p>The Group have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:</p> <p>a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or</p> <p>b) provide any guarantee, security, or the hike to or on behalf of the Ultimate Beneficiaries</p>
48	<p>The Group have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (Such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)</p>
49	<p>Wilful Defaulter</p> <p>The Group has not declared Wilful Defaulter by any bank or financial institutions or any other lender.</p>
50	<p>Relationship with Struck off Companies</p> <p>The Group has not done any transactions with companies struck off under section 248 of the Companies Act, 2013.</p>
51	<p>Code on Social Security</p> <p>The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment had released draft rules for the Code on Social Security, 2020 on November 13, 2020, and invited suggestions from stakeholders which are under consideration by the Ministry. The Group will assess the impact and its evaluation once the subject rules are notified. The Company will give appropriate impact in its financial statements in the period in which the Code becomes effective and the related rules to determine the financial impact are published.</p>
52	<p>The figures for the corresponding period / year have been regrouped and rearranged wherever necessary to make them comparable.</p>



In terms of our report attached.

For Sharp & Tannan Associates

Chartered Accountants
(Firm Regn. No. 109983W)
By the hands of




CA Virtharaj Khot
Partner

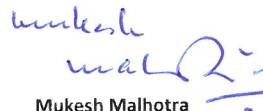
Membership No: (F) - 037457



Place: Pune

Date: 15 May, 2023

For and on behalf of the Board of Directors


Mukesh Malhotra

Chairman
(DIN-000129504)

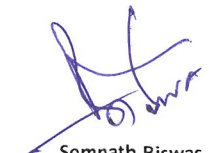

Dr Santosh Sundararajan
Group Chief Executive Officer
& Whole Time Director
(DIN-00015229)


Sarita Ahuja
Company Secretary &
Compliance Officer

Place: Pune

Date: 15 May, 2023


Siddharth Vasudevan
Managing Director
(DIN-02504124)


Somnath Biswas
Chief Financial Officer

Annexure referred to in Note 39 of the notes forming part of consolidated financial statements

Disclosure of particulars of segment reporting as required by Indian Accounting Standard (Ind AS) 108

Information about primary business segments

(₹ in Lakhs)

Particulars	EPC		Real Estate Development		Manufacturing & BMS		Unallocable		Total	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Revenue										
Total Sales including eliminations	65,405.22	41,295.58	9,400.51	4,578.33	25,286.98	19,439.70	-	-	1,00,092.67	65,313.61
External sales	65,405.22	41,295.58	9,400.51	4,578.33	25,186.98	19,429.12	-	-	99,992.67	65,303.03
Less: Eliminations	-	-	-	-	(100.00)	(10.58)	-	-	(100.00)	(10.58)
Other operating income	-	-	1,945.55	390.68	-	-	-	(7.64)	1,945.55	383.03
Total Revenue	65,405.22	41,295.58	11,346.06	4,969.01	25,286.98	19,439.70	-	(7.64)	1,02,038.23	65,696.64
Result										
Segment result	8,935.56	6,178.02	5,325.78	819.71	1,932.63	1,123.68	-	-	16,193.97	8,121.41
Unallocated expenditure net of unallocated income							(5,199.60)	(2,223.75)	(5,199.60)	(2,223.75)
Operating profit							(5,199.60)	(2,223.75)	10,994.37	5,897.66
Interest expenses							(1,279.35)	(2,444.03)	(1,279.35)	(2,444.07)
Interest and dividend income							613.80	582.60	613.80	582.60
Income taxes							(376.97)	(444.45)	(376.97)	(444.46)
Profit after tax							(6,242.12)	(4,529.69)	9,951.85	3,591.73
Other information										
Segment assets	56,269.03	46,394.68	74,332.00	76,921.09	18,761.54	17,264.69	15,551.70	8,434.47	1,64,914.27	1,49,014.93
Segment liabilities	29,514.31	23,163.73	25,475.32	27,231.08	10,992.86	8,746.06	7,754.90	8,738.03	73,737.39	67,878.96
Capital expenditure	1,036.60	602.37	2,252.80	-	578.94	208.51	86.17	-	3,954.51	810.88
Depreciation and amortization	295.53	307.23	21.13	17.68	587.08	545.30	288.24	207.42	1,191.99	1,077.63

Notes :

- The business group/Segment comprise of the following
 EPC Construction of Residential, Commercial, Industrial and other constructions
 Real Estate Development Development of Residential, Hotel premises, Industrial park etc.
 Manufacturing&BMS Manufacturing of clean room purification & Building Management System (BMS)
- Revenue and expenses have been identified to segment on the basis of nature of operations of segment. Revenue and expenses which relates to enterprises as whole and are not allocable to a segment on reasonable basis have been disclosed as "Unallocable".
- Segment assets and liabilities represents assets and liabilities in respective segments. Investments, Tax related assets and other assets and liabilities that cannot be allocated to segment on reasonable basis have been disclosed as "Unallocable".
- The Subsidiaries, Jointventures and Associates have been included in segment classified as follows
 EPC Vascon Engineers Limited, Vascon EPC Limited, Vascon Saga Constructions LLP
 Real Estate Development Vascon Engineers Limited, Marvel Housing Private Limited, Vascon Value Homes Private Limited
 Almet Corporation Limited, Marathwada Realtors Private Limited
 Ajanta Enterprises, Phoenix Ventures, Mumbai Estate Private Limited, Cosmos Premises Private Limited
 GMP Technical Solutions Private limited, GMP Technical Services (PTE)

