

Date: 17th July, 2023

To,

Corporate Relationship Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 532370.

Scrip Code: 509048

Dear Sir/Madam,

Sub :Annual Report for the 38th Annual General Meeting

The 38th Annual General Meeting (“AGM”) of the Company will be held on Wednesday, 9th August, 2023 at 11.30 am through Video Conference (VC)/ Other Audio Visual Means (OAVM) in accordance with the relevant circulars issued by the Ministry of Corporate Affairs (“MCA”) and Securities and Exchange Board of India (“SEBI”).

Pursuant to Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith the Notice of 38th Annual General Meeting along with the Annual Report for financial year 2022-23 which is also being sent through electronic mode to those members whose e-mail addresses are registered with the Company/ Registrar and Transfer Agent/ Depositories.

The same is also available on the website of the Company at www.lancor.in.

Kindly take the above on record.

Thanking You

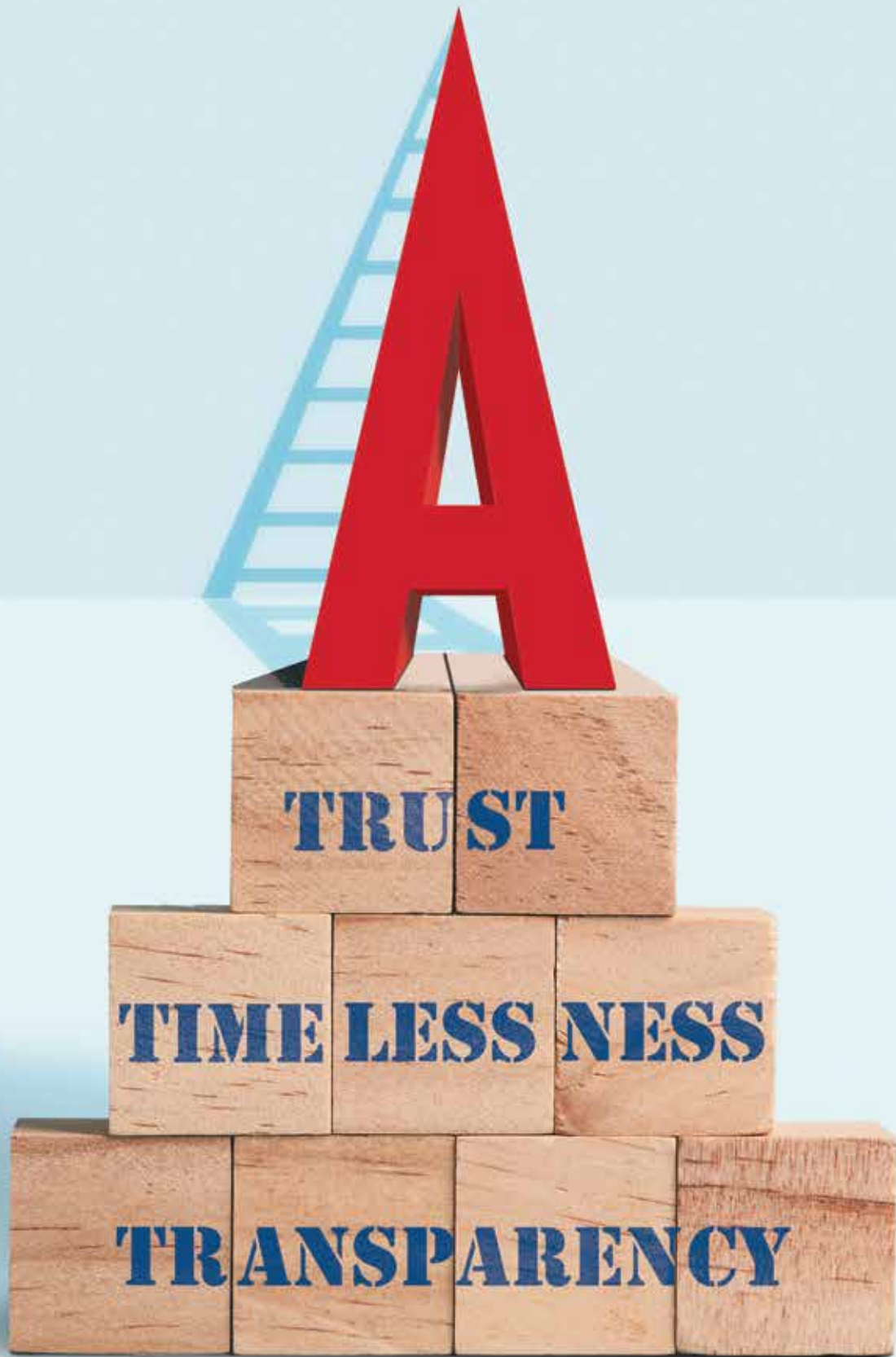
Yours Faithfully,

For **LANCOR HOLDINGS LIMITED**

KAUSHANI CHATTERJEE
COMPANY SECRETARY & COMPLIANCE OFFICER

Lancor Holdings Limited

VTN Square, 2nd Floor, No.58, (Old No.104) G.N. Chetty Road,
T. Nagar, Chennai - 600017 +91 44 28345880-83 | www.lancor.in
CIN:- L65921TN1985PLC049092 GSTIN:- 33AAACD2547C1ZA



38TH ANNUAL REPORT 2022-2023

Temple  Town
@ SRIPERUMBUDUR



RERA No: TN/01/layout/2534/2023



Ready-to-build



Nestled in a community
of over 100 residences



Fully operational
amenities

BOARD OF DIRECTORS

Sl. No	DIN	Name of the Directors	Designation
01.	00259129	Mr. R.V. Shekar	Chairman & Managing Director
02.	01773791	Mr. S. Sridharan	Non – Executive & Non – Independent
03.	01567080	Mr. S. Vasudevan	Non – Executive & Independent
04.	08217157	Dr. Gowri Ramachandran	Non – Executive & Independent
05.	08453883	Mr. K. Harishankar	Non – Executive & Independent
06.	02025846	Mr. N. Vasudevan (Until 5 th June, 2023)	Non – Executive & Non- Independent

KEY MANAGERIAL PERSONNEL

Sl. No	Name of the Person	Designation
01.	Mr. K. Prakash	Chief Financial Officer
02.	Ms. Kaushani Chatterjee	Company Secretary and Compliance Officer

Name of the Person	Audit Committee	Stake Holders Relationship Committee	Nomination And Remuneration Committee	Corporate Social Responsibility Committee
Dr. Gowri Ramachandran	Chairperson cum member			
Mr. K. Harishankar	Member			
Mr. S. Vasudevan	Member			

STATUTORY AUDITORS	SECRETARIAL AUDITORS	INTERNAL AUDITORS
M/s. Nayan Parikh & Co Office No: 9, 2nd floor, Jain Chambers, 577, S.V. Road, Bandra (West), Mumbai 400050	M/s. Mohan Kumar & Associates Practicing Company Secretaries Flat F 1, Sudarsan Apartments 72, VGP Selva Nagar Second Main road, Velachery Chennai 600 042.	M/s. VGJ & CO Chartered Accountants No.3, 6 th Floor, Apex Plaza, Nungambakkam High Road, Nungambakkam, Chennai 600 034

BANKERS AND FINANCIAL INSTITUTIONS		Registered Office
Sl. No	Name of the Bankers	
01.	M/s. CSB Bank Limited	"VTN Square", 2nd floor, No: 58, G.N. Chetty Road, T. Nagar, Chennai – 600017.
02.	M/s. City Union Bank Limited	
03.	M/s. LIC Housing Finance Limited	Share Transfer Agent (STA)
04.	M/s. Axis Finance Limited	Cameo Corporate Services Limited, "Subramanian Buildings" No: 1, Club House Road, Chennai – 600 002.
05.	M/s. IDBI Bank Limited	
06.	M/s. Axis Bank Limited	
07.	M/s. Sundaram Alternate Assets Limited	
08.	M/s. Sundaram Home Finance Limited	

CONTENTS	Pg. No.
Mission Statement	3
Director's Report	5
Financial Highlights	5
Management Discussion and Analysis Report	49
Financial Statements	
Independent Auditor's report – Standalone	58
Financial Statement – Standalone	70
Independent Auditor's report – Consolidated	131
Financial Statement – Consolidated	141
Notice of AGM	203
CDSL e-Voting System – For Remote e-voting and e-voting during AGM:	209

Annexure(s)	Description	Pg. No.
Annexure – 1	Secretarial Audit Report	15
Annexure – 2	Disclosure on Managerial Remuneration	21
Annexure – 3	Report on Corporate Governance	23
Annexure – 4	Compliance Certificate on Corporate Governance	48
Annexure – 5	Management Discussion and Analysis Report	49
Annexure – 6	Form – AOC – 1 (Extract of Financial Statement of Subsidiaries)	53
Annexure – 7	Form – AOC – 2 (Disclosure of RPT)	55
Annexure – 8	MD and CFO Certification	56

MISSION STATEMENT

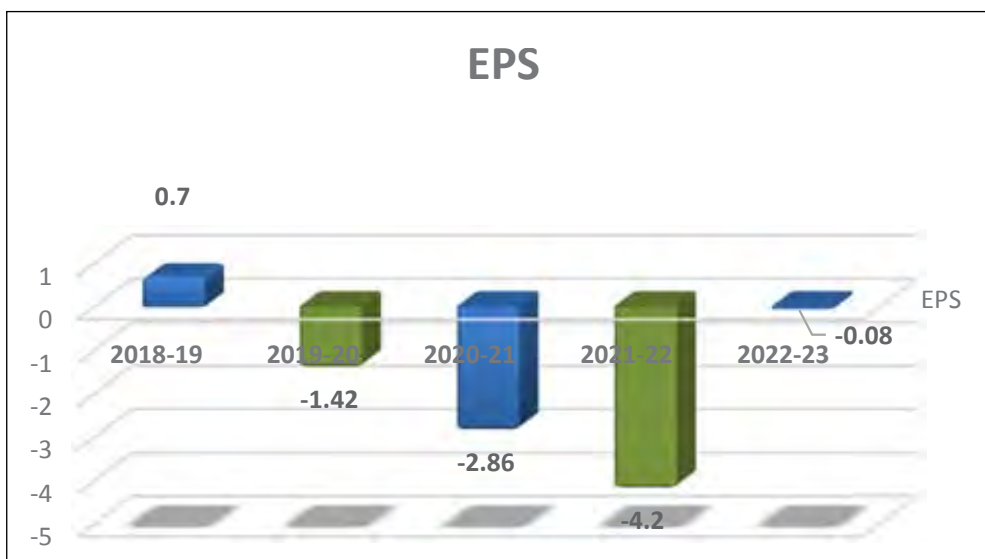
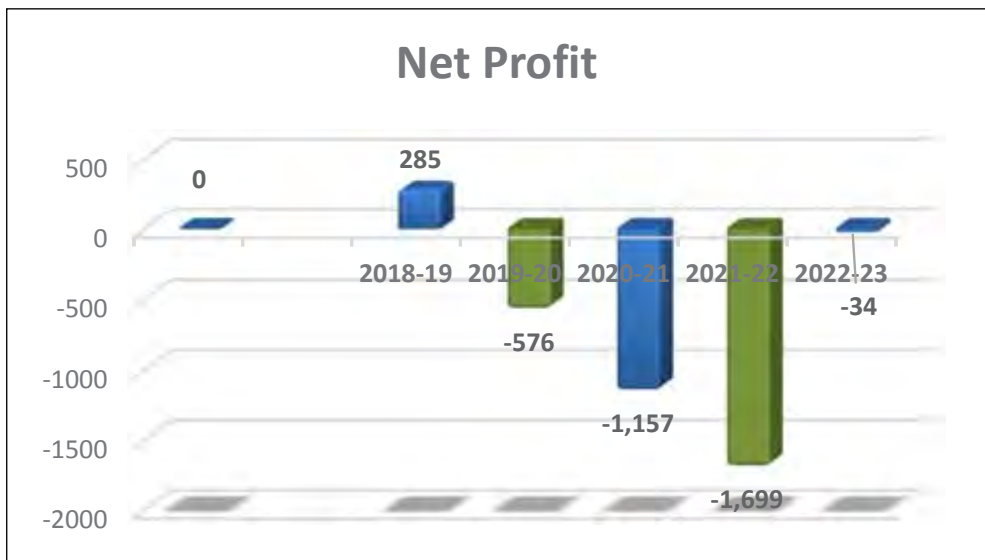
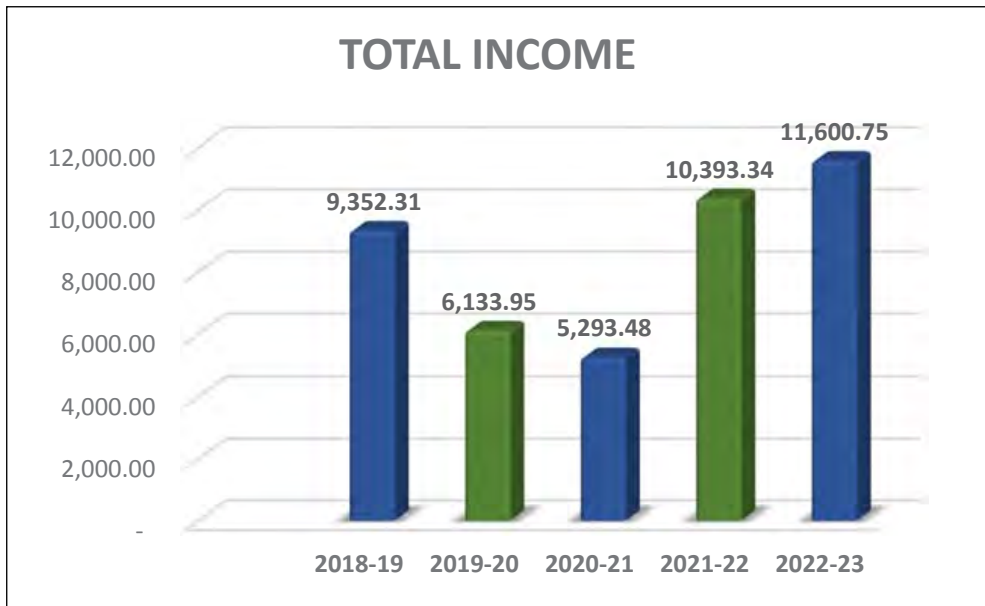
To create profitable developments with enduring value with distinguishing characteristics leading to high customer satisfaction, with full compliance to building standards, rules and regulations.

FINANCIAL HIGHLIGHTS OF LANCOR HOLDINGS LIMITED, ITS SUBSIDIARY AND INTEREST IN JOINT VENTURE

– PARTNERSHIP FIRM (on consolidated basis)

FINANCIAL HIGHLIGHTS (On Consolidated basis)**(Amount in lakhs)**

S. No	PARTICULARS	2022 – 2023	2021 – 2022	2020 – 2021	2019 – 2020	2018 – 2019
1	CONSTRUCTED AREA (SQ.FT)	2,30,313	94,340	41,167	1,05,161	1,17,719
2	CONSTRUCTED AREA LINKED TO SALES (SQ.FT)	2,12,108	2,33,822	1,12,514	1,03,425	1,54,856
3	INCOME FROM OPERATIONS	11,494.33	10,345.00	5,215.03	5,826.30	9,208.89
4	TOTAL INCOME	11,600.75	10393.34	5,293.48	6,133.95	9,352.31
5	EBITDA	2,297.63	634.73	1,391.58	2,215.96	2,942.66
6	INTEREST	1,992.25	2539.27	2,768.59	2,720.58	2,240.49
7	DEPRECIATION	211.08	166.66	145.05	161.65	189.50
8	TAX	NIL	NIL	NIL	NIL	227.64
9	NET PROFIT	-33.92	-1699.15	-1,157.18	-576.36	285.03
10	EQUITY SHARE CAPITAL	810.00	810.00	810.00	810.00	810.00
11	NETWORTH	13,066.51	13094.97	14,808.93	15,948.08	16,626.60
12	TOTAL ASSETS	30,532.59	33216.21	37,408.57	37,846.87	35,317.30
13	BOOK VALUE PER SHARE (Rs.)	32.26	32.33	36.57	39.38	41.05
14	TURNOVER PER SHARE (Rs.)	28.38	25.54	12.88	14.39	22.74
15	EARNINGS PER SHARE (Rs.)	-0.08	-4.20	-2.86	-1.42	0.70
16	EBITDA/GROSS TURNOVER (%)	19.92%	6.31%	26.68%	38.03%	31.95%
17	ROCE (%)	7.5%	2%	4%	8%	10%



DIRECTORS' REPORT TO THE MEMBERS

Dear Member(s), Your Directors have great pleasure in presenting the Thirty Eighth (38th) Annual Report on the business and operations of your company together with Audited Financial Statement including Consolidated Financial Statement for the financial year ended 31st March 2023 and the Auditors' report thereon.

FINANCIAL SUMMARY AND HIGHLIGHTS

(Amount in lakhs)

Particulars	Standalone		Consolidated	
	2022 - 23	2021 - 22	2022 - 23	2021 - 22
Total Revenue	11,551.73	10,595.94	11,600.75	10,393.34
Expenditure	11,461.18	12,018.32	11,506.46	12,464.54
EBITDA	2264.71	1,272.91	2,297.63	634.73
Interest	1,992.25	2,557.43	1,992.25	2,539.27
Depreciation	181.91	137.85	211.08	166.66
EBT or Profit/(Loss) before Tax	90.55	(1,422.37)	94.30	(2,071.20)
Current Tax (Earlier Years)	-	-	(00.97)	3.04
Deferred tax	123.19	(382.52)	129.19	(375.09)
EAT or Profit /(Loss) after tax	(32.64)	(1,039.85)	(33.92)	(1,699.15)
ADD: Other Comprehensive Income	5.46	(14.82)	5.46	(14.82)
LESS: Non - Controlling Interest	-	-	-	-
Total Comprehensive Income	(27.18)	(1,054.67)	(28.46)	(1,713.97)
ADD: Balance Brought from PY	9,346.75	10,401.43	9,275.54	10,989.50
Available for appropriation	9,319.57	9,346.76	9,247.08	9,275.53
LESS: Dividend	-	-	-	-
LESS: Tax on Dividend	-	-	-	-
Balance Carried to Balance sheet	9,319.57	9,346.76	9,247.08	9,275.53

FINANCIAL OVERVIEW STANDALONE & CONSOLIDATED

During the financial year 2022-23, the company on a standalone basis, registered a total revenue of Rs.11,552 lakhs as compared to Rs. 10,596 lakhs in the previous year resulting in an increase of 9.02%. On the consolidated level in the current financial year the company made revenue of Rs.11,601 lakhs as against Rs. 10,393 lakhs in FY 2021-22, resulting in a rise of 11.62 %.

BUSINESS OUTLOOK FOR LANCOR HOLDINGS LIMITED, ITS SUBSIDIARY AND ASSOCIATE BUSINESS OVERVIEW

There was no change in the nature of the business of the company since the last AGM. The Company continues to be engaged in the development of residential and commercial properties. The Company's search for new projects in the city areas have now yielded dividends. In furtherance of such objectives the company has started to advertise for Joint development opportunities to all willing land owners.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION BETWEEN THE END OF THE FINANCIAL YEAR AND THE DATE OF REPORT

Unfortunately, the company has not been successful in obtaining a final permit for the construction of its marquee project Lancor 'Infinys' which has resulted in deferment of sales, higher costs more particularly interest cost till the date of this report.

It is expected barring unforeseen circumstances that by end of August 2023 the company would have received all the permits including registration under RERA thereby the company will be able to sell the apartments albeit at

a higher price than the originally forecasted, which to some extent will absorb the extra costs incurred due to the delay in obtaining the sanctions. This project has been funded by M/s.Sundaram Alternates Fund.

The profit on the development of this project 'Infynys' will greatly contribute to the overall performance of the company so much so in the years 2023-24 and 2024-25 the company expects to earn handsome profits before tax and firmly return to the path of profitability.

In the matter of Company's development under brands 'Town & Country' and 'Harmonia', the stay against the development of the property by the Arbitrator continues and the company is adducing required evidences for amounts spent in respect of its obligations under Joint Development before the Arbitrator. The Arbitrator is expected to pass the final order by May 2024. The company has complied with the terms of the Joint Development Agreement(JDA) and hopes for a favourable order from the Arbitrator.

No provision has been made in the books of accounts of the company with regard to any impairment that may arise as a result of the order of the Arbitrator.

In the case of Company's property named as 'Menon Eternity', the matter is pending before the Honourable Supreme Court of India, hopefully for a final hearing on 26th September 2023. No provision is made for any impairment on account of this litigation.

The Company's project "TCP Altura" at Sholinganallur as of the date of writing this report is more or less fully sold and is nearing completion and the company will meet all its obligations to the customers and to the LIC Housing Finance Ltd.

DIVIDEND AND RESERVES

The Board of Directors of the company do not recommend declaration of dividend for the financial year due to meagre profit.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

Pursuant to Rule 3(2) of Companies (Corporate Social Responsibility Policy) Rules, 2014 read with sec 135 of Companies Act, 2013, the provision of CSR shall not be applicable if the company has not fulfilled the criteria of applicability of CSR u/s 135(1) of Companies Act, 2013. Your company has not complied the criteria for CSR applicability. Hence the provision of CSR shall not be applicable to the Company and it is not liable to spend any amount towards CSR for F.Y. 2022-23.

The unspent amount pertaining to CSR obligation for F. Y. 2020-21 i.e. Rs. 3.72 Lakhs was already spent during this financial year as per the Provision of Companies Act, 2013. Your Company has made voluntary contribution of Rs. 10,00,000/- (Rupees Ten Lakhs only) towards CSR activities through Lancor Foundation for financial year 2023-24 to "Amar Seva Sangam"- an organization for empowering the Person with Disabilities by enabling them through rehabilitation services, promoting their rights and by advocating for policies for an inclusive eco system.

SHARE CAPITAL

As on 31st March, 2023, the authorized share capital of the company was Rs. 18,06,00,000/- (Rupees Eighteen Crores and Six Lakhs only) and the paid up capital stands at Rs. 8,10,00,000/- (Rupees Eight Crores and Ten Lakhs only) consisting of 4,05,00,000 equity shares of Rs. 2/- (Rupees Two) each.

There was no change in share capital of the company during the financial year under review.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNAL

During the year, there were no significant or material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and Company's operation in future.

In July 2022 the Honourable High Court of Chennai has passed an order to stay the cancellation of Joint Development Agreement (JDAs) and Powers of Attorney (POAs) in respect of the development of "Town & Country" and

'Harmonia" projects at Sriperumbudur and the Court has also ordered stay of the construction until the Arbitration proceedings are completed by May 2024.

The Arbitrator has commenced the proceedings wherein, the claim statement, counter claim and rejoinder have been filed by the Company and the landowners. Framing of issues were also completed. The examination of both side witnesses will commence soon.

The Honourable Supreme Court of India was pleased to hear the company's petition in the case of its commercial property known as "Menon Eternity" and have fixed 26th September 2023 as the date for final hearing. The Company is fully prepared in all respects to present its case before the Honourable Supreme Court to obtain a favourable verdict resulting in restoring the title of the company.

There have been orders by Sales and Service Tax Tribunal, which do not have material impact on the financial position of the company.

BOARD OF DIRECTORS AND ITS COMMITTEES

A. Composition of the Board of Directors

The Board of Directors of the Company comprises of Executive Chairman who is a promoter of the Company along with Five other Non-Executive Directors which includes three Independent Directors. The Company has one Women Directors who is also Non Executive and Independent.

The composition of the Board of Directors is in compliance with regulation 17(1)(b) of SEBI (Listing Obligations and Disclosure Obligations) Regulations 2015 and Section 149 of the Companies Act, 2013.

B. Meetings

The Board of Directors duly met Five (05) times during the year, the details of which are given in the Corporate Governance Report that forms part of this Annual Report. In respect of all such meetings proper notices were given and the proceedings were properly recorded and signed in the minutes book maintained for the purpose. The intervening gap between any two meetings was within the period prescribed under the Companies Act, 2013.

In accordance with the provisions of the Companies Act, 2013, a separate meeting of the Independent Directors of the Company was held on 21st December, 2022.

C. Re-appointment of Director Retiring by Rotation

In terms of Section 152 of the Companies Act, 2013, Mr. S. Sridharan (DIN: 01773791) is liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment. The Board of Directors based on the recommendation of Nomination and Remuneration Committee, has recommended the re-appointment of Mr. S. Sridharan (DIN:01773791) retiring by rotation.

Brief resume of the Director proposed to be re-appointed has been provided in the Notice convening the Annual General Meeting. Specific information about the nature of his expertise in specific functional areas and the names of the companies in which he holds Directorship and membership / chairmanship of the Board Committees as per regulation 26 (4) of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 have also been included.

D. Committees of the Board

Your company has duly constituted the committees as required under the Companies Act, 2013 read with applicable Rules made there under and the SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015;

At present, following are the committees of the Board;

- Audit Committee
- Nomination and Remuneration Committee

- Stakeholders Relationship Committee
- Corporate Social Responsibility Committee
- Banking, Finance & Operations Committee

The details of composition of each committee, terms of the reference and number of meetings held during the year under review are given in the Corporate Governance Report annexed to this report.

E. Performance Evaluation

Section 134 of the Companies Act, 2013 states that formal evaluation needs to be made by the Board, of its own performance and that of its committees and the individual Directors. Schedule IV of the Companies Act, 2013 and regulation 17(10) of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 states that the performance evaluation of Independent Directors shall be done by the entire Board of Directors excluding the Directors being evaluated.

Pursuant to the provisions of section 134 (3)(p) of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015, the Board has carried out an evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Committees. The manner in which the evaluation has been carried out has been explained in the Corporate Governance Report.

F. Directors' Responsibility Statement

Pursuant to the requirements of Section 134(5) of the Companies Act, 2013, we, on behalf of the Board of Directors, hereby confirm that:

- a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year i.e. at 31st March, 2023 and of the loss of the Company for that period;
- c) the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) the Directors had prepared the annual accounts on a going concern basis; and
- e) the Directors had laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and were operating effectively;
- f) the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating.

G. Changes in Directors and Key Managerial Personnel

During the year under review, Mrs. N Nagalakshmi (DIN 08684304), Independent Director of the Company was ceased to be a director due to vacation of office under Section 167(1) (b) of Companies Act, 2013 with effect from 31st July, 2022.

H. Declaration by Independent Directors

The Company had received necessary declaration from each independent director under Section 149 (7) of the Companies Act 2013, that they meet the criteria of independence laid down in Section 149(6) of the Companies Act 2013 and regulation 25 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

I. Statement regarding opinion of the Board with regard to integrity, expertise and experience (including the proficiency) of the Independent Directors appointed during the year

The Board of Directors have evaluated the Independent Directors during the year 2022-23 and opined that the integrity, expertise and experience (including proficiency) of the Independent Directors is satisfactory.

J. Details in respect of Frauds

The Auditor Report does not have any statement on suspected fraud in the company operations to explain as per Sec. 134(2)(ca) of the Companies Act 2013.

AUDIT RELATED MATTERS**A. Audit Committee**

Pursuant to regulation 18 of SEBI (LODR) Regulations 2015 and the provision of Section 177(8) read with Rule 6 of the companies (Meeting of Board and its Powers) Rules, 2014, the Company has duly constituted a qualified and independent Audit Committee. The Audit Committee consists of three "Non-Executive - Independent Directors" as members having adequate financial and accounting knowledge. The composition, procedures, powers and role/functions of the audit committee and its terms of reference are set out in the Corporate Governance Report forming part of the Board's Report.

During the period under review, the suggestions put forth by the Audit Committee were duly considered and accepted by the Board of Directors. There were no instances of non-acceptance of such recommendations.

B. Statutory Auditors and Statutory Audit Report

In line with the requirements of Section 139(2) the Companies Act, 2013, M/s. Nayan Parikh & Co., Chartered Accountants (Firm Registration No. 107023W) was appointed as Statutory Auditor of the Company at the 33rd AGM held on September 24, 2018 to hold office from the conclusion of the said meeting till the conclusion of the 38th AGM to be held in the year 2023. The term of office of M/s. Nayan Parikh & Co., as Statutory Auditors of the Company will conclude from the close of the forthcoming AGM of the Company.

The Board of Directors of the Company, based on the recommendation of the audit committee, at its meeting held on May 29, 2023, has recommended the appointment of M/s. G M Kapadia & Co., Chartered Accountants (Firm's Registration No. 104767W) as the Statutory Auditor of the Company to hold office for a term of five consecutive years from the 38th AGM till the conclusion of the 43th AGM to be held for F.Y. 2027-28 and will be placed for the approval of the shareholders at the ensuing AGM. The Company has received a confirmation from G M Kapadia & Co., Chartered Accountants that they are eligible for appointment as Statutory Auditors of the Company under Section 139 of Companies Act, 2013 and meet the criteria for appointment as specified in Section 141 of the Companies Act, 2013.

The statutory Auditors' Report forms part of the Annual Report. The Auditors' Report issued by the Statutory Auditors, M/s. Nayan Parikh & Co., on the Standalone and Consolidated Financial Statement for the financial year ended 31st March, 2023 are with unmodified opinion, self-explanatory and do not call for any further comments. The Statutory Auditors' Report does not contain any qualification, reservation or adverse remark on the financial Statements of the Company. They have not reported any incident of fraud to the Audit Committee of the Company during the year under review.

C. Secretarial Auditors

Pursuant to Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, your Company had appointed M/s. Mohan Kumar & Associates, Practicing Company Secretaries to undertake the Secretarial Audit of the Company.

The Secretarial Audit Report in Form No. MR.3, does not contain any adverse remark, qualification or reservation or disclaimer which requires any explanation/comments of the Board. The Secretarial Audit Report is annexed as **ANNEXURE - 1** forming part of this Annual Report.

D. Cost Auditor & Cost Records

In terms of Section 148 of the Act, the Company is required to maintain cost records and have the audit of its cost records conducted by a Cost Accountant. Cost records are prepared and maintained by the Company as required under Section 148(1) of the Act. The Board of Directors of the Company, on the recommendation of the Audit Committee, approved the appointment of M/s. B Y & Associates, Cost Accountants (Firm Registration No. 003498) as the Cost Auditor of the Company to conduct audit of cost records of the Company for relevant products as prescribed under the Companies (Cost Records and Audit) Rules, 2014 for the Financial Year 2022-23. In terms of the Companies Act and Rules thereunder requisite resolution for ratification of remuneration of the Cost Auditors by the members was set out in the Notice of the 37th AGM of your Company and was approved.

E. Internal Financial Controls

There were adequate internal financial controls in place with reference to the financial statements. During the year under review, these controls were evaluated and no significant weakness was identified either in the design or operation of the controls.

F. Internal Audit

Pursuant to provisions of Section 138 and all other applicable provisions of the Companies Act, 2013, read with the Companies (Accounts) Rules, 2014, the Board of Directors have appointed M/s. VGJ & CO, Chartered Accountants, Chennai as the Internal Auditors of the Company for the financial year 2023-24.

Policy Matters

A. Nomination and Remuneration Policy

The Company recognizes and embraces the benefits of having a diverse Board of Directors and sees increasing diversity at the Board level as an essential element in maintaining a competitive advantage in the complex business that it operates. It is recognized that a Board comprised of appropriately qualified people with a wide range of experience relevant to the business of the Company is important to achieve effective corporate governance and sustained commercial success of the Company. At a minimum, the Board shall consist of at least one woman Director. All Board appointments are made on merit, in the context of the skills, experience, independence, knowledge and integrity which the Board as a whole requires to be effective.

The Nomination, Remuneration and Governance Committee of the Board of Directors has formulated a Nomination and Remuneration Policy containing the criteria for determining qualifications, positive attributes and independence of a Director and policy relating to the remuneration for the Directors, Key Managerial Personnel and Senior Management Personnel of the Company. The Nomination and Remuneration Policy is available on the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies>.

B. Risk Management Framework

Pursuant to section 134 (3)(n) of the Companies Act, 2013 & regulation 21 of SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015, the Company is entrusted with the task of monitoring and reviewing the risk management plan and procedures from time to time. The Company has developed and implemented risk management framework detailing the various risks faced by the Company and methods and procedures for identification, monitoring and mitigation of such risks. At present the Company has not identified any element of risk which may threaten the existence of the Company.

C. Corporate Social Responsibility Policy

The Corporate Social Responsibility Policy, as formulated by the Corporate Social Responsibility Committee and approved by the Board of Directors is available on the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies>.

As reported earlier, the CSR obligation is not applicable to the company for the financial year 2022-23, hence the Reporting on Corporate Social Responsibility activities in Annual Report in terms of Section 134 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, Rule 9 of the Companies (Accounts) Rules 2014 and Rule 8, 9 & 10 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, shall not be applicable.

D. Vigil Mechanism

Pursuant to Regulation 22 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 and Section 177(9) read with Rule 7 of the companies (Meeting of Board and its Powers) Rules 2014 the Company had duly established a vigil mechanism for stakeholders, Directors and employees to report genuine concerns about unethical behavior, actual or suspected fraud or violation of the Company's code of conduct or ethics policy. The Audit Committee of the Company oversees the vigil mechanism. The Company affirms that no personnel have been denied direct access to the Chairperson of the Audit Committee.

The Policy also provides for adequate protection to the whistle blower against victimization or discriminatory practices. The Policy is available on the website of the Company <https://lancor.in/investors/#corporateCodes-and-Policies>.

E. Disclosure under the Sexual Harassment of Women at Work Place (Prevention Prohibition and Redressal) Act, 2013

Your Company is an equal employment opportunity company and is committed to creating a healthy working environment that enables employees to work without fear of prejudice, gender bias and sexual harassment. The Company also believes that all employees of the Company, have the right to be treated with dignity. Sexual harassment at the work place or other than work place if involving employees is a grave offence and is therefore punishable.

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment.

During the year under Review, there were no cases filed pursuant to the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

The Policy is available on the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies>.

OTHER MATTERS

A. Debentures

During the year under review, the Company has issued debentures. As on date, the Company have issued 3202 debentures.

B. Bonus Shares:

During the year under review, the Company has not issued any bonus shares.

C. Borrowings

The Company has outstanding borrowings of Rs. 11030.34 lakhs during the Financial Year ended 31st March, 2023.

D. Deposits

The Company has not accepted any deposits in terms of Chapter V of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014, during the year under review and as such, no amount on account of principal or interest on public deposits was outstanding as of the balance sheet date.

E. Transfer to Investor Education and Protection Fund

As required under the provisions of Sections 124(5) and 125(2)(c) of the Companies Act, 2013, dividends pertaining to the Financial Year 2014-15 which were lying unclaimed with the Company for the past seven years was transferred to the Investor Education and Protection Fund.

The details of unclaimed dividend transferred to the Investor Education and Protection Fund has been detailed in the Corporate Governance Report forming part of the Annual Report.

F. Human Resources

Employee relation continues to be cordial and harmonious at all levels and in all departments of the Company. The Board of Directors would like to express their sincere appreciation to all the employees for their continued hard work and dedication.

Number of employees as on 31st March, 2023 was 82, which include 14 women employees.

The table containing the names and other particulars of employees in accordance with the provisions of Section 197(12) of the Companies Act, 2013, read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is appended as **Annexure - 2** to the Board's Report.

G. Credit Rating:

The company has obtained credit rating as 'CARE B+ Stable' for long term Bank facility on July, 2022 from Care which was upgraded as 'CARE BB' on April 2023 and short term credit facility was rated as 'CARE A4' during the Financial year.

The company will approach the rating agency once again in September/October 2023 for revision to the rating which was promised on obtaining original sanctions and permissions for 'Infyns' project and plotted lands in Sriperumbudur. The company is awaiting only the sanction for "Infyns" which when sanctioned will reduce the borrowings of the company thereby allowing the rating agency to upgrade our ratings significantly.

H. Code of Corporate Governance

In compliance with the requirement of Regulations 24 to 27 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, a detailed report on Corporate Governance is annexed to this report as **Annexure - 3** together a Certificate from M/s. Mohan Kumar & Associates, Practicing Company Secretaries, affirming compliance with the said Code is annexed to this report as **Annexure - 4**.

Further a certificate from M/s. Mohan Kumar & Associates, Practicing Company Secretaries stating that none of the Directors are disqualified under Section 164 of the Companies Act, 2013 or any other provisions are attached as part of the Annual Report.

I. Code of Conduct

In compliance with requirement of regulations 17 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 and Companies Act, 2013 the Company has laid down a Code of Conduct (Code) for all the Board Members and Senior Management Personnel of the Company. The Code is also posted on the Website of the Company <https://properties.lancor.in/wp-content/uploads/2022/11/code-of-conduct.pdf>. All the Board Members and Senior Management Personnel have affirmed their compliance with the Code for the financial year ended 31st March, 2023. A declaration to this effect signed by Mr. R.V. Shekar, Managing Director of the Company forms part of this report.

J. Management Discussion and Analysis Report

In accordance with the requirement of the Listing regulations, the Management Discussion and Analysis Report is presented in a separate section of this Annual Report as **Annexure 5**.

K. The Annual Return

In accordance with Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2023, is available on the website of the Company at <https://lancor.in/investors/#fiAnnual-Return>.

L. Particulars of Loans, Guarantees and Investments

In terms of Section 134 of the Companies Act, 2013, the particulars of loans, guarantees and investments given by the Company under Section 186 of the Companies Act, 2013 is detailed in (Note No. 2.20 and 2.06) Notes to Standalone Financial Statements

M. Subsidiaries, Joint Ventures And Associates

Your Company have two wholly owned subsidiaries viz. Lancor Maintenance & Services Limited and Lancor Infinys Limited and a Joint Venture viz. Central Park West Venture.

A gist of financial highlights/performance of these companies is contained in Form AOC-1 and forms part of this report and annexed as **Annexure 6**.

As per the provisions of Section 136 of the Companies Act, 2013, the Company has placed separate audited accounts of its subsidiary on its website <https://lancor.in/investors/#fiFinancials-of-Subsidiaries> and copy of separate audited financial statements of its subsidiary will be provided to the shareholders at their request.

N. Related Party Transactions

All related party transactions that were entered into during the financial year were at arm's length basis and were in the ordinary course of business. All related party transactions are placed before the Audit Committee for approval on quarterly basis, for the transactions which are of a foreseen and repetitive nature. The Board of Directors of the Company has, on recommendation of the Audit Committee adopted a policy to regulate the transactions between the Company and its related parties in compliance with the applicable provisions of the Companies Act, 2013 and rules made there under and the Listing Agreement.

During the year, the Company has not entered into any contract / arrangement / transaction with a related party which can be considered as material in terms of the policy on related party transactions laid down by the Board of Directors. These Policies have been uploaded on the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies> the related party transactions undertaken during the financial year 2022-23 are detailed in Notes (Note No.4.14) to Accounts of the Financial Statements.

Particulars of contracts or arrangements with related parties referred to in section 188(1) of the Companies Act, 2013 in form AOC-2 is appended as **Annexure 7** to the Board's Report.

O. Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo

The particulars prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014 are not applicable.

Foreign Exchange Earnings and Outgo

Foreign Exchange Earnings : Nil Foreign Exchange Outgo : Nil

P. Green initiatives

Electronic copies of the Annual Report 2022-23 and Notice of the Thirty eighth Annual General Meeting are sent to all members whose email addresses are registered with the Company/ Depository Participant(s). Further, the soft copy of the Annual Report (in pdf format) is also available on our website (<https://lancor.in/investors/>)

Pursuant to Section 108 of the Companies Act, 2013, Rule 20 of the Companies (Management and Administration) Rules, 2014, and Listing Regulations, the Company is providing e-voting facility to all members to enable them to

cast their votes electronically on all resolutions set forth in the notice. The instructions for e-voting are provided in the notice.

Q. Details in respect of frauds reported by auditors under sub section (12) of section 143 other than those which are reportable to the Central Government

There is no such fraud required to be reported under section 143(12) of the companies Act, 2013.

R. Compliance with the provisions of Secretarial Standards

The company has in place proper systems to ensure compliance with the provisions of the applicable secretarial standards issued by the Institute of Company Secretaries of India and such systems are adequate and operating effectively. During the financial year under review the company was in compliance with secretarial standards i.e. SS-1 and SS-2 relating to "Meeting of Board of Directors" and General Meetings respectively.

S. Proceeding under Insolvency and Bankruptcy Code, 2016

There are no proceedings, either filed by the Company or against the Company, pending under the Insolvency and Bankruptcy Code, 2016 as amended, before the National Company Law Tribunal or other Courts as on 31 March, 2023

T. The details of difference between amount of the valuation done at the time of one time settlement and the valuation done while taking loan from the banks or financial institutions along with the reasons thereof: Nil

U. Additional Information to Shareholders

All important and pertinent investor information such as financial results, investor presentations, press releases, new launches and project updates are made available on the Company's website (<https://lancor.in/investors/>) on a regular basis.

ACKNOWLEDGEMENT

The Directors would like to place on record their sincere appreciation to the Company's customers, vendors, and bankers, viz., The CSB Limited, City Union Bank Limited, LIC Housing Finance Limited, Axis Finance Limited, HDFC Bank Ltd., IDBI Bank Limited, Axis Bank Limited and Sundaram Alternate Assets Limited for their continued support to the Company during the year. The Directors also wish to acknowledge the contribution made by employees at all levels for steering the growth of the organization. We thank the Government of India, the State Government and other government agencies for their assistance and cooperation and look forward to their continued support in future.

Finally, the Board would like to express its gratitude to the members for their continued trust, cooperation and support.

Place: Chennai

Date : 14th July, 2023

**For and on behalf of the Board of Directors of
LANCOR HOLDINGS LIMITED**

RV Shekar
Managing Director
DIN:00259129

S. Sridharan
Director
DIN: 01773791

ANNEXURE- 1
FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2023

[Pursuant to section 204 (1) of the Companies Act, 2013 and Rule No.9 of the Companies
(Appointment and Remuneration Personnel) Rules, 2014]

To
The Members,
M/s. Lancor Holdings Limited.

I have conducted the Secretarial Audit of the Compliance of applicable statutory provisions and the adherence to good corporate practices by M/s. **Lancor Holdings Limited** (hereinafter called "the Company") bearing Corporate Identification Number **L65921TN1985PLC049092**. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of M/s. Lancor Holdings Limited's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on March 31, 2023, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2023 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (iii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iv) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI ACT'):-
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018- The Company did not issue any listed security during the financial year under review and hence not applicable;
 - d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014- Not applicable to the Company during the financial year under review;
 - e) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;
 - f) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008- During the financial year under review, the Company has not issued any listed debt securities and hence not applicable;

- g)** The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client- The Company is not registered as transferor to issue and Share Transfer Agent during the financial year under review and hence not applicable;
- h)** The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009- Not applicable during the financial year under review as the Company has not delisted its equity shares from any stock exchange;
- i)** The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018- The Company has not bought back any of its securities during the financial year under review and hence not applicable; and
- j)** The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015.
- k)** Other laws applicable to the Company.

I have also examined compliance with the applicable clauses of the following:

- (i)** Secretarial Standards issued by The Institute of Company Secretaries of India.
- (ii)** The Listing Agreements entered into by the Company with BSE Limited (BSE).

I further report that the applicable financial laws, such as Direct and Indirect Tax Laws, have not been reviewed under my audit as the same falls under the review of statutory auditor and by other designated professionals.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned as above.

I further report that:

- a)** The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- b)** Adequate Notice is given to all Directors to Schedule the Board Meetings, agenda and detailed notes on agenda were sent generally at least seven days in advance and where notice was given at a shorter period, the same were ratified by the Independent Directors of the Company. Also, a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- c)** All the decisions were carried out with requisite majority.

I further report that there are adequate systems and process in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable Laws, rules, regulations and guidelines.

I further report that during the audit period, the following major transactions were identified:

- 1.** M/s. V G J & Co. were appointed as Internal Auditors of the Company for the FY 2022-23.
- 2.** Ms. Nagalakshmi Naganathan has vacated the Office of Director with effect from 31-07-2022 as she absented herself from all the meetings of the Board of Directors held during a period of twelve months commencing from 24th July, 2021.
- 3.** Mr. Seetharaman Sridharan who had retired by rotation offered himself to be reappointed as Director and was appointed as Director at the Annual General Meeting held on 22-09-2022.
- 4.** Mr. Srinivasan Vasudevan who was appointed as an Additional Director (Category: Independent Director) of the Company with effect from 13-11-2021 was regularised as Independent Director in the Annual General Meeting held on 22-09-2022.

5. The Credit rating of the Company has been upgraded and intimated to the Stock Exchange on 20-07-2022 within the stimulated period.

After the period under review, the credit rating has been upgraded and intimated to the Stock Exchange on 04-04-2023 within the stimulated period.

6. The Company had allotted a total of 3202, 16% Non-Convertible Debentures to M/s. Sundaram Alternative Opportunities Series – High Yield Secured Debt Fund-II, AIFs during the year under review.

7. In the matter of the Commercial Property, "Menon Eternity" owned by the Company, the arbitrator had issued an award dated March 16, 2016, invalidating the sales deeds registered in favour of the Company having carrying value of Rs.2,987.76 Lakhs as on March 31, 2023. The single bench of the Hon'ble High court of Madras by its judgement delivered on December 23, 2016, set aside the Award of the Arbitrator, with regard to the invalidation of the Sale deeds and confirmed the title in favour of the Company. Subsequently, the landowners had gone on appeal before the division bench in the Hon'ble High Court of Madras and also the Company had filed cross objections on certain matters. The said appeal was decided by the Hon'ble High Court of Madras by restoring the award of the Arbitrator. The Company has approached the Hon'ble Supreme Court of India by filing a special leave petition and the court proceedings are in progress. As on the reporting date, the matter is listed for hearing in the month of September 2023.

8. The Composition of the Board of Directors of the Company as on 31st March 2023 is given in "Annexure B".

9. The Composition of the Committee of the Company as on 31st March 2023 is given in "Annexure C".

Place: Chennai
Date: 14.07.2023

For Mohan Kumar & Associates
A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
UDIN: F004347E000570761

This Report is to be read with my testimony of even date which is annexed as Annexure A and forms an integral part of this report.

ANNEXURE A

To
The Members,
M/s. Lancor Holdings Limited.

My report of even date is to be read along with this letter.

- 1.** Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
- 2.** I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. I believe that the process and practices, I have followed provide a reasonable basis for my opinion.
- 3.** I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
- 4.** Wherever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
- 5.** The Compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
- 6.** The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For Mohan Kumar & Associates

Place: Chennai
Date: 14.07.2023

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
UDIN:F004347E000570761

ANNEXURE B**Composition of Board of Directors as on March 31, 2023**

S. No.	Name	Designation	Date of Appointment	Date of Appointment at Current Designation
1.	Mr. Shekar Viswanath Rajamani	Managing Director, Chairperson	15/10/1994	31/03/2021
2.	Mr. Seetharaman Sridharan	Non-Executive Non-Independent Director	13/11/2014	26/12/2014
3.	Mr. Krishnaswami Harishankar	Non-Executive - Independent Director	05/06/2019	25/09/2019
4.	Ms. Gowri Ramachandran	Non-Executive - Independent Director	05/06/2019	25/09/2019
5.	Mr. Srinivasan Vasudevan	Non-Executive- Independent Director	13/11/2021	22/09/2022
6.	Mr. Narasimachari Vasudevan*	Non-Executive -Non-Independent Director	29/03/2019	25/09/2019

*Mr. Narasimachari Vasudevan ceased to be the Director of the Company with effect from 5th June, 2023.

ANNEXURE C**COMPOSITION OF COMMITTEES OF BOARD AS ON MARCH 31, 2023:****1. AUDIT COMMITTEE:**

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson cum member
2.	Mr. Krishnaswami Harishankar	Independent Non-Executive Director	Member
3.	Mr. Srinivasan Vasudevan	Independent Non-Executive Director	Member

2. NOMINATION AND REMUNERATION COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson cum member
2.	Mr. Krishnaswami Harishankar	Independent Non-Executive Director	Member
3.	Mr. Srinivasan Vasudevan	Independent Non-Executive Director	Member

3. STAKEHOLDERS RELATIONSHIP COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson cum member
2.	Mr. Krishnaswami Harishankar	Independent Non-Executive Director	Member
3.	Mr. Srinivasan Vasudevan	Independent Non-Executive Director	Member

4. BANKING, FINANCE & OPERATIONS COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Mr. Shekar Viswanath Rajamani	Executive Director	Chairperson cum member
2.	Mr. Seetharaman Sridharan	Non-Executive Non-Independent Director	Member
3.	Mr. Narasimachari Vasudevan*	Non-Executive -Non-Independent Director	Member

*Mr. Narasimachari Vasudevan ceased to be the Director of the Company with effect from 5th June, 2023.

5. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson cum member
2.	Mr. Krishnaswami Harishankar	Independent Non-Executive Director	Member
3.	Mr. Srinivasan Vasudevan	Independent Non-Executive Director	Member

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To
The Members,
M/s. Lancor Holdings Limited,
Arihant VTN Square II Floor58 G.N.Chetty Road, T-Nagar, Chennai - 600017.

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Lancor Holdings Limited having CIN:L65921TN1985PLC049092 and having registered office AT Arihant VTN Square II Floor58 G.N.Chetty Road, T-Nagar, Chennai – 600017 (hereinafter referred to as ‘the Company’), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to me by the Company & its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India and Ministry of Corporate Affairs.

S. No.	Name of Director	DIN	Date of appointment at current designation	Original Date of appointment in the Company
1.	Mr. Shekar Viswanath Rajamani	00259129	31/03/2021	15/10/1994
2.	Mr. Seetharaman Sridharan	01773791	26/12/2014	13/11/2014
3.	Mr. Narasimachari Vasudevan	02025846	25/09/2019	29/03/2019
4.	Mr. Krishnaswami Harishankar	08453883	25/09/2019	05/06/2019
5.	Mr. Srinivasan Vasudevan	01567080	22/09/2021	13/11/2021
6.	Ms. Gowri Ramachandran	08217157	25/09/2019	05/06/2019

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Mohan Kumar & Associates

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
Peer Review Certificate Number: 2205/2022
UDIN: F004347E000570858

Place: Chennai
Date: 14.07.2023

ANNEXURE – 2**DISCLOSURE PURSUANT TO SECTION 197(12) OF THE COMPANIES ACT, 2013 READ WITH
RULE 5 OF COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL)
RULES, 2014 AND COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL)
AMENDMENT RULES, 2016**

The Information required under section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is as below:

- (i) The ratio of remuneration of each Director to the median employee's remuneration of the Company for the financial year and such other details as prescribed is as given below**

Name	Ratio
Mr. RV Shekar	6:1

Note:

- Sitting fees has been paid to Non-Executive Directors for attending the Meetings of the Board of Directors and Committees thereof held during the Financial Year 2022-23.

- (ii) The percentage of increase in remuneration of each director, Chief Executive Officer, Chief Financial Officer, Company Secretary or Manager, if any, in the financial Year 2022-2023.**

Sl. No	Name of the KMPs	Designation	% of increase in remuneration during FY 2022-23
01.	Mr. RV Shekar	MD	NIL
02.	Mr. K. Prakash	Chief Financial Officer	NIL
03.	Ms. Kaushani Chatterjee	Company Secretary & Compliance Officer	NIL

- (iii) The percentage increase in the median remuneration of employees for the financial year 2022-2023**

The Median Remuneration of Employees (MRE) was Rs.3.41 lakhs and Rs. 4.19 Lakhs in FY 2021-22 and FY 2022-2023 respectively. The increase in Median Remuneration of Employees (MRE) in fiscal 2022-2023 as compared to fiscal 2021-22, is 22.87%. The increase in the average remuneration of the employees was due to reinstatement of salary.

- (iv) The number of permanent employees on the rolls of Company as on 31.03.2023** is 82 including 14 women employees.

- (v) Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

The total remuneration of the Managerial Personnel of the Company increased by Nil and the average remuneration of the employees of the Company (other than managerial personnel) increased by Nil.

- (vi) The key parameters of any variable component of remuneration availed by the directors: Nil**

- (vii) Affirmation that the remuneration is as per the remuneration policy of the Company:**

The Company affirms that remuneration is as per the Nomination and Remuneration policy of the Company.

TOP 10 EMPLOYEES IN TERMS OF REMUNERATION DRAWN

Statement pursuant to Section 134 of the Companies Act 2013, read with rule 5(2) and 5(3) of the Companies Act (Appointment and Remuneration of Managerial Personnel) Rules 2014 and Companies (Appointment and Remuneration of Managerial Personnel) Amendment Rules 2016

Statement as per rule 5(2) of the above said rule

REMUNERATION:

As prescribed under Section 197(12) of the Companies Act, 2013 ("Act") and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the details are given in Annexure 2. In terms of provisions of Section 197(12) of the Companies Act, 2013 and Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a statement showing names of the employees and other particulars, drawing remuneration in terms of the said Rules forms part of this report. However, in terms of first proviso to Section 136(1) of the Act, the Annual Report, excluding the aforesaid information is being sent to the members of the Company. The said information is available for inspection at the Registered Office of the Company during working hours and any member who is interested in obtaining these particulars may write to the Company Secretary of the Company

Statement as per rule 5(2)(i) of the above said rule

No one employed with your company throughout the financial year, was in receipt of remuneration for that year which, in the aggregate, was not less than one crore and two lakh rupees;

Statement as per rule 5(2)(ii) of the above said rule

No one employed with your company for a part of the financial year, was in receipt of remuneration for any part of that year, at a rate which, in the aggregate, was not less than Eight lakh and fifty thousand rupees per month;

Statement as per rule 5(2)(iii) of the above said rule

No one employed throughout the financial year or part thereof, was in receipt of remuneration in that year which, in the aggregate, or as the case may be, at a rate which, in the aggregate, is in excess of that drawn by the managing director or whole-time director or manager and holds by himself or along with his spouse and dependent children, not less than two percent of the equity shares of the company.

ANNEXURE – 3

REPORT ON CORPORATE GOVERNANCE

‘Governance’ refers to the way in which something is governed and to function of governing and the term ‘Corporate Governance’ to the way in which companies are governed and to what purpose. It is concerned with practices and procedures for trying to ensure that a company is run in such a way that it achieves its mission and goals. It includes maximizing the wealth of the shareholders subject to various guidelines and constraints.

Guidelines and constraints include behaving in an ethical way and in compliance with laws and regulations.

1. COMPANY’S PHILOSOPHY ON CODE OF GOVERNANCE

The Company is complying with the mandatory requirements of the code of corporate governance introduced by the SEBI.

The Company aims to create profitable developments with enduring value, distinguishing characteristics leading to high customer satisfaction with full compliance to building standards, rule and regulations.

The basic philosophy of the Company towards corporate governance is to protect and enhance the long term value of all the stakeholders such as shareholders, customers, creditors and employees. The Company is committed to achieve these objectives within the regulatory framework through transparency in all its dealings.

Members of the Board and key executives are periodically making disclosures to the Board whether they, directly, indirectly or on behalf of third parties, have a material interest in any transaction or matter directly affecting the Company. The Board and top management conduct themselves, so as to meet the expectations of operational transparency to stakeholders while at the same time maintaining confidentiality of information in order to foster a culture for good decision-making. The Board was entrusted with the responsibility of ensuring the integrity of the Company’s accounting and financial reporting systems, including the independent audit, and that appropriate systems of control are in place, in particular, systems for risk management, financial and operational control, and compliance with the law and relevant standards. Our Board has the ability to ‘step back to assist executive management by challenging the assumptions underlying: strategy, strategic initiatives (such as acquisitions), risk appetite, exposures and the key areas of the Company’s focus.

We comply with the Securities and Exchange Board of India (SEBI)’s guidelines and it’s Regulations (Listing Obligation and Disclosure Requirement) Regulations 2015 on corporate governance and the Board periodically reviewing and monitoring the effectiveness of the Company’s governance practices and making changes as needed.

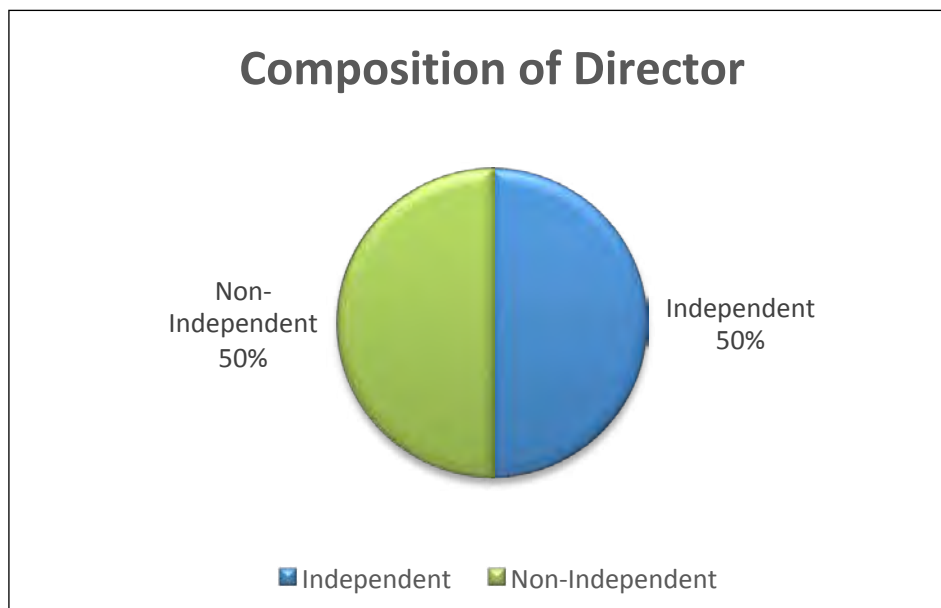
Board diversity

The Company recognizes the benefits of having a diverse Board of Directors and sees increasing diversity at Board level as an essential element in maintaining a competitive advantage in the complex business that it operates. It is recognized that a Board comprised of appropriately qualified people with broad range of experience relevant to the business of the Company is important to achieve effective corporate governance and sustained commercial success of the Company. A truly diverse Board will include and make good use of differences in the skills, regional and industry experience, background, race, gender and other distinctions amongst Directors. These differences will be considered in determining the optimum composition of the Board and when possible should be balanced appropriately. At a minimum, the Board of the Company shall consist of at least one woman Director. All Board appointments are made on merit, in the context of the skills, experience, independence, knowledge and integrity which the Board as a whole requires to be effective.

Composition of Board of Directors

The Company is managed by Mr. R.V. Shekar, Managing Director(MD) (DIN: 00259129) also a Key Managerial Personnel (KMP) who is under the direct control and supervision of the Board of Directors. Board of Directors of the Company had five non-executive Directors including one woman director who was non-executive in the Board for the financial year ended 31st March 2023.

During the year under review Ms. N. Nagalakshmi, (Independent director) (DIN: 08684304) ceased to be the director of the company due to vacation of office under section 167(1)(b) of Companies Act, 2013 w.e.f. 31st July, 2022.



CHAIRMAN OF THE BOARD:

The Chairman's responsibilities relate primarily to managing the board of directors, and ensuring that the board functions effectively. Our Chairman Mr. R.V.Shekar promotes a culture of openness in the meetings of the board with the other members.

As on 31st March 2023 the Board of Directors of the Company was comprised of Executive Chairman and Five other Non-Executive Directors, including three Independent Directors.

The Board members possess requisite skills, experience and expertise that are required to take decisions, which are in the best interest of the Company.

None of the Directors is a Member in more than 10 Committees and Chairman of more than 5 Committees across all the companies in which he/she is a Director. The necessary disclosures regarding Committee positions have been made by the Directors.

The Independent Directors on the Board are experienced and competent persons, and they actively participate in the Board and Committee meetings.

Role of the Board of Directors:

The primary role of the Board is that of trusteeship to protect and enhance shareholder value by providing strategic directions to the company. As trustees, the Board has fiduciary responsibility to ensure that the company has clear goals aligned to shareholders and stakeholders' value and their growth. The Board exercises its duties with care, skill and diligence and exercises independent judgments.

The Board sets strategic goals and seeks accountability for their fulfillment. The Board also directs and exercises appropriate control to ensure that the Company managed in a manner that fulfills stakeholders' aspirations and societal expectations.

The Board of Directors meets at least four times a year, with maximum time gap of one hundred and twenty days months between any two meetings to review the quarterly results and other items in the agenda including that are prescribed in the SEBI (Listing Obligation and Disclosure Requirement), Regulations, 2015. Additional meetings were also held when necessary. It is pertinent to mention that during the reporting period the board has met five times. Further, Policy formulation, evaluation of performance and control functions are vests with the Board. The Companies Act and Listing Regulations relating to Corporate Governance contain provisions on evaluation of

the performance of the Board and its Committees as a whole and Directors including Independent Directors, Non-Independent Directors and Chairperson individually. In pursuant thereof, annual evaluation of performance of the Board, working of its Committees, contribution and impact of individual directors has been carried out through a questionnaire for peer evaluation on various parameters.

BOARD MEETINGS

As on 31st March, 2023 the Board of Directors of the Company was consisted of six Directors. Mr. R.V.Shekar was the Executive Director and all others were Non-executive Directors out of which three were Independent Directors. During the year Ms. N. Nagalakshmi, Independent Director vacated her office u/s 167(1)(b) of Companies Act, 2014 w.e.f. 31st July, 2022.

The Board met 5 (Five) times during the financial year on 7th May, 2022, 8th August, 2022, 23th August, 2022, 12th November, 2022 and 14th February, 2023 . The composition and attendance of Directors at the Board Meetings, Annual General Meeting held during the year and number of other directorships / committee memberships held by them are as follows.

Composition of the Board, and Directorships held as on 31st March 2023.

Name of the Director	Title of Directors	Attendance of Board meetings	Attendance of Last AGM	No. of Directorships held in the other companies	No. of Board committee membership held in other companies	Relationship with directors inter-se
R.V.Shekar	Chairman and Executive- Promoter	05	Yes	2	Nil	Nil
S. Sridharan	Non – Executive and Non – Independent	04	No	7	1	Nil
N.Vasudevan	Non – Executive and Non – Independent	04	No	Nil	Nil	Nil
Gowri Ramachandran	Non – Executive and Independent	05	Yes	1	Nil	Nil
K.Harishankar	Non – Executive and Independent	02	No	Nil	Nil	Nil
S Vasudeven	Non – Executive and Independent	05	Yes	2	1	Nil
N.Nagalakshmi*	Non – Executive and Independent	00	NA	NA	NA	NA

* Ms. N. Nagalakshmi , Independent Director vacated her officer u/s 167(1)(b) Companies Act, 2013 w.e.f. 31.07.2022.

Note:

As per Reg 26 (1)(b) of SEBI (Listing Obligations And Disclosure Requirements) Regulations 2015, for the purpose of determination of limit, chairpersonship and membership of the audit committee and the Stakeholders' Relationship Committee alone shall be considered.

None of the Directors is related to any other director of the Company.

None of the Present Directors of the Company are disqualified to act as Directors of the Company or any other public Company under section 164 of the Companies Act 2013, read with rule 14 of the Companies (Appointment and Qualification of Directors) Rules, 2014.

The requisite information as prescribed under SEBI (Listing Obligation and Disclosure Requirement) Regulations 2015 placed before the Board from time to time and is provided as part of the agenda papers of the Board meeting and / or is placed during the course of the meeting.

The Board of Directors met 05 times in respect of which proper notices were given and the proceedings were properly recorded and signed in the minute's book maintained for the purpose. The intervening gap between any two meetings was within the period prescribed by the Companies Act, 2013 & SEBI (LODR) Regulations, 2015.

The Annual General Meeting for the financial year ended 31st March 2022 was held on 22nd September, 2022 by giving due notice to the members of the Company and the resolutions passed there at were recorded in the minutes book maintained for the purpose.

Details of the other listed entities where the Directors hold directorship as on 31st March 2023:

Name of Director	Category of Directorship	Name of Listed entities
S. Vasudevan	Non – Executive and Independent	Rajshree Sugars & Chemicals Limited

Details of Shareholding of Directors as on March 31, 2023

S.NO.	NAME OF THE DIRECTOR	NO. OF EQUITY SHARE
1	Mr. R. V. Shekar	1,14,19,764
2	Mr. R. V. Shekar	4,03,450 (These shares are held jointly by Mr.R.V.Shekar and Mrs. Shyamala Shekar w/o Mr.R.V.Shekar)
3	Mr. R. V. Shekar	2,02,320 (These shares are held jointly by Mrs. Shyamala Shekar w/o Mr.R.V.Shekar and Mr.R.V.Shekar)
4	Mr. S. Sridharan	10,99,918 (These shares are held jointly by Mrs. Rajeshwari Sridharan w/o Mr. S. Sridharan and Mr. S. Sridharan)

There are no other shares or convertible instruments held by any other Directors.

Information about the Directors proposed to be appointed / re-appointed required to be furnished pursuant to SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 with the stock exchange is forming part of the notice of the Thirty-eighth Annual General Meeting.

Limit and tenure of Independent Directorships:

As per the declaration furnished by the Independent Directors as on 31st March 2023, none of the Independent Director is serving as an Independent Director of more than seven listed companies and none of the Independent Director of the Company is presently serving as a whole time director in any listed Company.

Their tenure of appointment of Independent Directors is well within the maximum terms prescribed in the listing regulations.

Letter of appointment to Independent Directors:

The Company has issued formal letter of appointment to Independent Directors in the manner as provided in the Companies Act, 2013 and the letter of appointment along with the detailed profile of Independent Directors have been disclosed on the websites of the Company with due intimation to the Stock Exchanges within the prescribed time.

Performance evaluation of Independent Directors:

The Board constantly evaluates the contribution of the members and periodically updates with the shareholders about their reappointment in consistent with applicable laws. One of the key functions of the Board is to monitor and review the Board evaluation framework. The criteria for evaluation of performance of Independent Directors have been laid down by the Nomination and Remuneration Committee.

In the opinion of the Board, all the Independent Director fulfill the criteria relating to their Independence as specified in the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 and all are independent of the management.

The performance evaluation of Independent Directors had been done for the Board of Directors (excluding the Director being evaluated) at their meeting held on Wednesday, 21st December, 2022.

Separate meetings of the Independent Directors:

Pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 and the provision of schedule IV of the companies Act, 2013 and the rules made there under, the Independent Directors of the Company shall hold at least one meeting in a year without the attendance of non-Independent Directors and members of management. All the Independent Directors of the Company shall strive to be present at such meeting.

The Independent Directors at their meeting held on Wednesday, 21st December, 2022 inter alia reviewed the following:

1. Evaluation of the performance of Non-Independent Directors and the Board of Directors as a Whole;
2. Evaluation of the performance of the Chairman of the Company, taking into account the views of the Non Executive Directors.
3. Evaluation of the quality, content and timelines of flow of information between the management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

All the Independent Directors were present at the meeting.

Availability of Information to the Board Members

Adequate notice to all the Directors was given well in advance to schedule Board Meetings, agenda and details note on agenda were sent in advance to all the Directors as required in Regulation/ Act. Board Meetings were held at the Registere Office of the Company and/or through video Conference/ Other audio visual mode. Additional meetings of the Board were held when deemed necessary by the Board. The minimum information as required under SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015 was being made available to the Board. The Board has unrestricted access to all companies' related information. At the Board meetings, Auditors, officers and senior management and representatives who can provide additional insight into the items being discussed are invited.

Training of Independent Directors:

As required under listing regulations all new Non-Executive Directors appointed to the Board are introduced to our Company culture through appropriate orientation sessions. Presentations were made by our Company's senior management to provide an overview of Company's operations and to familiarize the new Non-Executive Directors with the Company, organization structure, our service, group structure, subsidiaries, Board procedures, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business models etc.

Stock Option

The Independent Directors of the Company are not entitled to any stock option of the Company.

Review of Compliances Report:

The Board periodically reviews compliance reports of all laws applicable to the Company. Adequate systems and processes commensurate with the size and operations of the Company to monitor and compliance of all applicable laws, rules, regulations and guidelines are in place.

Replacement of Independent Directors removed or resigned:

Ms. N. Nagalakshmi , Independent Director ceased to be the director of the Company due to vacation of her office under sec 167(1)(b) of Companies Act, 2013 during the year under review.

Succession Plan

Pursuant to SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015 a succession plan is in place for orderly succession for appointments to the Board and to senior management to ensure and maintain an appropriate balance of skills, experience and expertise on the Board and senior management.

Familiarization Programme

At the time of their appointment, the Independent Directors are apprised of their role, duties and responsibilities in the Company.

Periodic presentations are made to the Independent Directors on the financial and operational performance of the Company, strategy and business plan, significant process improvements and material business developments among others. The Independent Directors are also regularly updated and informed about material regulatory and statutory developments affecting the Company. The details of familiarization programmes for the Independent Directors are also disclosed on the website of the Company at <https://lancor.in/investors/#corporatetamiliarization-Program>.

Key Board Qualifications, expertise and attributes:

The Board of Directors comprises of qualified members who bring in the required skills, competence and expertise that allow them to make effective decisions or contributions to the Board, its committees and the management.

The list of core skills / expertise / competency identified by the Board of Directors as required in the context of its business (es) and sector(s) for functioning effectively and those already available with the Board are as follows:

S. No.	Skills / Core Competencies	Governance Practices	Corporate Strategy	Financial Management	Business Strategy	General Management
1	Mr. R.V. Shekar	✓	✓	✓	✓	✓
2	Mr. S. Sridharan	✓	✓	✓	✓	✓
3	Mr. N.Vasudevan**	✓	✓	✓	✓	✓
4	Dr. Gowri Ramachandran	✓	✓	✓	-	✓
5	Mr. K.Harishankar	✓	✓	✓	✓	✓
6	Mr. S. Vasudevan	✓	✓	✓	✓	✓
7	Mrs. N.Nagalakshmi*	-	-	-	✓	✓

*Ms. N. Nagalakshmi, Independent Director vacated her officer u/s 167(1)(b) Companies Act, 2013 w.e.f. 31.07.2022.

**Mr. N.Vasudevan cease to be director of the company w.e.f. 5th June, 2023.

Committees of the Board of Directors

In compliance with the requirements of the Listing Agreement and the Companies Act, 2013 and to have a focused attention on specific matters, the Board of Directors has constituted various committees herein under. These Committees are entrusted with such powers and functions as are detail Chairperson in their terms of reference.

1. Audit Committee
2. Stakeholders Relationship Committee
3. Nomination and Remuneration Committee
4. Corporate Social Responsibility Committee and
5. Banking, Finance and Operations Committee

1. AUDIT COMMITTEE

The Audit Committee assists the Board in its responsibility for overseeing the quality and integrity of the accounting, auditing and reporting practices of the Company and its compliance with legal and regulatory requirements. It ensures the objectivity, credibility and correctness of the Company's financial reporting and disclosure processes, internal controls, risk management policies and processes, tax policies, compliance and legal requirements and associated matters.

The powers, role and terms of reference of the Committee are in consonance with the requirements mandated under Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligation and Disclosure Requirement) Regulations 2015. The terms of reference of the Audit Committee are broadly as follows:

- Overseeing the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.
- Recommending to the Board, the appointment, re-appointment and, if required, the replacement or removal of the statutory auditor and the fixation of audit fees.
- Approval of payment to statutory auditors for any other services rendered by the statutory auditors.
- Reviewing, with the management, the annual financial statements before submission to the Board for approval, with particular reference to:
 - i. Matters required to be included in the Director's Responsibility Statement in the Board's Report in terms of clause (c) of sub section (3) of section 134 of the Companies Act, 2013
 - ii. Changes, if any, in accounting policies and practices and reasons for the same
 - iii. Major accounting entries involving estimates based on the exercise of judgment by management
 - iv. Significant adjustments made in the financial statements arising out of audit findings
 - v. Compliance with listing and other legal requirements relating to financial statements
 - vi. Disclosure of any related party transactions
 - vii. Qualifications in the draft audit report.
- Reviewing, with the management, the quarterly financial statements before submission to the Board for approval
- Reviewing, with the management, the statement of uses / application of funds raised through an issue (such as public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter
- Review and monitor the auditor's independence and performance, and effectiveness of audit process
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems;
- Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

- Discussion with internal auditors of any significant findings and follow up there on;
- Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- To review the functioning of the Whistle Blower mechanism;
- Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
- Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

There is no such occasion aroused where the Board had not accepted any recommendation of the Audit Committee. Minutes of each audit Committee meetings are placed before the Board for information.

Powers of Audit Committee

1. Investigate any activity within its terms of reference
2. Seek information from any employee
3. Obtain outside legal or other professional advice
4. Secure attendance of outsiders with relevant expertise, if it considers necessary

Review of information by the Audit Committee

1. Management discussion and analysis of financial position and result of operations
2. Financial statements and draft audit report, including quarterly / half-yearly financial information
3. Reports relating to compliance with laws and to risk management
4. Records of related party transactions
5. Management letters / letters of internal control weaknesses issued by statutory / internal auditors and
6. The appointment, removal and terms of remuneration of the head of the internal audit function.

Meetings

As per Regulation 18 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 specifies that the audit Committee should have at least 3 members of which at least two third of the members should be independent. Further Section 177 of the Companies Act 2013, specifies that the Audit committee should comprise at least three Independent directors forming majority.

The Company is in compliance both with provisions of Regulation 18 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 and Section 177 of the Companies Act, 2013.

During the financial year the Audit Committee met Four (04) times on 7th May, 2022, 6th August, 2022, 12th November, 2022 and 14th February, 2023 with maximum time gap of one hundred and twenty days between any two meetings. The quorum of the Committee is two Independent Members present or one third of the total members of the Committee, whichever is higher.

COMPOSITION AND ATTENDANCE

The Audit Committee of the Board consisting of three “**Non-Executive & Independent Directors**” as members as detailed below and all members of audit committee are financially literate and having accounting/ related financial management expertise all members have adequate financial and accounting knowledge. The Chairperson of the Audit Committee is Dr. Gowri Ramachandran an Independent Director was present at the Annual General Meeting held on 22nd September, 2022.

The Audit Committee met Five (04) times during the financial year, with maximum time gap of not more than one hundred and twenty days between any two meetings and the details of the number of meetings held and attendance record of the members are as follows.

Name of the Director	No. of Meetings	
	Entitled to attend	Attended
Dr. Gowri Ramachandran, Chairperson	04	04
Mr. K. Harishankar, Member	04	02
Mr. S. Vasudevan, Member	04	04

2. STAKEHOLDERS RELATIONSHIP COMMITTEE

Your Company has constituted a Stakeholders Relationship Committee in line with the Regulation 20 of SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015 as amended read with section 178(5) of the Companies Act, 2013, comprising with the following members

1. Dr. Gowri Ramachandran, Chairperson
2. Mr. K. Harishankar, Member
3. Mr. S. Vasudevan, Member

The Chairperson Dr. Gowri Ramachandran, an Independent Director was present at the Annual General Meeting held on 22nd September, 2022. The Stakeholders Relationship Committee of the Board of Directors deals with stakeholder relations and security holders’ grievances including matters related to transfer, split, consolidation, de-materialization and re-materialization of shares, non-receipt of annual report, non-receipt of declared dividend and such other issues as may be raised by the investors from time to time. It ensures that investor grievances / complaints / queries are redressed in a timely and effective manner and to the satisfaction of investors. The Committee oversees the performance of the Registrar and Share Transfer Agents of the Company relating to investor services and recommends measures for improvement.

The role and terms of reference of the Committee are in consonance with the requirements mandated under Section 178 of the Companies Act, 2013 and Regulation 20 of SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015.

Terms of Reference

- To look into requests for transfer and transmission of shares.
- To look into requests for the re-materialization of shares
- To issue Duplicate Share Certificate in lieu of the Original Share Certificate.
- To issue Split Share Certificate as requested by the member.
- To take all such steps as may be necessary in connection with the transfer, transmission, split and issue of Duplicate Share Certificate in lieu of the Original Share `Certificate
- Stakeholder relations and redressal of security holders’ grievances in general and relating to non – receipt of dividends, interest, non - receipt of annual report, etc. in particular.
- Such other matters as may from time to time be required by any statutory, contractual or other regulatory requirements to be attended to by such a Committee.

The quorum for the Committee is any two members present at the meeting. The Stakeholders Relationship Committee has met from time to time to discuss and approve the related matters.

The Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee.

ATTENDANCE

The Stakeholders Relationship Committee met Three (03) times during the financial year and attendance record of the members are as follows.

Name of the Director	No. of Meetings	
	Entitled to attend	Attended
Dr. Gowri Ramachandran, Chairperson	03	03
Mr. K. Harishankar	03	01
Mr. S. Vasudevan	03	03

Investor Grievances and Queries

The queries received and resolved to the satisfaction of investors during the year are as follows:

Particulars	Balance as on 01.04.2022	Received during the year	Resolved during the year	Balance as on 31.03.2023
Dematerialisation and Re-materialisation	Nil	Nil	Nil	Nil
SEBI SCORES Website	Nil	Nil	Nil	Nil
Registrar of Companies	Nil	Nil	Nil	Nil
Stock Exchange	Nil	Nil	Nil	Nil
Non-Receipt / Revalidation of Dividend Warrants	Nil	Nil	Nil	Nil
Miscellaneous *	Nil	Nil	Nil	Nil

* Miscellaneous includes requests for copy of annual reports, request for transport facility to attend annual general meeting, queries on e-voting etc.

** For the pending requests, necessary demand drafts received from the dividend bankers were dispatched after the end of the financial year March 31, 2023.

3. NOMINATION AND REMUNERATION COMMITTEE

Your Company has constituted a Nomination and Remuneration Committee in line with the regulation 19 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 read with section 178 of the Companies Act, 2013, under the Chairmanship of Dr. Gowri Ramachandran. The committee consisting of three Independent Directors as members to decide the structure of the executive director's remuneration.

Dr. Gowri Ramachandran, Chairperson of the Nomination and Remuneration committee was present at the Annual General Meeting held on 22nd September, 2022. The Nomination and Remuneration Committee of the Board of Directors recommends the nomination of Directors, carries out evaluation of performance of individual Directors, recommends remuneration policy for Directors, Key Managerial Personnel and other employees and also deals with the governance related matters of the Company. It oversees the implementation of the nomination, remuneration and governance policies of the Company, reviews the effectiveness of such policies from time to time and recommends revisions as and when deemed necessary or expedient.

Terms of Reference

1. To identify, review, assess, recommend and lead the process for appointments of Executive, Non-Executive and Independent Directors to the Board and Committees thereof and to regularly review the structure, size and composition, balance of skills, knowledge and experience of the Board and Board Committees and make recommendations to the Board or, where appropriate, the relevant committee with regard to any adjustments that are deemed necessary.
2. To formulate criteria for performance evaluation of Independent Directors and the Board;
3. To evaluate the performance of the Chairman and other members of the Board on an annual basis and to monitor and evaluate the performance and effectiveness of the Board and Board Committees and the contribution of each director to the Company. The Committee shall also seek the views of executive Directors on the performance of non-executive Directors.
4. To devise a policy on Board diversity
5. To identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal.
6. To make recommendations to the Board on the following matters:
 - a) Re-appointment of any executive and non-executive director at the conclusion of their specified term of office.
 - b) Re-election by members of any director who are liable to retire by rotation as per the Company's Articles of Association
 - c) Any matters relating to the continuation in office of any director at any time.
7. To formulate a policy relating to the remuneration of Directors, Key Managerial Personnel and other employees.
8. To define and articulate the Company's overall corporate governance structures and to develop and recommend to the Board of Directors the Board's Corporate Governance Guidelines.
9. To receive reports, investigate, discuss and make recommendations in respect of breaches or suspected breaches of the Company's Code of Conduct.
10. To review and monitor the Company's policies and practices on compliance with legal and regulatory requirements and to develop, review and monitor the code of conduct to employees and Directors.
11. To perform such functions as may be detailed in the Listing Agreement, Companies Act, 2013 and the relevant Rules made there under.

Meeting and attendance during the year

The quorum for the meeting shall be any two members or one third of members of committee whichever is greater. The Nomination, Remuneration and Governance Committee has met on 08.08.2022 and 14.02.2023 during the financial year 2022-23 and the details of the number of meetings held and attendance record of the members are as follows.

Name of the Director	No. of Meetings	
	Entitled to attend	Attended
Dr. Gowri Ramachandran, Chairperson	2	2
Mr. K. Harishankar	2	1
Mr. S. Vasudevan	2	2

Note:

The Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee.

Remuneration of Executive Directors**Rs.**

SN.	Particulars of Remuneration	Name of Managing Director	
		Mr. R V Shekar	Total Amount
1	Gross salary	24,00,000	24,00,000
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	NIL	NIL
	(b) Value of perquisites u/s 17(2) Income- tax Act, 1961	NIL	NIL
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	NIL	NIL
2	Stock Option	NIL	NIL
3	Sweat Equity	NIL	NIL
4	Commission as % of profit others, specify	NIL	NIL
5	Others, please specify	NIL	NIL
	Total (A)	24,00,000	24,00,000

Note:

Mr. R.V. Shekar became the Managing Director of the company with effect from 31.03.2021. The amount of managerial remuneration paid to Mr. R.V. Shekar, Managing Director is well within the limits specified under Companies Act, 2013.

Remuneration of Non – Executive Directors

Non – Executive Directors of the Company are remunerated by way of sitting fees for the meetings of the Board/ Committees of the Board attended by them. There was no other payment to the Non – Executive Directors. During the reporting period, there was no instance of any pecuniary relationship or transactions of the non – executive directors vis – a – vis the company which need to be disclose in the annual report.

The details of remuneration paid to the Non – Executive directors for the FY 2022-23 is as under:-

S.No	Name	Commission	Sitting Fees (Rs.)	Total (Rs.)
1	Mr. R.V.Shekar (MD. Executive)	-	NIL	NIL
2	Mr. S.Sridharan	-	60,000	60,000
3	Dr. Gowri Ramachandran	-	1,15,000	1,15,000
4	Mr. K.Harishankar	-	50,000	50,000
5	Mr.N.Vasudevan	-	60,000	60,000
6	Mr. S. Vasudevan	-	1,15,000	1,15,000
7	Ms. N. Nagalakshmi*	-	NIL	NIL
Total			4,00,000	4,00,000

*Ms. N. Nagalakshmi, Independent Director vacated her officer u/s 167(1)(b) Companies Act, 2013 w.e.f. 31.07.2022.

4. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Corporate Social Responsibility Committee of the Board of Directors is entrusted with the responsibility of formulating and monitoring the Corporate Social Responsibility policy of the Company. The Corporate Social Responsibility Policy is available on the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies>.

The role and terms of reference of the Committee are in consonance with the requirements mandated under Section 135 of the Companies Act, 2013 and relevant rules made there under:-

Terms of Reference

1. Formulation of Corporate Social Responsibility policy which shall indicate the activities to be undertaken by the Company.
2. Recommend the amount of expenditure to be incurred on the aforesaid activities
3. Monitor the Corporate Social Responsibility policy of the Company from time to time
4. Prepare an annual report on Corporate Social Responsibility initiatives for inclusion in the Board's Report
5. Perform such functions as may be detailed in the Companies Act, 2013 and the relevant Rules made there under and any other applicable legislation

The committee consists of three Independent Directors namely, Dr. Gowri Ramachandran, Mr. S. Vasudevan and Mr. K. Harishankar, who are the members of the Committee. The Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee.

Your company has ceased to fulfil the applicability criteria of CSR pursuant to sec 135 of Companies Act, 2013, hence there was no meeting of CSR during the financial year 2022-23.

5. BANKING, FINANCE & OPERATIONS COMMITTEE

Banking, Finance & Operations Committee of the Board of Directors is entrusted to exercise all acts which is deemed to be in normal course of business. It will include all such matters where the Board is not specifically mandated to exercise their powers under Companies Act, 2013.

The composition and attendance of the members of the Banking, Finance & Operations Committee are as Follows. The committee consists of three Directors.

Meetings

The quorum for the meeting shall be any two members present at the meeting. The Committee has met on 23th April, 2022, 18th June, 2022, 13th September, 2022, 6th October, 2022, 7th October, 2022, 19th October, 2022, 9th December, 2022 and 17th February, 2023 during the financial year 2022-23.

Name of the Director	No. of Meetings	
	Entitled to attend	Attended
Mr. R.V. Shekar, Chairman	8	8
Mr. S. Sridharan	8	8
Mr. N. Vasudevan*	8	8

*Mr. N.Vasudevan cease to be director of the company w.e.f. 5th June, 2023.

PARTICULARS OF SENIOR MANAGEMENT

Name	Designation	Date of joining	Date of Cessation (changes if any, since the close of previous F.Y.)
Mr. VK Ashok Kirubakaran	Chief Operating Officer	20.01.2021	-
Mr. J. M. Chandrashekar	Vice- President- Land Acquisition & Commercial Services (Legal)	18.01.1995	-
Mr. Babuji V Varadarajan	Vice-President-Projects	01.04.2000	-
Mr. MVD Kumar	Vice-President- Sales/ Marketing	09.08.2016	-
Mr. K. Prakash	Chief Financial Officer	12.09.2020	-
Mrs. Kaushani Chatterjee	Company Secretary & Compliance Officer	12.02.2022	-

DISCLOSURES

Related Party Transactions

In terms of Regulations of the SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015, the Board of Directors has formulated a Policy on materiality on Related Party Transactions and also dealing with Related Party Transactions which was amended and approved by member of Board in Board meeting dated 07.05.2022. It can be accessed from the website of the Company at <https://lancor.in/investors/#corporateCodes-and-Policies>. All the related party transactions are periodically placed before the Audit Committee for the approval. The disclosure of related party transactions is part of the Notes to Accounts section of the Annual Report.

Subsidiary Monitoring Framework

As on March 31, 2023, your Company has two wholly owned subsidiaries viz. Lancor Maintenance & Services Limited and Lancor Infinys Limited and a Joint Venture viz. Central Park West Venture.

All Subsidiary Companies of the Company are managed by their Boards having the rights and obligations to manage such companies in the best interest of their stakeholders. Wherever applicable, Non-Executive and Independent Directors of the Company are nominated and inducted in to the Board of unlisted Subsidiary companies.

The Company monitors performance of subsidiary companies inter alia, by the following means;

- a) Financial statements, in particular the investments made by the unlisted subsidiary companies, are reviewed quarterly by the audit committee of the Company.
- b) All minutes of Board Meetings of the unlisted subsidiary companies are placed before the Company Board regularly.
- c) A Statement containing all significant transactions and arrangements entered into by the unlisted subsidiary companies is placed before the Company Board.

As required under Regulation 16(1)(c) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Company has formulated a policy for determining 'material' subsidiaries and the said policy has been disclosed in the Company's website and is available at <https://lancor.in/investors/#corporateCodes-and-Policies>.

During the financial year 2022-23 the Company has not disposed of any shares in its subsidiaries which would reduce its shareholding (either on its own or together with other subsidiaries) to less than 50% or cease to exercise control over the subsidiary which require approval of the shareholders by way of special resolution.

Except in the ordinary course of business, the Company during the FY 2022-23 has not sold, disposed and leased of assets amounting to more than twenty percent of the assets of the subsidiary which require prior approval of shareholders by way of special resolution.

CODE OF CONDUCT

Your Company has laid down a Code of Conduct (Code) for all the Board Members and Senior Management Personnel of the Company. The Code is also posted on the Website of the Company <https://lancor.in/investors/#corporateCodes-and-Policies>. All Board Members and Senior Management Personnel have affirmed their compliance with the Code for the financial year ended 31st March, 2023. A declaration to this effect signed by Mr. R.V. Shekar, Managing Director, of the Company forms part of this report.

Confirmation of the Code of Conduct by Managing Director

This is to confirm that the Company has adopted a Code of Conduct for its Board Members and Senior Management Personnel and the same is available on the Company website.

I confirm that the Company has, in respect of the financial year ended March 31, 2023 received from the Senior Management Personnel of the Company and the members of the Board, a declaration of compliance with the code of conduct as applicable to them.

Name: Mr. R.V. Shekar

Designation: Managing Director

Place: Chennai

Date: 14th July, 2023

Code of Conduct for Prevention of Insider Trading

Pursuant to the requirements of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, the Board of Directors of your Company adopted a Code of Conduct for prevention of Insider Trading and Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information., in line with the amendment of the said Regulation, to regulate, monitor and report trading by Insiders. Further, your Company also formulated a Policy and Procedure for inquiry in the event of leak or suspected leak of Unpublished Price Sensitive Information and Policy on determination of Legitimate Purpose for sharing Unpublished Price Sensitive Information. The said Codes and the Policies are posted on the website of the Company <https://lancor.in/investors/#corporateCodes-and-Policies>.

These Code of Conduct are applicable to all designated persons as defined in the said Regulation who are expected to have access to unpublished price sensitive information relating to the Company and administered by the Compliance Officer. The Compliance to the Code and Regulations are periodically ensured by the Board of Directors and the Audit Committee. The Company has installed a software for maintaining the Structured Digital Database containing the nature of Unpublished Price Sensitive Information (UPSI) and the names of persons who have shared the information and also the names of such persons with whom the information is shared, with stipulated internal controls for handling the UPSI.

Vigil Mechanism/ Whistle Blower Policy:

The Risk Management Committee/Audit Committee at its meeting held on March 30, 2015, has approved an Whistle Blower Policy that provides a formal mechanism for all stakeholders, Directors and employees of the Company to approach the Chairperson of the Audit Committee of the Company and make protective disclosures about the unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The Whistle Blower Policy, which requires every employee to promptly report to the Management any actual or possible violation of the Code or an event he becomes aware of that could affect the business or reputation of the Company. The disclosures reported are addressed in the manner and within the time frames prescribed in the Policy which also covered as per the requirement of Regulation 22 of SEBI (Listing Obligations and Disclosures Requirements) Regulations 2015. Under the Policy, each employee of the Company has an assured access to the Chairperson of the Audit Committee.

Compliances

There has been no occurrence of non-compliance of any legal requirements nor has there been any restriction imposed by any stock exchange, SEBI, on any matter relating to the capital market. The Company has complied with the requirements of the stock exchanges / SEBI / any other statutory authority on all matters related to capital markets. There are no material penalties or strictures imposed on the Company by the stock exchanges / SEBI / any other statutory authority relating to the above.

Management Discussion and Analysis Report

The Management Discussion and Analysis Report forms part of the Annual Report. It includes among others a discussion on the following matters:

- Industry structure and developments
- Risks and concerns
- Discussion on financial performance, with respect to operational performance.

MD / CFO Certificate

The Managing Director (MD) / Chief Financial Officer (CFO) certification pursuant to Regulation 17(8) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 forms part of the Annual Report.

Disclosures of the compliance with corporate governance requirements specified in regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46

As prescribed under Regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of Regulation 46 and paras C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the certificate issued by M/s. Mohan Kumar & Associates, Practicing Company Secretaries regarding compliance of conditions of corporate governance is annexed to this Report on Corporate Governance.

Details of Non-compliance on matters related to Capital Markets

There has not been any non-compliance by the Company and no penalties or strictures were imposed on the Company by the Stock Exchanges or SEBI or any statutory authority, on any matter related to capital markets

Remuneration to Statutory Auditors

During the financial year 2022-23, the details of the fees paid to the Statutory Auditors of the Company are as follows:

Particulars	Standalone (Rs. In Lakhs)	Consolidated (Rs. In lakhs)
Audit fees [includes fees for quarterly reviews]	15.34	17.42
Other services (Tax Audit)	3.06	3.31
Out of pocket expenses	-	-
Total (excluding service tax)	18.40	20.73

Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

As per the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the Company has constituted an Internal Complaints Committee. During the year 2022-23, no complaints were received by the Committee. As such, there are no complaints pending as at the end of the financial year.

Loans and Advances in the Nature of Loans given to Subsidiaries:

Sr Nos.	Name of the Company	As at 31 st March 2023 (Rs. in Lakhs)	Maximum Balance during the year (Rs. in Lakhs)	As at 31 st March, 2022 (Rs. in Lakhs)	Maximum Balance during the year (Rs. in Lakhs)
	Loans- Non-Current				
1.	Central Park West Venture	322.44	322.44	146.24	281.74
	Loans Current				
1.	Central Park West Venture	Nil	Nil	Nil	Nil
2.	Lancor Maintenance & Services Limited	Nil	Nil	Nil	28.08
	Total	322.44	322.44	146.24	309.82

Details of material subsidiaries of the listed entity; including the date and place of incorporation and the name and date of appointment of the statutory auditors of such subsidiaries:

Your Company doesn't have any Material Subsidiary, although it is having two wholly owned subsidiaries viz. Lancor Maintenance & Services Limited and Lancor Infinys Limited and a Joint Venture viz. Central Park West Venture Compliance of Non-Mandatory Requirements

Compliance of Non-Mandatory Requirements

SEBI (Listing Obligation and Disclosures Regulations) 2015, states that non-mandatory requirements may be implemented as per the Company's discretion. However, disclosures on compliance with mandatory requirements and adoption (and compliance) / non-adoption of the non-mandatory requirements shall be made in the Corporate Governance Report of the Annual Report. The status of compliance of the non-mandatory requirements is as follows:

The Board

The Chairman of the Board of Directors is an Executive Director and separate office has been provided to him.

Shareholders Rights

The half-yearly declarations of financial performance together with the summary of significant events are not individually disseminated to the shareholders. However, the information on financial and business performance is updated in the 'Investors' section of the Company's website, www.lancor.in on a quarterly basis.

Audit Qualifications

The audited financial statements of the Company for the financial year 2022-23 do not contain any qualification and the Audit Report does not contain any adverse remarks.

Reporting of Internal Auditor

The Internal Auditor reports to the Audit Committee of the Board of Directors of the Company. The Audit Committee is empowered to hold separate meetings and discussions with the Internal Auditor.

Company Information GENERAL BODY MEETINGS

The details of the Annual General Meetings held during the last three years are as follows.

Financial Year	Venue	Date & Time	Special Resolutions
2021-22	Through Video Conferencing from the Registered office of the Company situated at VTN – Square, NO: 58, G.N. Chetty Road, T.Nagar, Chennai – 600017	Thursday, 22 nd September, 2022 @ 11.30 am	One special resolution was passed
2020-21	Through Video Conferencing from the Registered office of the Company situated at VTN – Square, NO: 58, G.N. Chetty Road, T.Nagar, Chennai – 600017	Monday, 27 th September, 2021 @ 3.00 pm	No special resolutions were passed
2019-2020	Through Video Conferencing from the Registered office of the Company situated at VTN – Square, NO: 58, G.N. Chetty Road, T.Nagar, Chennai – 600017	Thursday, 10 th December, 2020 @ 10.00 am	No special resolutions were passed

Extraordinary General Meeting

There was no Extraordinary General Meeting held during the reporting financial year and for the Financial Year 2021-22. During the financial year 2020-21, an Extraordinary General Meeting was held on 31.03.2021.

Postal Ballot and E-Voting

During the reporting financial year, no resolutions have been passed through postal ballot.

DISCLOSURE:**Disclosure of materially significant related party transactions**

The details of the transactions with related parties or concerns, if any, as prescribed in the listing agreement are being placed before the Audit Committee from time to time. Material significant related party transactions during the year 2022-23 have been given in Note 4.14 of the Notes to accounts to the Annual financial statement. There were no other material transactions that had been entered into by the Company with related parties that had potential conflict nature with the interest of the Company at large in the financial year ended 2022-23.

Disclosure of Accounting Treatment

No treatment different from that prescribed in an Accounting Standard have been followed by the Company.

Disclosure to the shareholders:

As per the requirement of section 152(6) of the Companies Act, 2013, Mr. S. Sridharan (DIN: 01773791), Director of the Company is liable to retire by rotation and eligible for reappointment.

COMPLIANCE OFFICER

Company Secretary is the Compliance Officer for complying with the requirements of Securities laws and Listing Regulations with the BSE Limited, the Stock Exchange where equity share of the Company are listed.

MEANS OF COMMUNICATION:

1	The Company has designated a separate E-mail ID for investor servicing.	Investor Servicing : compsecy@lancor.in
2	Stock exchange intimations are submitted to BSE through BSE Listing Centre. These results, inter alia are promptly submitted to the Stock Exchanges to enable them display the same on their website.	BSE Listing Centre
3	The quarterly, half-yearly and annual results are published in Trinity Mirror, Makkal Kural , regional language newspaper where the registered office of the Company is situated	Financial Results
4	All vital information relating to the Company and its performance including financial results, press releases pertaining to important developments, performance updates and corporate presentations are regularly posted on the website www.lancor.in. The 'Investors' section provides comprehensive and up-to-date information to the shareholders on matters such as shareholding pattern, outcome of Board and general meetings, stock performance, unclaimed equity shares, unclaimed dividend, investor presentations etc.	Website : https://lancor.in/investors/
5	The presentations made to institutional investors or to the analysts:	No Presentations made to institutional investors or to the analysts during the period under review
6	SEBI has initiated Scores for processing the investors' complaints in a centralized web based redress systems and online redressal of all the stakeholders' complaints. No shareholders complaint have been received through scores during the financial year	SEBI complaints Redressal System (SCORES)

Dividend History

The dividends declared by the Company post listing of its equity shares on BSE are as follows:

Financial Year	Rate of Dividend (In%)	Dividend per Share (In Rupee/s)
2007 – 2008	50	1
2008 – 2009	50	1
2009 – 2010	100	2
2010 – 2011	100	2
2011 – 2012	100	2
2012 – 2013	100	2
2013 – 2014	100	2
2014 – 2015	100	2
2015 – 2016	50	1
2016 – 2017	10	0.2
2017 – 2018	10	0.2
2018 – 2019	10	0.2

Disclosure of certain types of agreements binding listed entities : NIL

9. GENERAL SHAREHOLDER'S INFORMATION

Financial calendar (Tentative)

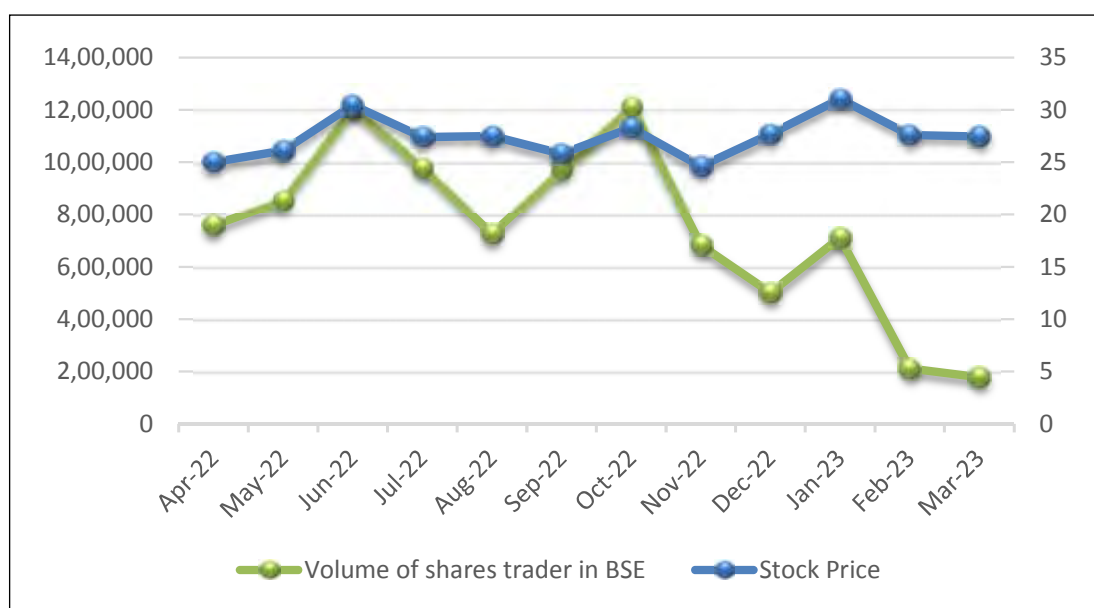
Financial Year	April 01, 2023 to March 31, 2024
Calendar of Board Meetings for the financial year (Tentative and subject to change)	
First Quarter Result (Qtr ending June 30, 2023)	August 12, 2023
Second Quarter Result (Qtr ending September 30, 2023)	November 10, 2023
Third Quarter Result (Qtr ending December 31, 2023)	February 10, 2024
Fourth Quarter Result (Qtr ending March 31, 2024)	May 10, 2024
Date of Book Closure	Thursday, August 3, 2023, to Wednesday, August 9, 2023 (both days inclusive).
38th ANNUAL GENERAL MEETING	
Date	August 9, 2023
Day	Wednesday
Time	11.30 AM
Venue	The meeting is being convened through video conferencing/ other audio-visual means and hence the registered office of the company will be deemed to be the venue of the AGM
Stock code	509048
Listing at	The Company's securities are listed with BSE Exchange Limited, Mumbai.
DEMAT ISIN	INE572G01025
Listing fee	Annual listing fee for the year 2023-24 has been duly paid to the exchange
Outstanding GDRs/ADRs/Warrants or any Convertible instruments, conversion date and likely impact on equity	As on March 31, 2023 the Company does not have any Outstanding GDRs/ADRs/Warrants or any Convertible instruments.
Reconciliation of Share Capital Audit	In terms of Regulation 55A of the SEBI (Depositories and Participants) Regulations, 1996, reconciliation of Share Capital Audit is conducted every quarter by M/s. BP Associates, Practicing Company Secretaries who reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and the total issued and listed capital and the report is forwarded to the Stock Exchanges where the shares of the Company are listed.
Custodial Fees	The Company has paid custodial fees for the year 2022-23 to NSDL and CDSL on the basis of the number of beneficial accounts maintained by them.
Proceeds from public / rights / preferential issues, etc.,	The Company does not have any unutilized money raised through Public / Rights / Preferential Issues, etc.

STOCK PRICE MOVEMENT

Stock price data for the period of April 01, 2022 to March 31, 2023 and graphical representation of volume of shares traded at BSE for the year 2022 – 2023.

Month	Open Price	High Price	Low Price	Close Price
Apr-22	24.20	28.50	22.85	25.00
May-22	25.95	28.95	20.50	26.10
Jun-22	27.30	31.80	24.90	30.45
Jul-22	31.00	31.25	25.20	27.40
Aug-22	27.40	29.50	24.15	27.50
Sep-22	27.20	32.00	23.70	25.80
Oct-22	26.50	33.35	24.00	28.30
Nov-22	29.60	31.25	24.45	24.60
Dec-22	25.75	29.75	23.95	27.70
Jan-23	28.45	34.80	26.35	31.05
Feb-23	32.60	32.60	27.60	27.60
Mar-23	27.60	29.95	25.31	27.45

The chart given hereunder plots the movements of the Company's share price on Bombay Stock exchange Limited for the year **2022-2023**



DEMATERIALISATION OF SHARES AND LIQUIDITY

The Equity shares of the Company are made available for de-materialization under depository system operated by the Central Depository Services (India) Limited (CDSL) and National Securities Depository Limited (NSDL). The shares of your Company are under compulsory demat settlement mode and can be traded only in the demat form. Shares de-materialized upto March 31, 2023 are as under:

S.No.	Particulars	No. of Shares	% of total issued capital
1	Listed Capital	4,05,00,000	100.00
2	Held in Dematerialisation form – NSDL	3,33,77,965	82.41%
3	Held in Dematerialisation form – CDSL	69,51,965	17.17%
4	Physical shares	1,70,070	0.42%
	Total number of shares	4,05,00,000	100.00

Considering the advantage of dealing in shares in electronic/ dematerialized form, shareholders still holding shares in physical form are requested to dematerialize their shares at the earliest. For further information clarification/ assistance in this regard, please contact **M/s. Cameo Corporate Services Limited**, the Registrar and Share Transfer Agent or the Company Secretary, Lancor Holdings Limited. As per the directions of SEBI, equity shares of the Company can be traded by all the investors only in dematerialized form. The Company's shares are actively traded on BSE Limited.

DISCLOSURE WITH RESPECT TO DEMAT SUSPENSE ACCOUNT / UNCLAIMED SUSPENSE ACCOUNT:

Your Company does not have any Unclaimed Shares issued in physical form pursuant to Public Issue / Rights Issue.

REGISTRAR AND SHARE TRANSFER AGENTS (RTA)

To expedite the process of share transfers, the Board of the Company has delegated the power of share transfer to the Registrar and Share Transfer Agents as detailed below: Pursuant to regulations 53A of the Securities and Exchange Board of India (Depositories & Participants) Regulations, 1996, the Company has appointed Cameo Corporate Services Limited, a SEBI registered Agency as the Common Registrar and Share Transfer Agent of the Company for both physical and dematerialized segments. Their complete address is as under

Mr. R. D. Ramasamy, Director
M/s. Cameo Corporate Services Limited Subramanian Buildings,
No.1, Club House Road, Chennai 600 002,
Phone No. 044-28460390-94, Fax No. 28460129,
Email: investor@cameoindia.com

SHARE TRANSFER SYSTEM

The shares of the Company are traded on the Stock Exchange through the Depository System. The demat ISIN in National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) is INE572G01025.

All requests received by the Company / RTA for dematerialization / re-materialization, transfer, transmissions, subdivision, consolidation of shares or any other share related matters and / or change in address are disposed off expeditiously.

DISTRIBUTION OF SHAREHOLDING AS ON MARCH 31, 2023

Share holding	No. of Cases	% of Cases	Total Shares (In Rupees)	% of Amount
1 – 5000	3462	89.1808	2353670	2.9057
5001 – 10000	162	4.1731	1209954	1.4937
10001 – 20000	109	2.8078	1663562	2.0537
20001 – 30000	38	0.9788	947558	1.1698
30001 – 40000	27	0.6955	951892	1.1751
40001 – 50000	13	0.3348	601564	0.7426
50001 – 100000	25	0.6439	1773690	2.1897
100001 – And Above	46	1.1849	71498110	88.2692
Total	3882	100	81000000	100

*On the basis of Demat Account ID

CATEGORIES OF SHAREHOLDING AS ON MARCH 31, 2023

S. No	CATEGORY	NO.OF HOLDERS	TOTAL SHARES	% TO EQUITY
1	Resident	3580	134,82,165	33.29
2	NRI	34	12,54,317	3.10
3	Corporate Body	31	5,14,214	1.27
4	Clearing Member	1	300	0.00
5	FPI	1	1,00,000	0.25
6	IEPF	1	7,340	0.02
7	Promoters	4	2,51,41,664	62.07
	TOTAL	3652	4,05,00,000	100.00

MAJOR SHAREHOLDERS

Details of shareholders holding more than 1% of the paid up capital of the Company as on March 31, 2023 are given below:

Name of the Shareholder	No. of Shares	Percentage of Paid up capital	Category
Mr. R. V. Shekar	1,18,23,214	29.19	Promoter
Mrs. Shyamala Shekar	78,11,150	19.29	Promoter
Mrs. Sangeetha Shekar	27,53,700	6.80	Promoter
Mrs. Swetha Shekar	27,53,600	6.80	Promoter
Mr. Mukul Avanish Verma	20,12,863	4.97	Public
Ms. Sonia Gulati	14,28,116	3.53	Public
Mrs. Rajeswari Sridharan	11,87,292	2.93	Public
Mr. Rajashekar Iyer	9,90,354	2.45	Public
Mr. Mahendra Girdharilal	6,81,530	1.68	Public
Ms. Anu Narayan	4,78,824	1.18	Public
Mr. Avanish Virendra Varma	4,64,004	1.15	Public

SHARE CAPITAL HISTORY

Date of Issue	No of Shares Issued	Issue Price (in Rs.)	Type of Issue (IPO/FPO/Preferential Issue/ Scheme/Bonus/Rights, etc.,)	Cumulative Capital (No. of shares)	Whether Listed, if not listed give reasons thereof
04.01.1985	2,00,000	10.00	IPO	2,00,000	Listed
15.05.1995	6,00,000	10.00	Allotment of Bonus Shares in the ratio of 3:1	8,00,000	Listed
25.10.1996	24,00,000	10.00	Allotment of Bonus Shares in the ratio of 3:1	32,00,000	Listed
29.09.2007	8,50,000	10.00	Issue of shares consequent to the Merger of Lancor G:Corp Properties Limited with the Company	40,50,000	Listed
03.12.2007	2,02,50,000	2.00	Split of shares of Rs. 10/- each, subdivided into shares of Rs. 2/- each	2,02,50,000	Listed
25.06.2015	2,02,50,000	2.00	Allotment of Bonus Shares in the ratio of 1:1	4,05,00,000	Listed

TRANSFER OF UNPAID/UNCLAIMED DIVIDEND AMOUNT TO INVESTOR EDUCATION AND PROTECTION FUND

Members who have not encashed their dividend warrants yet for the previous years are advised to forward such warrants to the Company for revalidation. Pursuant to the provision of Section 125(2) of the Companies Act 2013, dividend, which remains unclaimed for a period of seven years, will be transferred to the Investor Education and Protection Fund of the Central Government.

During the financial year 2022-23, the Company was required to transfer a sum of Rs. 65,905/- (Rupees Sixty Five thousand Nine hundred & Five only) to the Investor Education and Protection Fund, pertaining to the dividends declared in the Annual General Meeting held for the FY 2014-15 and which was lying unclaimed for a period of seven years from the date they became due for payment. The Company has transferred an amount of Rs. 65,905 /- (Rupees Sixty Five thousand Nine hundred & Five only) to the Investor Education and Protection Fund on November, 11, 2022.

The following table gives information relating to outstanding dividend accounts and the dates by which they can be claimed by the shareholders.

Financial Year	Date of Declaration	Date of Payment	Last date for claiming unpaid dividend
2015 – 2016	29.09.2016	03.10.2016	28.09.2023
2016 – 2017	22.09.2017	25.09.2017	21.09.2024
2017 – 2018	19.09.2018	20.09.2018	18.09.2025
2018 – 2019	25.09.2019	30.09.2019	24.09.2026

Members can claim the unpaid dividend from the Company before transfer to the Investor Education and Protection Fund. Members who have so far not encashed the dividend warrant(s) are requested to make their claim to the Secretarial Department at the Registered and Corporate Office of the Company or send an email to compsecy@lancor.in

INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

In terms of the provisions of section 124(6) of the Companies Act, 2013 read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended from time to time, all the shares in respect of which dividend has not been paid or claimed for seven consecutive years or more as provided under sub section (6) of Section 124 were to be transferred to the Special demat account of IEPF Authority.

The Company had already transferred the shares in respect of dividends declared upto 2014-15 and which had remained unclaimed for seven consecutive years. During the period under review your Company was not required to transfer any such shares to IEPF Authority as no shares were liable to be transferred.

Details of shares transferred to IEPF Authority at times, are available on the website of the Company.

DETAILS OF THE NODAL OFFICER

Name of the Nodal Officer : Kaushani Chatterjee

Designation : Company Secretary & Compliance Officer

Address : Lancor Holdings Limited, VTN Square, 58, GN Chetty Road, T. Nagar, Chennai-600042.

Telephone : 044-28345880/81

E-mail ID : compsecy@lancor.in

COMPANY REGISTRATION DETAILS

The Company is registered in the state of Tamil Nadu. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L65921TN1985PLC049092

LEGAL PROCEEDINGS

In the ongoing dispute in the matter of "Menon Eternity" the Company has approached the Hon'ble Supreme Court of India through a Special Leave Petition (SLP) against the order of the Division Bench of the Hon'ble High Court of Madras. The court ordered the parties to settle the dispute out of court. The out of court exercise had been failed, which was also reported to the Supreme Court. The mediation initiated by the Supreme Court was also failed and the outcome was reported to the court. The hearing will be on 26th September 2023.

In July 2022 the Honourable High Court of Chennai has passed an order to stay the cancellation of Joint Development Agreement (JDAs) and Powers of Attorney (POAs) in respect of the development of "Town and Country" and "Harmonia" projects at Sriperumbudur. The Arbitrator has ordered stay of the construction until the Arbitration is completed. The arbitrator has commenced the proceedings whereby the final order will be passed by May 2024.

Address for Communication

For queries relating to Financial Statements	For any other queries
Mr. K. Prakash Chief Financial Officer LANCOR HOLDINGS LIMITED VTN Square, 58, G N Chetty Road T. Nagar, Chennai – 600 017 Phone: 044-28345880/81 Email : prakashk@lancor.in Website :www.lancor.in	Mrs. Kaushani Chatterjee Company Secretary & Compliance Officer LANCOR HOLDINGS LIMITED VTN Square, 58, G N Chetty Road T.Nagar, Chennai – 600 017 Phone: 044-28345880/81 Email : compsecy@lancor.in Website :www.lancor.in

Investors may please use compsecy@lancor.inas email id for redressal of investor request / complaint.

Place: Chennai

Date : 14th July, 2023

**For and on behalf of the Board of Directors of
LANCOR HOLDINGS LIMITED**

RV Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

ANNEXURE-4
CORPORATE GOVERNANCE COMPLIANCE CERTIFICATE

To
The Members,
M/s. Lancor Holdings Limited

I have examined the compliance of conditions of Corporate Governance by Lancor Holdings Limited [CIN: L65921TN1985PLC049092] (hereinafter referred to as 'the Company'), for the year ended March 31, 2023 as stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') as referred to in Regulation 15(2) of the Listing Regulations.

The compliance of conditions of Corporate Governance is the responsibility of the Management. My examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

In my opinion and to the best of my information and according to the explanations given to me, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Regulations, as applicable.

For Mohan Kumar & Associates

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
Peer Review Certificate Number: 2205/2022
UDIN: F004347E000570792

Place: Chennai
Date: 14th July, 2023

ANNEXURE -5

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

INDUSTRIAL OVERVIEW

As stated in the previous reports the general economic activity level has considerably improved which feeds real estate development activity. Although the pent up demand of the Covid period has been satiated the momentum towards property purchase has not died down, thereby improving the sentiment.

FUTURE OUTLOOK

In early part of 2022-23, the improved the buyers confidence, due to buoyant, economic climate and the growth story of the country, in general, resulted in optimistic sentiment for future, although the war in Ukraine and the cut back in employment opportunities in the west, moderated the sentiment. However the outlook for Real Estate development activity is still positive in spite of increased interest rate hikes and the disturbed world condition.

ECONOMIC OVERVIEW

The major source for land acquisition has been Company's equity and private debt funds with the Banks/NBFCs having completely withdrawn from lending against land. However the Banks/NBFCs continue to finance construction and working capital.

RESIDENTIAL SEGMENT

In our last report we had stated that we had launched a large project of 290 apartments named Lancor 'Infinys' in one building with initial feedback, being encouraging. We had sold 205 apartments as of the date of this report but unfortunately for a prolonged period the final permit for the construction of the additional 80 apartments between 11th and 15 floors has not been received thereby denying the company the benefit of sales and realization of invested funds. The main reason for the delay was the confusing stand on account of premium FSI payment on a concessional basis.

It looks like a finality will be reached on this matter in the next 10 to 15 days where upon the company will receive the final permit and proceed with the construction and sale of the remainder of the apartments valued at nearly Rs.100 crores.

As reported, last year's report, the company has launched 5 new projects to move forward on its sales of apartments at a satisfactory pace and its realization leading to handsome revenues and incomes.

All these projects have received Real Estate Regulatory clearances (RERA) and building plan approvals etc.,

The company has nearly concluded another 4 projects which are now maturing to the stage of signing agreements with the landowners and submitting plans to the authorities for clearances. In all these projects the earnings and net retained income would be handsome while the risks are mitigated due to the limited amount of investment in a project thereby ring-fencing the company against arbitrary decision either by the landowners or others to a large extent.

COMMERCIAL SEGMENT

The company continues to look for investment opportunities and has in fact submitted a proposal for commercially developing a property.

The demand for commercial projects in the city is not very good as compared to the residential segment.

GOVERNMENT POLICIES

There has been no significant momentum in the last 12 months on this front and the comments made in the previous report continues to remain valid. Although it was thought that the concessional premium FSI for metro and railway corridors would be rewarding, it has now turned out as not so good since the Government has raised the guideline value of the property, which is the basis on which premium FSI calculations are made thereby increasing the premium FSI cost and negating the benefit to the developers on this account. This move to increase the guideline value will certainly slow down the property businesses in general and make the properties on the metro corridor less attractive for development.

SALE OF PLOTS

As you are aware the company owns about 34 acres of land in Sriperumbudur of which it has taken about 9.08 acres in Sriperumbudur for plotted developments and has successfully obtained all the approvals including registration under RERA act.

The company is in negotiation with a International Automobile Company's Employees Credit Society to sell 100 of its plots to their employees at a predetermined price to yield handsome returns and cash flows. Hopefully the sales are completed soon and incomes are accounted in this financial year. The balance plots which are owned by the company may also be allotted to the same organization but perhaps at a higher price. The Company also expects to sell the plots in retail at a higher price which will ensure diversity of ownership.

REAL ESTATE

The Company announced the establishment of a Senior Citizen enclaves in three of its projects under the brand name "Harmonia". Considerable efforts and monies had been spent to launch the brand and it is expected over time to be a catalyst for Senior Citizen homes sales.

The responses have been moderate and the company will further intensify its presence in the market and obtain more revenues and profits in future. It is expected that good response will be forthcoming when the buildings are constructed with all the services are provided as in the case of Sriperumbudur development.

OPPORTUNITIES AND STRENGTH

- Luxury projects in the city areas are clearly an opportunity, the company has discovered.
- Strong brand value
- Use of new and innovative products in the making of modern and stylish building
- Positive profit contribution in the city projects including its marque project Lanco 'Infinys'
- Reasonable land bank
- Long serving committed employees

THREAT AND WEAKNESS

- Operation restricted only to the state of Tamilnadu
- Delayed project launch due to the extraordinary time delay in getting approvals
- increasing construction cost
- challenging land price
- High taxes including stamp duty and registration expenses

RISK MANAGEMENT

The company has realized that investing monies in large projects is generally very risky due to the stoppage from execution by various actions either by the land owners, Courts and others resulting in blockage of large amount of funds for prolonged period.

The alternate model is to take a number of smaller projects mainly in city, earn good margins and handsome returns on investments which is why the company has now clearly shifted to city development model. The company will still do one large project derisking itself to the barest minimum more in the nature of Lancor 'Infinys', every 18 months which gives the company a turnover of approximately Rs.300 crores from such a project or Rs.600 crores every three years.

The interest rates scenario for both company and home buyers is the continuing cause for concern and hopefully some stability is achieved soon despite disturbed world condition on the economic front.

MITIGATION MEASURES

The inflation in the economy has been tamed to a large extent which might result in more stable interest rates and thereby increases the home buyer's ability to take higher loan to buy properties.

The current slowdown in the economy in China has reduced the input costs of several items namely steel, copper etc., which has contributed to stable input costs.

LIQUIDITY RISK

The company had obtained two improvements in its ratings from D to B+ and from B+ to BB as a result of reduction in the debts due to sales. Once the company obtains the final clearances for additional floors for its project 'Infinys' and sale of plots, liquidity is expected to improve thereby there would be further reduction in the debt will occur as well as improvement in rating.

As on the date of writing this report the pressure on liquidity is still felt but by all accounts it appears that over the next two quarters things will ease.

EXECUTION RISK

The company's project "Infinys" met with major execution risks at the early stage of construction namely flooding of the site when excavation was done for two basements causing anxious moments for all. The site also had hard rocks at several places which took weeks to remove.

The project as of today is delayed by over three months but hopefully it will not meet with any further surprises.

The project TCP Altura experienced a very different type of execution risks caused by the contractor having experienced major cash flow and solvency problems.

MITIGATION MEASURES

The company's Managers fortunately, in heavy rain, created stanchions, to prevent further erosion of soil in the context of double basement having been flooded. A number of pumps were deployed to pump out the water and within a period of a week the site became safe from erosion and ready to start construction of the basement.

The rocks in the site were chiseled out although this work persisted for over two months and at each stage delaying construction. However it is gratifying to report the building now is in the second floor level and barring unforeseen circumstances by end of March the civil structure work would be fully completed.

FINANCIAL PERFORMANCE

During the financial year 2022-23 the company on a standalone basis registered a total revenue of Rs. 11551.73 Lakhs as compared to Rs. 10595.95 lakhs in the previous year resulting in an increase of 9.02%. On the consolidated level the company made revenue of Rs. 11600.75 Lakhs as against Rs. 10393.34 lakhs in FY 2022.

The performance of the company will definitely change for the better in view of launch of "Infinys" project, completion of Altura D block and start of the construction of Lumina H1 H2 & ABC blocks in the context that the pandemic is firmly behind us.

The projected turnover of the company will significantly increase. There is a good possibility that on a full year basis the company will revert to profit.

Place: Chennai

Date : 14th July, 2023

**For and on behalf of the Board of Directors of
Lancor Holdings Limited**

RV Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

ANNEXURE - 6**FORM NO. AOC-1**

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules,2014)

**Statement containing salient features of the financial statement
of subsidiaries/ associate companies/ joint ventures**

PART "A": SUBSIDIARIES

Reporting Period : April 01, 2022 to March 31, 2023

Reporting Currency : INR

(Rs. In Lakhs)

Particulars	Name of the subsidiaries	
	Lancor Maintenance and Services Limited	Lancor Infinys Limited
Share Capital	25.18	5.00
Reserves & Surplus	636.03	(0.95)
Other Liabilities	292.64	-
Total Liabilities	953.84	4.32
Investments	10.00	-
Turnover	1.73	-
Profit before Tax	(1.10)	(0.70)
Provisions for Tax	Nil	-
Profit after Tax	(0.58)	(0.70)
Proposed Dividend	NIL	-
% of Shareholding	100%	100%

Notes:

1. Lancor Infinys Limited, a wholly owned subsidiary of the Company was incorporated on 28th August, 2021.
2. Lancor Egatooor Development Limited & Lancor South Chennai Developments Limited, subsidiaries of the company struck off during last Financial year vide order dated on 10th August, 2021 & 5th August, 2021 respectively
3. No subsidiary has been sold during the year.

PART - B**Statement pursuant to Section 129(3) of the Companies Act 2013 related to Associate Companies and Joint Ventures****(Rs. In lakhs)**

Name of the associates/JV	Central Park West Venture
Latest Audited Balance Sheet Date	31.03.2023
Shares of Associate/JV held by the Company	Not Applicable
Extend of holding	200.00
Description of how they are significant influence	Voting Power
Reason for why the associate/JV is not consolidated	Not Applicable
Networth attributable to shareholding as per latest audited B/s	Rs. 533.20
Profit/Loss for the year	Rs. 14.97
Considered in Consolidation	Yes
Not considered in consolidation	Not Applicable

Place: Chennai**Date : 14th July, 2023****For and on behalf of the Board of Directors
of Lancor Holdings Limited****RV Shekar
Managing Director
DIN: 00259129****S. Sridharan
Director
DIN: 01773791**

ANNEXURE – 7**FORM NO. AOC.2****(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)**

Form for disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis

SI No.	Particulars	Details
A	Name(s) of the related party and nature of relationship	Not Applicable
B	Nature of contracts/arrangements/transactions	
C	Duration of the contracts/arrangements/transactions	
D	Salient terms of the contracts or arrangements or transactions including the value, if any	
E	Justification for entering into such contracts or arrangements or transactions	
F	Date of approval by the Board	
G	Amount paid as advances, if any	
H	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	

2. Details of material contracts or arrangement or transactions at arm's length basis (Rs. In Lakhs)

SI No.	Particulars	Details			
A	Name(s) of the related party	Lancor Maintenance and Services Limited	R.V. Shekar	Vasudevan	Central Park West Venture
B	Nature of relationship	Subsidiary	Control	Control	Joint Venture
C	Nature of contracts/arrangements/ transactions	Trade payables	Interest Expenses	Interest Expenses	Loan
D	Salient terms of the contracts or arrangements or transactions including the value, if any: (Rs)	Nil	23.59	31.23	322.44
E	Duration of the contracts/arrangements/transactions	2022-23	2022-23	2022-23	2022-23
F	Date(s) of approval by the Board, if any	Approved on Quarterly basis	Approved on Annual basis	Approved on Annual basis	Approved on Quarterly basis
G	Amount paid as advances, if any:	Nil	Nil	Nil	Nil

Place: Chennai**Date :14th July, 2023**

**For and on behalf of the Board of Directors of
Lancor Holdings Limited**

RV Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

ANNEXURE - 8

MD AND CFO CERTIFICATION

The Board of Directors,
Lancor Holdings Limited,
Chennai.

Dear Members of the Board,

We, RV Shekar, Managing Director and, Kothandaraman Prakash, Chief Financial Officer of Lancor Holdings Limited, to the best of our knowledge and belief, certify that:

- 1.** We have reviewed the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement of the Company and all the notes on accounts and the Board's report.
- 2.** These statements do not contain any materially untrue statement or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report.
- 3.** The financial statements, and other financial information included in this report, present in all material respects a true and fair view of the Company's affairs, the financial condition, results of operations and cash flows of the Company as at and for, the periods presented in the report, and are in compliance with the existing accounting standards and /or applicable laws and regulations.
- 4.** There are no transactions entered into by the Company during the year that are fraudulent, illegal, or violate the Company's Code of Conduct and Ethics, except as disclosed to the Company's auditors and the Company's audit Committee of the Board of Directors.
- 5.** We are responsible for establishing and maintaining disclosure controls and procedures and internal controls with reference to financial statements for the Company, and we have:
 - a.** Designed such disclosure controls and procedures or caused such disclosure controls and procedures to be designed under our supervision to ensure that material information relating to the Company, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared.
 - b.** Designated such internal control over financial reporting, or caused such internal control with reference to financial statements to be designed under our supervision, to provide reasonable assurance regarding there liability of financial reporting and the preparation of financial statements for external purposes in accordance with the Generally Accepted Accounting Principles (GAAP) in India.
 - c.** Evaluated the effectiveness of the Company's disclosure, controls and procedures.
 - d.** Disclosed in this report, changes if any, in the Company's internal control financial reporting that occurred during the Company's most recent fiscal year that has materially affected, or is reasonable likely to materially affect, the Company's internal control over financial reporting.
- 6.** We have disclosed, based on our most recent evaluation of the Company's Internal control with reference to financial statements, wherever applicable, to the Company's auditors and the audit committee of the Company's Board (and persons performing the equivalent functions):
 - a.** Any deficiencies in the design or operation of internal controls, that could adversely affect the Company's ability to record, process, summarize and report financial data, and have confirmed that there have been no material weaknesses in internal controls with reference to financial statements including any corrective actions with regard to deficiencies.

- b.** Any significant changes in internal controls during the year covered by this report.
 - c.** All significant changes in accounting policies during the year, if any, and the same have been disclosed in the notes to the financial statements
 - d.** Any instances of significant fraud of which we are aware, that involve the Management of other employees who have a significant role in the Company's internal control system.
- 7.** We affirm that we have not denied any personnel access to the Audit Committee of the Company (in respect of the matters involving alleged misconduct) and we have provided protection to whistleblowers from unfair termination and other unfair or prejudicial employment practices.
- 8.** We further declare that all Board members and senior management personnel have affirmed compliance with the Code of Conduct and Ethics for the year covered by this report.

For and on behalf of LANCOR HOLDINGS LIMITED

Place: Chennai
Date : 14th July, 2023

R.V. Shekar
Managing Director
DIN: 00259129

Kothandaraman Prakash
Chief Financial Officer

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF LANCOR HOLDINGS LIMITED
Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **Lancor Holdings Limited** ("the Company"), which comprise of the Balance sheet as at March 31, 2023, the statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standard) Rules 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India of the state of affairs of the Company as at March 31, 2023, and its loss (including other comprehensive income), the changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

We draw your attention to,

Note no. 4.02 (a) regarding pending litigation relating to one of the commercial properties accounted as investment property having a carrying value of Rs.2,985.69 lakhs.

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone 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 key audit matters to be communicated in our report.

Matter	Key Audit Matter	How the matter was addressed in our audit
Revenue Recognition	<p>The Company derives revenue primarily from real estate activity.</p> <p>Based on terms of the contracts with the customers revenue relating to the under-construction real-estate projects is recognized over time, i.e., by applying the percentage of completion method.</p> <p>Under this method, revenue and construction cost is recognized based on the assumptions and estimates relating to under development project. Considering the element of assumptions and estimate and the amount involved in relation to the same, it is considered as a key audit matter.</p>	<p>We have reviewed the accounting policy in relation to revenue recognition and its compliance with the Ind AS 115 "Revenue from Contracts with Customers".</p> <p>We have discussed with the management the principles, methods and assumptions based on which the budget estimates relating to the project are made and also reviewed the project completion percentage and the project cost incurred.</p> <p>We also reviewed on test check basis revenue related transactions recorded based on the underlying contracts with the customers like sale deed, construction contract and the handing over documents.</p> <p>We further reviewed the analysis made by the management relating to cost overrun and its impact on the project.</p> <p>We have also assessed and reviewed the adequacy of disclosure made in the financial statements in accordance with Ind AS 115.</p>
Assessment of recoverability and disclosure of deferred tax assets.	Deferred tax assets are considered as a key audit matter considering the involvement of estimation and judgement in relation to the recognition and measurement on a continuous basis.	<p>Our review included the following details</p> <ul style="list-style-type: none"> a) Reviewing the reasonableness of the management's assumptions and forecasts of future taxable profits so that unused tax losses and unused tax credits can be adjusted. b) Reviewed the computation in relation to the deferred tax assets. c) Assessed the adequacy of disclosure made in the financial statement as per note 2.08.
Valuation of Inventory	<p>The value of the inventory amounting to Rs. 19,589.78 lakhs forms a significant part, i.e., 64.71% of Company's total assets.</p> <p>Inventory comprises of work in progress for ongoing projects, constructed premises held for sale, land held for development and construction materials.</p>	<p>Our audit procedures / testing included, among others:</p> <ul style="list-style-type: none"> a) Reviewed the reports of the engineering department relating to the stage of completion which is corroborated with the cost incurred for the project. b) Review of the project cost incurred for the ongoing projects with the supporting documents on test check basis. c) For completed project review of the completion certificate of the appropriate authority along with the management assessment and the budgeted cost.

Valuation of Inventory	<p>The inventories are carried at the lower of the cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects. Considering significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as key audit matter.</p>	<p>d) Review of the management's process and methodology of using key assumptions for determination of NRV of the inventories;</p> <p>e) Review of the recent selling prices considered for arriving at the NRV for various ongoing projects and completed projects.</p> <p>f) Compared the NRV of the inventories to its carrying value in books on sample basis.</p>
Claims, litigation and contingencies	<p>The Company is having various ongoing legal disputes in the nature of tax matters and other legal matters.</p> <p>Management estimates the possible outflow of economic resources based on the legal status of the proceedings.</p> <p>Considering that the above matter involves judgement and estimation, it is considered as key audit matter.</p>	<p>We have adopted the following procedure in relation to the review of the legal matters.</p> <p>a) Reviewed the managements process of identification and analysis of the claims, litigations and contingencies</p> <p>b) Reading the minutes of the board meeting in relation to such matters including the details of proceedings before relevant authority.</p> <p>c) Held discussion with the Legal department and reviewed the status and development of the litigations during the year.</p> <p>d) Provision made if any and its basis of determination.</p> <p>e) Sufficiency of the disclosure made by the management in the notes no. 4.02 in relation to contingent matter.</p>

Information other than the Standalone Financial Statements and our Report thereon

The Company's management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Annual Report, but does not include the standalone and consolidated financial statements and our auditor's report thereon.

Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, 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.

Responsibilities of Management and those charged with governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including Other Comprehensive Income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

Our objectives are to obtain reasonable assurance about whether the standalone 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 Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

- a)** Identify and assess the risks of material misstatement of the 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 explaining our opinion on whether the Company has adequate internal financial controls system with respect to standalone financial statements 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 and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- e) Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period 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.

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 of India in terms of section 143(11) of the Act, we give in the "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, we report 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;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act, read with relevant rules issued there under;
 - e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is 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 adequacy of internal financial controls with reference to standalone financial statements of the Company and 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 Company's internal financial controls with reference to standalone financial statements;
 - g) With respect to other matters to be included in the Auditor's report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanation as provided to us, the managerial remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act;

- h)** 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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i.** The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements - Refer Note 4.02 to the standalone financial statements.
 - ii.** The Company has made adequate provision as required under the applicable law or accounting standards for foreseeable losses if any on the long-term contracts including derivative contracts.
 - iii.** The Company has transferred the required amount of Rs. 0.66 Lakhs for the financial year 2014-15 to the Investor Education and Protection Fund on November 11, 2022 instead of October 28, 2022.
 - iv.**
 - a)** The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company 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 company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
 - b)** The management has represented, that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, 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; and
 - c)** Based on our audit procedures that are considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that above representations under sub-clause iv (a) and iv (b) contain any material mis-statement.
 - v.** The Company has neither declared nor paid dividend during the year and hence the question of compliance under Section 123 of the Act does not arise.
 - vi.** As proviso to rule 3(1) of the Companies (Accounts) Rule, 2014 is applicable for the Company only with effect from April 1, 2023, reporting under this clause is not applicable.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No. 107023W

K.Y.Narayana
Partner
Membership No. 060639
UDIN: 23060639BGRYUZ5862

Place : Chennai
Dated: May 29, 2023

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our report of even date to the members of the Company on Standalone Financial Statements for the year ended March 31, 2023.

i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.-

(B) The Company has maintained proper records showing full particulars of Intangible Assets.

b) As per the plan and programme of the management, property, plant & equipment and the investment properties have been physically verified. The programme of physical verification of property, plant & equipment and investment properties in our opinion is considered reasonable having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such verification.

c) Based on the examination of the records and sale deeds or such other documents provided to us, the title deeds of all the Immovable Properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company, except as referred to in note no. 4.08 (a) of the standalone financial statement, where the properties are acquired under a power of attorney in the normal course of the business and the Company is yet to register it in its own name. None of the promoters or directors or their relative or employee are related in any manner in relation to the said transaction.

Further with respect to a commercial property known as "Menon eternity" which is classified under investment property having gross carrying value Rs. 2,985.69 lakhs as on March 31, 2023, the dispute with the landowner relating to the land on which the property is situated, the division bench had passed an order contrary to the order of the single bench of the Hon'ble High Court of Madras who had earlier set aside the invalidation of the sale deed. Subsequently, the Company has filed a special leave petition before the Hon'ble Supreme Court of India and the matter is pending. We refer to note number 4.02(a) regarding this matter.

d) The Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets or both during the year ended March 31, 2023.

e) There are no proceedings initiated or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

ii. a) According to the information and explanation provided to us, the physical verification of construction work in progress is carried out by management by site visit in frequent intervals and certification of completion of work by technical persons are considered as reasonable. Other inventories have been physically verified during the year by the management. In our opinion, the frequency and manner of verification by the management is reasonable and the coverage and procedure of verification is appropriate. No material discrepancies were noticed of 10% or more in the aggregate for each class of inventories on such physical verification of inventories / alternate procedures performed as applicable, when compared with the books of accounts.

b) The Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. As per the information and explanation provided to us and based on our examination, we draw reference to note no. 2.20 of the standalone financial statement with respect to submission of quarterly returns or statements which are in agreement with the books of accounts of the Company.

iii. a) During the year the Company has granted unsecured loans to firm. (Rs. In Lakhs)

	Investments	Loans
Aggregate amount granted/ provided during the year		
Subsidiaries	-	16.53
Balance outstanding as at balance sheet date in respect of above cases		
Subsidiaries	-	322.44

However, the Company has not given any guarantee or security or advance in the nature of loan to Companies, firms, limited liability partnerships or other parties.

- b) In our opinion and according to the information and explanation provided to us, the terms and conditions on which the loan has been granted are prima facie, not prejudicial to the Company's interest.
- c) In the case loan to the firm, as per the information and explanation given to us, no repayment of principal has been stipulated and further the loan is free of interest, accordingly the regularity in repayment of principal and interest amount does not arise.
- d) As stated in sub clause (c), as no repayment has been stipulated, the question of total amount over due for more than 90 days and reasonable step taken for recovery in this regard does not arise.
- e) In our opinion and as stated in sub clause (c), as there is no stipulation of repayment of principal, the question of loan granted has fallen due during the year does not arise and also the question of renewal or extension or fresh loans granted to settle the overdues of existing loans given to the firm does not arise.
- f) The Company has granted interest free unsecured loan to its wholly owned subsidiary without specifying any terms or period of repayment;

Particulars	Amount in Lakhs
	Related Parties
Aggregate amount of loans/ advances in nature of loans	
Repayable on demand (A)	-
Agreement does not specify any terms or period of repayment (B)	16.53
Total (A+B)	16.53
Percentage of loans/ advances in nature of loans to the total loans	100%

- iv. In our opinion and according to the information and explanation given to us, in respect to loans, investments, guarantees and securities, provision of section 185 and 186 of the Companies Act, 2013 has been complied with.
- v. In our opinion and according to the information and explanation given to us, the Company has neither accepted any deposits nor any amounts which are deemed to be deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable. We have been informed by the management that no order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal in this regard.
- vi. We have broadly reviewed the books of account maintained by the Company relating to construction and development activity, pursuant to the Companies (Cost Record and Audit) Rules, 2014 made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii.
 - a) The Company is regular in depositing undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, value added tax, cess and any other material statutory dues, as applicable, to the appropriate authorities. No undisputed amounts payable in respect of these statutory dues were outstanding at the year end for a period of more than six months from the date they became payable except for income tax liability (tax deducted at source u/s 194Q) of Rs. 0.21 Lakhs for the period prior to September 30, 2022.

- b) The statutory dues as referred above in vii(a) that have not been deposited on account of any dispute is as given below: -

Sl. no.	Name of the Statute	Nature Of Dues	Period to which the amount relates	Forum where dispute is pending	Amount
1	Finance Act, 1994	Service Tax	October 2007 to August 2009	Customs, Excise and Service Tax Appellate Tribunal	156.10 lakhs (Penalty)
2	Finance Act, 1994	Service Tax	February 2009 to June 2010	The Honourable Supreme Court of India.	182.01 lakhs
3	Income Tax Act, 1961	Income Tax	Assessment year 2017-18	Commissioner of Income Tax Appeals	407.84 lakhs
4	Income Tax Act, 1961	Income Tax	Assessment year 2017-18	Commissioner of Income Tax Appeals	20.78 lakhs

- viii. During the year the Company has not surrendered or disclosed any unrecorded income relating to previous years in the tax assessments under the Income Tax Act, 1961. Accordingly, the requirement of previously unrecorded income whether properly recorded in the books of accounts during the year does not arise.
- ix. a) During the year, the Company has repaid the principal and interest thereon within the prescribed time limit except cases stated in the note no 2.20 to the financial statement.
- b) According to the information and explanations given to us and as disclosed in note no. 2.20 of the standalone financial statement and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries.
- x. a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Therefore, reporting requirement under this clause is not applicable.
- b) In our opinion and according to the information and explanations given to us, the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Therefore, reporting requirement under this clause is not applicable.
- xi. a) No fraud by the Company or any fraud on the Company has been noticed or reported during the year.
- b) According to the information and explanations given to us, no report under Section 143(12) of the Act has been filed by the auditors in Form ADT-04 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and up to date of this report.
- c) There are no whistle blower complaints received by the Company during the year and up to the date of this report.

- xii.** The Company is not a Nidhi Company and hence reporting under clause (xii) of the order is not applicable.
- xiii.** According to the information and explanation provided to us and in our opinion, the related party transactions are entered in to by the Company are in compliance with Sections 177 and 188 of Act where applicable, and the details of such transactions have been disclosed in the standalone financial statements, as required by the applicable accounting standard.
- xiv.** a) The Company has an internal audit system commensurate with the size and nature of its business.
b) We have considered the internal audit reports of the Company issued till the date of the audit report, for the period under audit.
- xv.** According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.
- xvi.** a) As per the information and explanation provided to us, the Company is not required to registered under section 45-IA of Reserve Bank of India Act, 1934. Hence, reporting under paragraph (xvi) (a), and (b) of the Order is not applicable.
b) The Company is not a Core Investment Company as defined in the regulation made by the Reserve bank of India. Hence reporting under paragraph (xvi) (c) of the Order is not applicable.
c) According to the information and explanations given to us, the Group does not have any CIC as part of the Group as per definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016 and hence the reporting under paragraph (xvi) (d) of the order is not applicable.
- xvii.** According to the information and explanations given to us and based on the examination of the books of accounts, the Company has not incurred cash losses for the current year, however has incurred cash losses amounting Rs. 1,167.03 lakhs in the immediately preceding financial year.
- xviii.** There has been no resignation of the statutory auditors during the year. Accordingly, reporting under paragraph 3(xviii) of the Order is not applicable to the Company;
- xix.** According to the information and explanations given to us and on the basis of the financial ratios as disclosed in note no. 4.18, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date will get discharged by the Company as and when they fall due.
- xx.** According to the information and explanation given to us, there is no unspent amount for the year under sub-section (5) of section 135 of the Companies Act, 2013 pursuant to any ongoing or other than ongoing project as on March 31, 2023. Accordingly the provisions of clause 3 (xx) (a) and (b) of the Order are not applicable.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No. 107023W

K.Y.Narayana
Partner

Place : Chennai
Dated: May 29, 2023

Membership No. 060639
UDIN No: 23060639BGRYUZ5862

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

Referred to paragraph 2(f) under the heading 'Report on other Legal and Regulatory Requirements' of our independent auditor's report on even date, to the members of the Lancor Holdings Limited on standalone financial statements for the year ended March 31, 2023.

Report on the Internal Financial Controls 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 with reference to Standalone Financial Statements of **Lancor Holdings Limited** (the "Company") as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements, and such internal financial controls were operating effectively as at March 31, 2023, based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI').

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to standalone financial statements criteria established by the Company 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 ICAI. 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 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 Company's internal financial controls with reference to financial statements of the Company based on our audit. We conducted our audit in accordance with the Guidance Note issued by ICAI and the Standards on auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial control. 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 with reference to financial statements 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 with reference to standalone financial statements and their operating effectiveness.

Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to standalone financial statements, 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 judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements.

A Company's internal financial controls with reference to standalone financial statements 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 controls with reference to standalone financial statements 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 standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations 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 standalone financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, 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 control with reference to standalone financial statements to future periods are subject to the risk that internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No. 107023W

K.Y.Narayana
Partner
Membership No. 060639
UDIN No: 23060639BGRYUZ5862

Place : Chennai
Dated: May 29, 2023

BALANCE SHEET AS AT MARCH 31, 2023*(Figures in Lakhs)*

	Particulars	Note	As at	
			March 31, 2023	March 31, 2022
	ASSETS			
I.	Non-Current Assets			
	a. Property, Plant and Equipment	2.01	714.91	740.98
	b. Capital Work-in-Progress	2.03	428.61	300.47
	c. Investment Property	2.04	3,070.77	3,153.33
	d. Intangible Assets	2.05	28.08	9.41
	e. Financial Assets			
	i. Investments	2.06	455.33	438.19
	ii. Other Financial Assets	2.07	409.33	253.36
	f. Deferred Tax Assets (net)	2.08	1,642.19	1,767.48
	g. Non Current Tax Assets	2.09	63.63	79.54
	h. Other Non-Current Assets	2.10	768.85	997.72
	Total Non-Current Assets		7,581.70	7,740.48
II.	Current Assets			
	a. Inventories	2.11	19,589.78	20,903.06
	b. Financial Assets			
	i. Trade Receivables	2.12	1,431.33	1,064.71
	ii. Cash and Cash Equivalents	2.13	593.29	372.04
	iii. Bank Balances other than Cash & Cash Equivalents	2.14	2.58	52.59
	iv. Other Financial Assets	2.15	619.83	2,102.61
	c. Current Tax Assets (net)	2.16	26.05	32.40
	d. Other Current Assets	2.17	426.66	382.32
	Total Current Assets		22,689.53	24,909.71
	Total Assets		30,271.23	32,650.19
I.	EQUITY & LIABILITY			
	Equity			
	a. Equity Share Capital	2.18	810.00	810.00
	b. Other Equity	2.19	12,285.11	12,312.29
	Total Equity		13,095.11	13,122.29
	Liabilities			
II.	Non Current Liabilities			
	a. Financial Liabilities			
	i. Borrowings	2.20	4,909.34	7,970.08
	ii. Trade Payables			
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	2.21	-	-

	Particulars	Note	As at	
			March 31, 2023	March 31, 2022
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	2.21	34.87	147.42
	b. Provisions	2.22	52.82	67.70
	Total Non Current Liabilities		4,997.02	8,185.19
III.	Current liabilities			
	a. Financial Liabilities			
	i. Borrowings	2.23	6,121.00	9,462.25
	ii. Trade Payables			
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	2.24	0.68	1.04
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	2.24	1,618.81	357.05
	iii. Other Financial Liabilities	2.25	2,535.61	497.42
	b. Other Current Liabilities	2.26	1,885.99	1,013.91
	c. Short-Term Provisions	2.27	17.00	11.03
	Total Current Liabilities		12,179.10	11,342.71
	Total Equity And Liabilities		30,271.23	32,650.19
	Significant Accounting Policies	1	-	-
	The accompanying Notes are an integral part of the Financial Statements.			

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

For and on behalf of Board of Directors

K.Y. Narayana

Partner

Membership No. 060639

R V Shekar

Managing Director

DIN: 00259129

S. Sridharan

Director

DIN: 01773791

K Prakash

Chief Financial Officer

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2023*(Figures in Lakhs)*

	Particulars	Note	For the Year Ended	
			March 31, 2023	March 31, 2022
I.	Revenue			
	a. Revenue from Operations	3.01	11,421.15	10,523.90
	b. Other Income	3.02	130.58	72.05
	Total Income		11,551.73	10,595.95
II.	Expenses			
	a. Land and Land related Expenses		69.38	73.10
	b. Cost of Materials and Construction Expenses	3.03	6,059.26	2,042.53
	c. Changes in Inventories of Constructed Premises, Construction Work-in-Progress and Construction Materials	3.04	1,313.27	5,611.61
	d. Employee Benefits Expenses	3.05	619.12	602.26
	e. Finance Costs	3.06	1,992.25	2,539.27
	f. Depreciation and Amortization Expenses	3.07	181.91	137.85
	g. Other Expenses	3.08	1,225.98	1,011.72
	Total Expenses		11,461.18	12,018.32
III.	Profit/(Loss) Before Tax		90.55	(1,422.37)
IV.	Tax Expense:			
	a. Current tax		-	-
	a. Current Tax (earlier year's)	3.09	-	-
	b. Deferred Tax	3.09	123.19	(382.52)
V.	Profit/(Loss) for the period		(32.64)	(1,039.86)
VI.	Other Comprehensive Income			
	Items that will not be reclassified to Profit or Loss			
	(a) Remeasurements of Defined Benefit Plans		7.56	(20.53)
	(b) Income tax effect relating to items that will not be reclassified to Profit or Loss	3.09	(2.10)	5.71
VII.	Total Other Comprehensive Income, Net of Tax		5.46	(14.82)
VIII.	Total Comprehensive Income/ (Losses) for the year		(27.18)	(1,054.67)
IX.	Earnings per Equity Share (amount in rupees) (Face value of Rs. 2/-each)			
	Basic & Diluted	4.01	(0.08)	(2.57)
	Significant Accounting Policies	1		
	The accompanying notes are an integral part of the financial statements.			

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

For and on behalf of Board of Directors**K.Y. Narayana****Partner**

Membership No. 060639

R V Shekar**Managing Director**

DIN: 00259129

S. Sridharan**Director**

DIN: 01773791

K Prakash**Chief Financial Officer****Kaushani Chatterjee****Company Secretary**

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2023

(Figures in Lakhs)

	Particulars	Year Ended	
		March 31, 2023	March 31, 2022
I.	Cash Flow from Operating Activities		
	Net Profit Before Tax	90.55	(1,422.37)
	Adjustment of Non Cash items		
	Interest Income on Fair Valuation of Loan to related Parties & Employees	(9.33)	(7.40)
	Provision for (Gain)/Loss on Fair Valuation of Investment	(7.78)	4.79
	Provision for Expected Credit Loss	0.31	0.37
	Depreciation and Amortisation	181.91	137.85
	Interest Income	(17.00)	(14.09)
	Finance Cost	1,389.26	1,453.10
	Provision for Employees Benefits	20.08	19.90
	Property, Plant and Equipment Written Off / Sundry Balances Written Off / Trade Payables Written Back	(45.98)	0.98
	Profit or Loss on Sale of Property, Plant and Equipment	(2.34)	(1.15)
	Share of (Profit)/Loss from Investment in Partnership Firm	(14.97)	(18.34)
	Operating Profit before Working Capital Changes	1,584.72	153.64
	Changes in Assets and Liabilities		
	Decrease in Inventories	1,950.89	6,691.03
	(Increase) in Trade and Other Receivables	(366.94)	(210.88)
	Decrease / (Increase) in Other Financial Assets	1,405.99	(1,765.55)
	Decrease in Other Assets	184.53	527.56
	(Decrease) in Provisions and Employee Benefits	(21.42)	(15.47)
	(Decrease) in Lease Liabilities	-	(1.30)
	Increase Other Financial Liabilities	2,021.63	331.66
	Increase in Other Current Liabilities	872.08	285.77
	Increase/ (Decrease) in Trade Payables	1,195.40	(160.30)
	Cash Generated from Operations	8,826.87	5,836.15
	Less: Income Taxes Paid (Net of Refunds)	22.25	(61.37)
	Net Cash Flows from Operating Activities	8,849.12	5,774.78
II.	Cash Flow from Investing Activities		
	Payment for acquisition of Property, Plant and Equipment / Capital Work in Progress / Intangible Assets	(229.76)	(99.44)
	Proceeds from Sale of Property, Plant and Equipment	12.00	0.89
	Expenditure on Investments made during the year	-	(5.00)
	Finance Income	2.20	11.19
	Net Cash Flows from Investing Activities	(215.56)	(92.36)
III.	Cash Flow from Financing Activities		
	Proceeds from Non Current Borrowings	5,631.94	4,148.76
	Repayment of Non Current Borrowings	(8,727.31)	(6,873.29)
	Increase / (Decrease) in Current Borrowings	(3,341.25)	(440.76)
	Payment towards Lease Liability	-	(1.33)
	Finance Charges paid	(1,975.67)	(2,455.72)

Particulars	Year Ended	
	March 31, 2023	March 31, 2022
Dividends paid on Equity Shares	(0.01)	(0.03)
Net cash flows from Financing Activities	(8,412.30)	(5,622.37)
Net increase / (Decrease) in Cash and Cash Equivalents	221.25	60.05
Cash and cash equivalents at the beginning of the year	372.04	311.99
Cash and Cash Equivalents at the end of the year	593.29	372.04
Components of Cash and Cash Equivalent		
Balances with Banks under various accounts	593.25	372.03
Cash on Hand	0.04	0.01
Cash and Cash equivalents reported in Balance Sheet	593.29	372.04
Cash and Cash equivalents reported in Cash Flow Statement	593.29	372.04

Change in Liability arising from Financing Activities

Particulars	As at			
	March 31, 2022	Cash flow	Non Cash changes - Fair value changes	March 31, 2023
Non Current Borrowings (Refer note no 2.20)	7,970.08	(3,095.37)	34.63	4,909.34
Current Borrowings (Refer note no 2.23)	9,462.25	(3,341.25)	-	6,121.00
	17,432.33	(6,436.62)	34.63	11,030.34

Change in Liability arising from Financing Activities

Particulars	As at			
	March 31, 2021	Cash flow	Non Cash changes - Fair value changes	March 31, 2022
Non Current Borrowings (Refer note no 2.20)	6,856.22	1,138.76	(24.91)	7,970.08
Current Borrowings (Refer note no 2.23)	13,766.30	(4,304.05)	-	9,462.25
	20,622.52	(3,165.29)	(24.91)	17,432.33

Note: Above statements has been prepared by using Indirect method as per Ind AS 7 on Statement of Cash flows
The accompanying Notes form an integral part of the Financial Statements.

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

For and on behalf of Board of Directors

K.Y. Narayana

Partner

Membership No. 060639

RV Shekar

Managing Director

DIN: 00259129

S. Sridharan

Director

DIN: 01773791

K Prakash

Chief Financial Officer

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2023**A. Equity Share Capital***(Figures in Lakhs)*

	Particulars	Note	Amount
	Balance as at April 1, 2021	2.18	810.00
	Changes in equity Share Capital		-
	Balance as at March 31, 2022	2.18	810.00
	Changes in equity Share Capital		-
	Balance as at March 31, 2023	2.18	810.00

B. Other Equity

	RESERVES AND SURPLUS			Total
	Securities Premium account	General Reserve	Retained Earnings	
Balance at April 1, 2021	1,245.40	1,720.14	10,401.42	13,366.96
Add: Profit/(loss) for the year	-	-	(1,039.86)	(1,039.86)
Add: Other Comprehensive Income / (loss) for the year	-	-	(14.82)	(14.82)
Total Comprehensive Income for the year	-	-	(1,054.67)	(1,054.67)
Balance as at March 31, 2022	1,245.40	1,720.14	9,346.75	12,312.29
Add: Profit/(loss) for the year	-	-	(32.64)	(32.64)
Add: Other Comprehensive Income / (loss) for the year	-	-	5.46	5.46
Total Comprehensive Income for the year	-	-	(27.18)	(27.18)
Balance as at March 31, 2023	1,245.40	1,720.14	9,319.57	12,285.11

Significant Accounting Policies: Refer Note 1

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached

For and on behalf of Board of Directors**For Nayan Parikh & Co.**

Chartered Accountants

Firm Registration No: 107023 W

K.Y. Narayana**Partner**

Membership No. 060639

RV Shekar**Managing Director**

DIN: 00259129

S. Sridharan**Director**

DIN: 01773791

K Prakash**Chief Financial Officer****Kaushani Chatterjee****Company Secretary**

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS TO STANDALONE FINANCIAL STATEMENTS

1.01 Corporate Information

Lancor Holdings Limited (the Company) is a public Company domiciled in India and incorporated under the provisions of the Companies Act, 1956. Its equity share are listed in the BSE Ltd (Bombay Stock Exchange) in India. The Company is engaged in the business of real estate development, leasing of commercial properties and allied activities.

1.02 Authorization of Standalone Financial Statements

The standalone financial statements were authorized for issue in accordance with a resolution of the directors on 29th May, 2023.

1.03 Summary of Significant Accounting Policies

The financial statements have been prepared using the significant accounting policies and measurement basis summarised below. These were used throughout all periods presented in the financial statements.

1.04 Changes in Accounting Policy

The accounting policies applied to the year ended March 31, 2023 standalone financial statements are identical to those applied to and described in the financial statement year ended March 31, 2022.

1.05 Compliance with Ind AS

The standalone financial statements comply in all material aspects with Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 ("the Act"), and relevant rules issued thereunder. In accordance with proviso to the Rule 4A of the Companies (Accounts) Rules, 2014 (as amended), the terms used in these financial statements are in accordance with the definitions and other requirements specified in the applicable Accounting standards.

1.06 Basis of Preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair values as explained in relevant accounting policies.

1.07 Recent Accounting Pronouncement

On March 31, 2023, the Ministry of Corporate Affairs(MCA) has notified Companies (Indian Accounting Standards) Amendments Rules, 2022 vide Notification G.S.R. 242(E). This notification has resulted into amendments in the existing Indian Accounting Standards which are applicable to the Company from April 01,2023

These amendments do not have a material impact on the Company

1.08 Rounding of Amounts

All amounts disclosed in the standalone financial statements and notes have been rounded off to the nearest lakhs, except where otherwise indicated.

1.09 Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is classified as current if:

- (i) it is expected to be realised or intended to be sold or consumed in normal operating cycle
- (ii) it is held primarily for the purpose of trading
- (iii) it is expected to be realised within twelve months after the reporting period, or
- (iv) cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period All other assets are classified as non-current.

A liability is classified as current if:

- (i) it is expected to be settled in normal operating cycle
- (ii) it is held primarily for the purpose of trading
- (iii) it is due to be settled within twelve months after the reporting period, or
- (iv) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

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

All assets and liabilities have been classified as current or non-current as per Company's normal operating cycle. Based on the nature of operations, the Company has ascertained its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities.

1.10 Use of Judgements, Estimates and Assumptions

While preparing standalone financial statements in conformity with Ind AS, the management makes certain estimates and assumptions that require subjective and complex judgments. These judgments affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the statement of financial position date and the reported amount of income and expenses for the reporting period. Financial reporting results rely on our estimate of the effect of certain matters that are inherently uncertain. Future events rarely develop exactly as forecast and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions. The management continually evaluate these estimates and assumptions based on the most recently available information.

Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the standalone financial statements are as below:

Key sources of estimation uncertainty

- (i) Financial Instruments; (Refer note 4.10)
- (ii) Useful lives of Property, Plant and Equipment and Intangible Assets; (Refer note 1.11 and 1.14)
- (iii) Valuation of Inventories; (Refer note 1.18)
- (iv) Assets and Obligations relating to Employee Benefits; (Refer note 4.04)
- (v) Evaluation of recoverability of Deferred Tax Assets; (Refer note 1.22) and
- (vi) Contingencies (Refer note 4.02).
- (vii) Impairment of Financial Assets (Refer note 1.16)
- (viii) Revenue and Cost Recognition (Refer note 1.19)

1.11 Property, Plant and Equipment

Recognition and Initial Measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to the location and condition for it to be capable of operating in a manner intended by the management and initial estimation of any decommissioning obligation if any. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component

accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to statement of profit and loss during the reporting period in which they are incurred.

Similarly, when major inspection is performed, cost is recognised in the carrying amount of the item of the plant and equipment and remaining carrying amount of the previous inspection is derecognised.

Spares and stand by equipment and servicing equipment are recognised when they meet the definition of property, plant and equipment.

Subsequent Measurement (Depreciation and Useful Lives)

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment are provided based on the rates and manner prescribed in Schedule II to the Companies Act, 2013 except for certain assets where it has identified the useful life on the internal assessments as mentioned below.

Asset	Based on internal assessment (useful life)	Based on Companies Act (useful life)
Furniture & Fixtures	15 years	10 years
Air Conditioners	5-25 years	5 years
Genset	15 years	10 years
Electrical Equipment's	5-25 years	5-10 years
Plant and Machinery	4-20 years	9-15 years

Depreciation in the case of building is provided on straight-line method and the manner as per schedule II to the Act.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-Recognition

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

Land which was re-valued is stated at the values determined by the valuer

1.12 Capital Work-in-Progress

Capital work-in-progress represents expenditure incurred in respect of capital projects under development and are carried at cost. Cost includes land, related acquisition expenses, development/ construction costs, borrowing costs and other direct expenditure.

1.13 Investment Properties

Recognition and Initial Measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on investment properties is provided on the straight-line method in respect of buildings

and on written down value for plant and equipment's, furniture and fixtures based on the internal assessment as mentioned below:

Asset	Based on internal assessment (useful life)	Based on Companies Act (useful life)
Furniture & fixtures	15 years	10 years
Air conditioners	5-25 years	5 years
Genset	15 years	10 years
Electrical Equipment's	5-25 years	5-10 years
Plant and Machinery	4-20 years	9-15 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-Recognition

Investment properties are de-recognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

1.14 Intangible Assets

Recognition and Initial Measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Intangible assets comprises of computer software and customer acquisition cost

Subsequent Measurement (Amortisation)

Computer Software

The cost of capitalized software is amortized over a period of 5 years from the date of its acquisition.

Customer Acquisition Costs

The cost of brokerage or referral incentive is paid for identifying the customers of projects is amortized over a period of life of the project from the date of incurring such expenditure. If the customer acquisition cost is incurred for a completed property, the same is charged to expenses.

Derecognition of Intangible Assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in statement of profit and loss when the asset is derecognised.

1.15 Borrowing Cost

Borrowing cost includes interest, amortisation of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs directly attributable to the acquisition, production or construction of the qualifying assets are considered as direct cost and are capitalised. The qualifying asset is an asset that necessarily takes substantial period of time to get ready for its intended use or sale. All other borrowings cost are recognised as expense in the period in which they are incurred. Where borrowings are specifically for obtaining a qualifying asset for developments, the amount capitalised is borrowing cost incurred less any income on temporary investment of these borrowings.

Capitalisation of borrowing cost is suspended during the extended period in which the active development is interrupted. Capitalisation of borrowing cost is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale is complete.

Borrowing cost is not capitalised on the purchase of land for development unless activities necessary to prepare the land for development are in progress.

1.16 Impairment of Assets

Carrying amount of tangible assets, intangible assets, investments in subsidiaries (carried at cost) are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

In assessing the value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to that asset. In determining fair value less cost of disposal, recent market transactions are taken in to account. If no transactions can be identified, an appropriate valuation model is being used.

For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash generating units)

Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at the end of the each reporting period. When an impairment loss subsequently reverses, the carrying amount of the asset (or cash generating unit) is increased to the reversed estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss is recognised immediately in statement of profit and loss.

1.17 Financial Instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

a) Initial Recognition and Measurement

Financial Assets: All financial assets are recognized initially at fair value plus, in the case of financial assets not recognized at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Financial Liabilities: All financial liabilities are recognized initially at fair value, in the case of loans, borrowings and payables, net of directly attributable transaction costs.

b) Classification and Subsequent Measurement : Financial Assets

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive Income ("FVTOCI") or fair value through profit or loss ("FVTPL") on the basis of following :

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset.

(i) Amortised Cost

A financial asset is classified and measured at amortised cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial 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.

(ii) FVTOCI

A financial asset is classified and measured at FVTOCI if both of the following conditions are met:

- the financial asset is held within a business model 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.

(iii) FVTPL

A financial asset is classified and measured at FVTPL unless it is measured at amortised cost or at FVTOCI. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

c) Investment in Equity Instruments of Subsidiaries

Investment in equity instruments of subsidiaries are stated at cost as per Ind AS 27 'Separate Financial Statements' and reviewed for impairment at each reporting date.

d) Impairment of Financial Assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

e) Classification and Subsequent Measurement : Financial Liabilities

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

(i) Financial Liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is held for trading or are designated upon initial recognition as FVTPL. Gains or losses on financial liabilities held for trading are recognised in the Statement of Profit and Loss.

(ii) Other Financial Liabilities

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the 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.

f) Derecognition of Financial Assets and Financial Liabilities

The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred. If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised. A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

g) Offsetting Financial Instruments

Financial asset and financial liabilities are offset and the net amount is reported in the balance sheets when, the entity currently has a legal enforceable right to set off the recognised amounts and it intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.18 Inventories

Inventories comprise of property held for sale, property under construction (work in progress) and stock of construction materials.

- a) Unsold premises held as inventory are valued at lower of cost and net realizable value.
- b) Construction Work-in-Progress comprises of cost of acquisition of land, if any, construction & development expenses, and borrowing cost and is valued at lower of cost (net of indirect taxes, wherever applicable) and net realisable value.
- c) Inventory of construction materials is valued at lower of cost (net of indirect taxes, wherever recoverable) and net realizable value. Cost is determined on FIFO basis.

1.19 Revenue Recognition

The Company derives revenues primarily from the business of real estate development. It also earns revenue from the allied activities such as renting of property.

Revenue is recognized on satisfaction of performance obligations upon transfer of control of promised works or services to customers in an amount that reflects the consideration the Company expects to receive in exchange for those works or services.

1. The customer simultaneously receives and consumes the benefits provided by the Company's performance; or
2. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Company's performance does not create an asset with an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

In case of real estate development where revenue is recognised over the time, the amount is determined from the financial year in which the agreement to sell is executed. The period over which revenue is recognised is based on right to payment for performance completed. In determining whether the Company has right to payment, the Company shall consider whether it would have an enforceable right to demand or retain payment for performance completed to date if the contract were to be terminated before completion for reasons other than Company's failure to perform as per the terms of the contract.

The revenue recognition of Real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgements to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. However, where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of Profit and Loss.

The expenditure incurred in relation to the projects under development is accumulated under the head Construction work-in-progress. The estimated project cost includes construction cost, construction materials, other direct cost, borrowing cost and other overheads of such projects.

Amount of Revenue recognised is determined on the basis of project expenses incurred in relation to estimated project expenses.

A Contract asset is the Company's right to consideration in exchange for products or services that it has transferred to a customer. The Company assess a contract asset for impairment in accordance with Ind AS 109.

A Contract liability is the Company's obligation to transfer products or services to a customer for which it has received consideration from the customer.

Rental Income

Income earned by way of leasing or renting commercial or residential premises is recognized as income. Initial direct costs such as brokerage, etc. is recognized as expenses on accrual basis in statement of profit and loss in the year of lease.

Maintenance Income

Revenue in respect of maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Dividend Income

Dividends are recognised in the Statement of Profit and Loss only when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of the dividend can be measured reliably.

Interest Income

Interest income from debt instruments is recognised using the effective interest rate method.

Share of Profit /Loss of the Partnership Firm

Share of profit / loss from Partnership firm is recognised in the Statement of Profit and Loss in respect of the financial year of the Partnership firm ending on or before the balance sheet date, on the basis of its audited accounts.

1.20 Employee Benefit Expense**Short-Term Obligations**

Short term employee benefits are recognised as an expense at an undiscounted amount in the Statement of profit & loss of the year in which the related services are rendered.

Post-Employment Obligations

The Company operates the following post-employment schemes:

- defined benefit plans such as gratuity; and
- defined contribution plans such as provident fund

Gratuity Obligations

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from changes in actuarial assumptions are recognised at amount in the period in which they occur, directly in other comprehensive income.

Defined Contribution Plans

Contributions to provident fund, a defined contribution plan, are made in accordance with the rules of the statute and are recognized as expenses when employees render service entitling them to the contributions. The Company has no obligation, other than contribution payable to the provident fund.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

1.21 Leases

As a Lessee

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, 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 an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. For these short-term leases, the Company recognises the lease payments as an expense on a straight-line basis over the term of the lease or another systematic basis. The Company recognises lease liabilities to make lease payments and Right of Use assets representing the right to use the underlying assets as below.

Right of Use (ROU) Assets

The Company recognises Right of Use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right of Use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of Right of Use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right of Use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Lease Liabilities

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. Lease liabilities are remeasured with a corresponding adjustment to the related ROU assets.

ROU assets and Lease liabilities have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

As a Lessor

Lease income from operating leases where the Company is a lessor is recognised as income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

Commercial properties which are subject to operating lease are disclosed as Investment Property. Costs including depreciation are recognised as expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognised immediately in the statement of profit and loss.

1.22 Taxes on Income

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current Tax

The tax currently payable is based on the taxable profit for the current year. Taxable profit differs from 'profit before tax' as reported in statement of profit and 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 Company's current tax is determined based on the relevant provisions of the regulatory tax laws.

Minimum Alternate Tax

Minimum alternate tax ('MAT') credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement under Deferred Tax Assets. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred Tax

Deferred tax is recognized on temporary differences between carrying amounts of assets and liabilities in financial statements and corresponding tax basis used in computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss will be utilised against future taxable income.

The carrying amount of deferred 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 asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences would follow from the manner in which the Company expects, at the end of the reporting period, to recover the carrying amounts of its assets and liabilities.

Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or other equity)

1.23 Earnings Per Share (EPS)

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders is adjusted for after income tax effect of interest and other financing cost associated with dilutive potential equity shares and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

1.24 Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized when the Company has a present (legal or constructive) obligation as a result of past event, it is probable that the Company will be required to settle the present obligation, and reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a current pre-tax rate. The increase in the provision due to passage of time is recognised as interest expense.

Contingent liabilities are stated separately by way of a note. Contingent liabilities are disclosed when the Company has a possible obligation arising from past events, unless the probability of outflow of resources is remote or a present obligation arising from past events where no reliable estimate is possible and it is not probable that the cash outflow will be required to settle the obligation. Contingent assets are neither recognized nor disclosed except when inflow of economic benefits are probable.

1.25 Cash and Cash Equivalents

For the purpose of presentation in statement of cash flows, cash and cash equivalents include cash on hand, deposits held at call with bank and financial institutions, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdraft having positive balances. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

1.26 Cash Flow Statements

Cash flow statement are reported using the Indirect method, whereby net profit or loss 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 expense associated with investing or financing cash flows.

1.27 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The operating segments have been identified on the basis of nature of products/service. The CODM is responsible for allocating resources and assessing the performance of the operating segments of the Company.

2.01 Property, plant & equipment

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2023 are as follows:

Particulars	Gross carrying amount			Depreciation			Net Block			
	As at April 1, 2022	Addition	Adjustment	Disposal	As at March 31, 2023	For the Year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Own Assets										
Freehold Land**	198.03	-	-	-	198.03	-	-	-	198.03	198.03
Buildings**	446.35	-	-	-	446.35	7.54	-	-	411.67	419.21
Plant & equipment	97.32	2.78	-	25.65	74.45	8.04	-	16.75	10.31	24.48
Vehicles	90.01	28.38	-	5.88	112.51	24.31	-	5.12	65.80	62.49
Computers	9.23	2.55	-	-	11.78	1.13	-	-	2.88	1.46
Office equipment	7.70	0.81	-	-	8.51	0.89	-	-	2.42	2.50
Furniture & fixtures	50.38	-	-	-	50.38	3.10	-	-	11.43	14.53
Air conditioners	14.90	-	-	-	14.90	2.55	-	-	5.01	7.55
Electrical fittings	25.91	-	-	-	25.91	3.36	-	-	7.37	10.72
Closing Balance	939.83	34.53	-	31.53	942.82	50.93	-	21.87	714.91	740.98

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount			Depreciation			Net Block			
	As at April 1, 2021	Addition	Adjustment	Disposal	As at March 31, 2022	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Own Assets										
Freehold Land**	198.03	-	-	-	198.03	-	-	-	198.03	198.03
Buildings**	391.78	54.57	-	-	446.35	6.69	-	-	419.21	371.34
Plant & equipment	88.06	9.49	-	0.24	97.32	6.40	-	0.18	24.48	21.45
Vehicles	27.83	62.70	-	0.52	90.01	17.01	-	0.33	62.49	16.99
Computers	8.73	0.50	-	-	9.23	1.29	-	-	1.46	2.25
Office equipment	7.70	-	-	-	7.70	1.22	-	-	2.50	3.72
Furniture & fixtures	46.50	3.88	-	-	50.38	2.56	-	-	14.53	13.21
Air conditioners	9.42	5.48	-	-	14.90	2.15	-	-	7.55	4.23
Electrical fittings	24.95	0.96	-	-	25.91	4.71	-	-	10.72	14.47
Closing Balance	803.01	137.58	-	0.76	939.83	42.04	-	0.51	198.85	645.69

* Freehold Land and Building has been pledged as security for borrowings, refer note 2.20 and 2.23 for details

Refer note 4.08 for title deeds not held in the name of Company

2.02 The changes in the carrying value of Right of Use Asset for the year ended March 31, 2023 are as follows:

Particulars	Gross carrying amount				Depreciation					Net Block		
	As at April 1, 2022	Addition *	Adjustment	Disposal	As at March 31, 2023	As at April 1, 2022	For the year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2023	As at March 31, 2022
Right of use	14.87	-	(14.87)	-	-	14.87	-	(14.87)	-	-	-	-
	14.87	-	(14.87)	-	-	14.87	-	(14.87)	-	-	-	-

The changes in the carrying value of Right of Use Asset for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount				Depreciation					Net Block		
	As at April 1, 2021	Addition *	Adjustment	Disposal	As at March 31, 2022	As at April 1, 2021	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2022	As at March 31, 2021
Right of use	14.87	-	-	-	14.87	13.73	1.14	-	-	14.87	-	1.14
	14.87	-	-	-	14.87	13.73	1.14	-	-	14.87	-	1.14

*Refer note 4.06 in relation to relation to leases.

Particulars	Capital Work In Progress		As at March 31, 2023	As at March 31, 2022
	Opening Capital Work in Progress			300.47
Add :- Additions during the year			128.14	8.35
Less :- Transfer to Property, Plant & Equipment/Invesment Property			-	64.25
Closing Capital Work in Progress			428.61	300.47

* Contractual commitments for acquisition of Property, plant and equipment , refer note 4.03 for details

Borrowing costs capitalised for the year ended March 31, 2023 for Rs. 32.94 lakhs (March 31, 2022 - Nil lakhs)

(a) Ageing Schedule for Capital Work-in-Progress as on March 31, 2023

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress #	128.14	0.61	48.63	251.23	428.61
Projects temporarily suspended	-	-	-	-	-
Total	128.14	0.61	48.63	251.23	428.61

(b) Ageing Schedule for Capital Work-in-Progress as on March 31, 2022

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	0.61	48.63	76.06	175.18	300.47
Projects temporarily suspended	-	-	-	-	-
Total	0.61	48.63	76.06	175.18	300.47

There is no project in progress under Capital Work in Progress, whoes completion is overdue or has exceeded its costs compared to it original plan

2.04 Investment property

The changes in the carrying value of Investment Property for the year ended March 31, 2023 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block		
	As at April 1, 2022	Addition	Adjustments	Disposal	As at March 31, 2023	As at April 1, 2022	For the Year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Freehold Land*#	307.15	-	-	-	307.15	-	-	-	-	307.15	307.15
Buildings*#	3,072.60	-	-	-	3,072.60	380.38	63.80	-	-	2,628.42	2,692.22
Plant & equipment	139.66	-	-	-	139.66	92.19	7.18	-	-	40.29	47.47
Furniture & fixtures	5.16	-	-	-	5.16	3.99	0.24	-	-	0.93	1.17
Air conditioners	94.99	-	-	-	94.99	49.11	5.49	-	-	40.39	45.88
Electrical fittings	110.06	-	-	-	110.06	50.62	5.84	-	-	53.60	59.44
Closing Balance	3,729.62	-	-	-	3,729.62	576.29	82.56	-	-	3,070.77	3,153.33

The changes in the carrying value of Investment Property for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block		
	As at April 1, 2021	Addition	Adjustments	Disposal	As at March 31, 2022	As at April 1, 2021	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Freehold Land*#	307.15	-	-	-	307.15	-	-	-	-	307.15	307.15
Buildings*#	3,072.60	-	-	-	3,072.60	316.58	63.80	-	-	2,692.22	2,756.03
Plant & equipment	139.66	-	-	-	139.66	83.45	8.74	-	-	47.47	56.21
Furniture & fixtures	5.16	-	-	-	5.16	3.64	0.36	-	-	1.17	1.53
Air conditioners	94.99	-	-	-	94.99	43.10	6.01	-	-	45.88	51.89
Electrical fittings	110.06	-	-	-	110.06	43.97	6.65	-	-	59.44	66.09
Closing Balance	3,729.62	-	-	-	3,729.62	490.74	85.56	-	-	3,153.33	3,238.89

* Restriction in title of the property, Refer Note 4.02 (a) for details

* Freehold Land and Building has been pledged as security for borrowings, refer note no 2.23 (ii) for details.

Refer note 4.08 for title deeds not held in the name of Company

2.04 A Amount recognised in statement of profit and loss for investment properties

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Rental income derived from investment properties (including other operating income)	0.05	-
Less : Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Less : Direct operating expenses (including repairs and maintenance) that did not generate rental income *	103.58	26.26
Profit arising from investment properties before depreciation and indirect expenses	(103.53)	(26.26)
Less : Depreciation	82.56	85.56
Profit arising from investment properties before indirect expenses	(186.09)	(111.82)

* it includes legal and professional expenses, taxes paid and repair and maintenance expenses and other direct expenses if any.

Fair value

Particulars	As at	
	March 31, 2023	March 31, 2022
Fair Value	-	-

Fair value hierarchy and valuation technique

Considering valuation has not been carried out for the commercial properties having written down value of Rs. 3,070.77 lakhs (Gross cost Rs. 3,729.62 lakhs) by a registered valuer, no value has been disclosed under fair value as stated above.

2.05 Intangible Asset

The changes in the carrying value of intangible assets for the year ended March 31, 2023 are as follows:

Particulars	Gross carrying amount				Depreciation			Net Block		
	As at April 1, 2022	Addition	Adjustments	Disposal	As at March 31, 2023	For the Year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Computer software	0.85	1.64	-	-	2.49	0.52	-	-	1.13	0.23
Customer Acquisition Cost	18.26	65.46	-	-	83.72	47.91	-	-	56.99	9.18
Closing Balance	19.11	67.09	-	-	86.21	48.43	-	-	58.13	9.41

The changes in the carrying value of intangible assets for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount				Depreciation			Net Block		
	As at April 1, 2021	Addition	Adjustments	Disposal	As at March 31, 2022	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Computer software	0.85	-	-	-	0.85	0.03	-	-	0.62	0.26
Customer Acquisition Cost	-	18.26	-	-	18.26	9.08	-	-	9.08	-
Closing Balance	0.85	18.26	-	-	19.11	9.11	-	-	9.70	0.26

Range of remaining period of amortisation as at March 31, 2023 Intangible Assets is as below:

Assets	Net Block as at March 31, 2023		
	0-5 years	6-10 years	More than 10 years
Software	1.36	-	1.36
Customer Acquisition Cost	26.73	-	26.73

2.06 Non-Current Investments

(Figures in Lakhs)

Particulars	Face Value Rs. per unit	As at			
		March 31, 2023		March 31, 2022	
		Quantity	Amount	Quantity	Amount
Investments in Equity Instruments (Fully paid up)					
A. Investment in equity instruments of other Companies (designated as FVTPL) - Quoted					
CSB Bank Ltd	10.00	22,711	55.83	22,711	48.06
Total (A)			55.83		48.06
B. Investment in equity instruments of subsidiaries (measured at cost) - Unquoted * ^					
Lancor Maintenance & Services Limited	10.00	2,51,750	5.43	2,51,750	5.43
Lancor Infinys Limited	10.00	50,000	5.00	50,000	5.00
			10.43		10.43
Less: Impairment in value of investment			-		
Total (B)			10.43		10.43
C. Investment in partnership firms (measured at amortised cost)					
Central Park West Venture			389.06		379.70
Total (C)			389.06		379.70
Total investments (A+B+C)			455.33		438.19
Aggregate amount of Quoted investments at Market Value			55.83		48.06
Aggregate amount of Unquoted investments			399.49		390.13
Aggregate amount of impairment in value of investments			-		-
Details of investments in partnership firm		Profit sharing ratio (%)	Amount of Investment in capital	Profit sharing ratio (%)	Amount of Investment in capital
		March 31, 2023	March. 31, 2023	March 31, 2022	March 31, 2022
Investment in Central Park West Venture**					
Lancor Holdings Limited		100	200.00	100	200.00
Clasic Farms (Chennai) Limited		-	200.00	-	200.00
Lancor Maintenance & Services Limited		-	10.00	-	10.00
Total capital of the firm		100	410.00	100	410.00

* All the investments in equity shares of subsidiaries are measured as per Ind AS 27 'Separate Financial Statements'.

** As per the deed of partnership, the Clasic Farms (Chennai) Limited and Lancor Maintenance & Services Limited had guaranteed profits in the projects "The Central Park West" and "The Central Park South". Apart from the said two projects, the partners other than Lancor Holdings Limited (the Company) do not have any interest in the profit / loss of the entity.

^ Refer Note no.4.10 for further details

2.07 Other Non Current Financial Assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Bank Deposits with more than 12 months maturity (refer note 2.14)*	190.32	151.33
EMD paid to Landowners	85.63	-
Due from subsidiaries ***	133.38	102.03
	409.33	253.36

*Deposit amounting to Rs. 30.00 lakhs (March 31, 2022 - Rs. 30.00 lakhs) held on account of guarantee given by the bank in relation to a legal matter against the Company (Refer Note No. 4.02(c))

*Deposit amounting to Rs. 136.80 lakhs (March 31, 2022 - Rs. 100.21 lakhs) held as Security against borrowings from Banks / Financial Institutions (Refer Note 2.20 (p))

*Deposit amounting to Rs. 11.12 lakhs (March 31, 2022 - Rs. 11.12 lakhs) held as Security for Corporate credit card availed by the Company (Refer Note 2.25)

Note: No amount is receivable from any directors or officers of the Company, severally or jointly with any other person, or from firms where such director is a partner or from private companies where such director is a member

***** Loans or Advances to Specified Persons**

Advances in the nature of Loan given to the related party is mentioned below.

Type of Borrower	As at March 31 , 2023		As at March 31 , 2022	
	Amount Outstanding	% to the total loans and advances in the nature of Loan	Amount Outstanding	% to the total loans and advances in the nature of Loan
Related Party - Central Park West Venture	322.44	100%	281.74	100%

2.08 Deferred tax assets/ liabilities(net)

Particulars	As at	
	March 31, 2023	March 31, 2022
Deferred tax asset		
Employee benefits	18.39	20.87
Estimated provision for Inventory	-	-
Provision for expected credit loss of financial asset	5.96	5.87
Unabsorbed business loss & Unabsorbed depreciation	577.59	886.63
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	432.33	240.47
	1,034.27	1,153.84
Deferred tax liability		
Customer acquisition cost	7.44	2.55
Property, plant & equipment (Depreciation)	16.52	15.68
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	-	-
	23.96	18.24
	1,010.31	1,135.60
Minimum alternative tax credit entitlement	631.88	631.88
Net deferred tax asset	1,642.19	1,767.48

The Company has not created any deferred tax asset in respect of capital losses of Rs. 351.71 lakhs (March 31, 2022 - Rs. 351.71 lakhs) as there is no reasonable certainty supported by convincing evidences of their recoverability in the near future.

Movement in deferred tax assets (net)

Particulars	As at			
	April 1, 2022	Recognised in OCI	Recognised in profit or loss	March 31, 2023
Deferred tax asset				
Employee benefits	20.87	(2.10)	(0.37)	18.39
Estimated provision for Inventory	-	-	-	-
Provision for expected credit Loss of Financial Asset	5.87	-	0.09	5.96
Unabsorbed business loss & Unabsorbed depreciation	886.63	-	(309.04)	577.59
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	240.47	-	191.86	432.33
	1,153.84	(2.10)	(117.47)	1,034.27
Deferred tax liability				
Customer acquisition cost	2.55	-	4.88	7.44
Property, plant & equipment (Depreciation)	15.68	-	0.84	16.52
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	-	-	-	-
	18.24	-	5.72	23.96
Minimum alternative tax credit entitlement	631.88	-	-	631.88
Net deferred tax asset	1,767.48	(2.10)	(123.19)	1,642.19

Particulars	As at			
	April 1, 2021	Recognised in OCI	Recognised in profit or loss	March 31, 2022
Deferred tax asset				
Employee benefits	6.99	5.71	8.16	20.87
Estimated provision for Inventory	45.90	-	(45.90)	-
Provision for expected credit loss of Financial Asset	8.55	-	(2.68)	5.87
Unabsorbed business loss & Unabsorbed depreciation	796.25	-	90.38	886.63
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	-	-	240.47	240.47
	857.70	5.71	290.43	1,153.84
Deferred tax liability				
Customer acquisition cost	-	-	2.55	2.55
Property, plant & equipment (Depreciation)	5.38	-	10.30	15.68
Interest expense (Adjustment on account of Income Computation Disclosure Standards)	104.95	-	(104.95)	-
	110.33	-	(92.09)	18.24
Minimum alternative tax credit entitlement	631.88	-	-	631.88
Net deferred tax asset	1,379.25	5.71	382.52	1,767.48

2.09 Non Current Tax asset

Particulars	As at	
	March 31, 2023	March 31, 2022
Income tax paid (net of provisions)	63.63	79.54
	63.63	79.54

2.10 Other Non current assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Capital Advances		
Advance paid for the Purchase of Property *#^	335.27	311.74
Advances to contractors & suppliers	255.96	356.70
Advances other than capital advances		
Security deposit	177.62	329.28
Unsecured, considered good		
	768.85	997.72

*Capital advance paid for purchase of property held as security for borrowings from banks (refer note no. 2.20)

Borrowing costs capitalised for the year ended March 31, 2023 for Rs.23.53 lakhs (March 31, 2022 - Rs. 22.87 lakhs) Refer Note no. 4.13 for details

^ The 1st Floor of VTN Square acquired under the auction is pending before the DRAT, Delhi, since the Presiding Officer, DRT II Delhi has set-aside the Sale Certificate issued to us. Against the said set aside order, the Company has filed an appeal and awaiting for the next date of hearing by DRAT, Delhi.

2.11 Inventories (at lower of cost and net realisable value) ^*

Particulars	As at	
	March 31, 2023	March 31, 2022
a) Construction materials	79.62	46.05
b) Work-in-progress **	18,515.74	18,933.74
c) Constructed premises Held for sale	563.23	1,306.26
d) Land held for property development	431.19	617.00
	19,589.78	20,903.06

^ During the year ended March 31, 2023, the Company has capitalised borrowing cost to the extent of Rs.637.61 lakhs (March 31, 2022: Rs. 1,079.43 lakhs) to the cost of real estate project under development

* Inventories have been pledged as security for borrowings, refer note no 2.20 for details

** Refer to Note No. 4.02 (g), in relation to Town and Country and Harmonia Projects having carrying value amounting to Rs. 7,796.86 lakhs and Rs. 535.44 lakhs respectively

2.12 Trade Receivables

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, Considered Good*	1,452.74	1,085.80
Less: Allowance for Expected Credit Loss	(21.41)	(21.10)
	1,431.33	1,064.71

Note: No amount is receivable from any directors or officers of the Company, severally or jointly with any other person, or from firms where such director is a partner or from private Companies where such director is a member

* Disclosure related to credit risk, impairment of trade receivables under expected credit loss model and related financial instrument disclosures, Refer note no. 4.11 for details.

* The receivables have been pledged as security for borrowings, refer note no 2.20 for details

Ageing for trade receivables - current outstanding as at March 31, 2023 is as Follows :

Particulars	No Due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Trade Receivables - Billed							
Undisputed Trade Receivable							
– considered good	30.93	1,130.12	36.90	230.69	3.25	20.84	1,452.74
– which have significant increase in credit risk	-	-	-	-	-	-	-
– credit impaired	-	3.46	(3.77)	(0.37)	(15.59)	(5.14)	(21.41)
Disputed Trade Receivable							
– considered good	-	-	-	-	-	-	-
– which have significant increase in credit risk	-	-	-	-	-	-	-
– credit impaired	-	-	-	-	-	-	-
Total	30.93	1,133.57	33.14	230.32	(12.34)	15.70	1,431.33
Add: Unbilled Revenue - (Refer Note No. 2.15)							499.78
Total							1,931.11

Ageing for trade receivables - current outstanding as at March 31, 2022 is as follows :

Particulars	No Due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Trade Receivables - Billed							
Undisputed Trade Receivable							
– considered good	656.41	122.31	279.54	2.82	17.70	7.02	1,085.80
– which have significant increase in credit risk	-	-	-	-	-	-	-
– credit impaired	-	0.77	(1.13)	(15.59)	(5.14)	-	(21.10)
Disputed Trade Receivable							
– considered good	-	-	-	-	-	-	-
– which have significant increase in credit risk	-	-	-	-	-	-	-
– credit impaired	-	-	-	-	-	-	-
Total	656.41	123.08	278.40	(12.76)	12.56	7.02	1,064.71
Add: Unbilled Revenue - (Refer Note No. 2.15)							1,996.48
Total							3,061.19

2.13 Cash and Cash Equivalents

Particulars	As at	
	March 31, 2023	March 31, 2022
Balances with Banks		
In current accounts *	593.25	372.03
Cash in hand	0.04	0.01
	593.29	372.04

* includes Rs. 244.39 lakhs (March 31, 2022 Rs. 351.83 lakhs) held in escrow accounts for projects under Real Estate (Regulation and Development) Act, 2016 ("RERA"). The money can be utilised for payments of the specified projects.

2.14 Bank Balances other than Cash & Cash Equivalents

Particulars	As at	
	March 31, 2023	March 31, 2022
Unpaid dividend account Earmarked	2.58	2.59
Bank Deposits with less than 12 months maturity	-	50.00
Bank Deposits with more than 12 months maturity	190.32	151.33
	192.90	203.92
Less: Amount disclosed under the head "other non current financial asset" (refer note 2.07) *	190.32	151.33
	2.58	52.59

* Deposit amounting to Rs. Nil (March 31, 2022 - Rs. 50.00 lakh) given as security against borrowings, Refer Note No. 2.23 (iii) for details

2.15 Other Current Financial Assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, Considered Good		
Loan to Related Parties*		
Other Advances	60.55	55.48
Interest accrued but not due on deposits	31.15	22.89
Security Deposit	28.35	27.75
Unbilled Revenue	499.78	1,996.48
	619.83	2,102.61

* Further information about these loans is set out in note no. 4.14

2.16 Current Tax Assets (Net)

Particulars	As at	
	March 31, 2023	March 31, 2022
Income Tax Refund Receivables	0.15	32.40
Income Tax Paid Under Protest	25.91	-
	26.05	32.40

2.17 Other Current Assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, Considered Good		
Advances other than capital advances		
Security Deposit	171.50	5.00
Advances to Contractors & Suppliers	152.52	278.66
Prepaid Expenses	2.74	4.01
Advance (including expenses incurred) for Land *	96.85	96.50
Other Advances	13.04	8.15
	436.66	392.32
Impairment of Non Financial Assets	(10.00)	(10.00)
	426.66	382.32

Note: No amount is receivable from any directors or officers of the Company, severally or jointly with any other person, or from firms where such director is a partner or from private Companies where such director is a member.

* Advances paid including expenses incurred in relation to land though unsecured, are considered good as amount has been incurred based on arrangements executed by the Company.

2.18 Equity share Capital

Particulars	As at	
	March 31, 2023	March 31, 2022
Authorised Capital		
9,03,00,000 (March 31, 2022: 9,03,00,000) shares face value of Rs 2/- each	1,806.00	1,806.00
	1,806.00	1,806.00
Issued, Subscribed & Paid up Capital		
4,05,00,000 (March 31, 2022: 4,05,00,000) equity shares of face value of Rs.2/- each fully paid up	810.00	810.00
Total issued, subscribed and fully paid-up share capital	810.00	810.00

a. Reconciliation of shares outstanding as at the beginning and at the end of the reporting period

Particulars	As at			
	March 31, 2023		March 31, 2022	
	No. of Shares	Amount	No. of Shares	Amount
Equity shares				
Shares at the Beginning of the Year	4,05,00,000	810.00	4,05,00,000	810.00
Add: Shares issued during the period	-	-	-	-
Shares outstanding as at end of the period	4,05,00,000	810.00	4,05,00,000	810.00

b. Rights, preference and restrictions attached to shares**Equity Shares**

The company has only one class of equity shares having a par value of Rs.2 per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting, except in case of interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% of shares of the company

Name of the Share Holder	As at			
	March 31, 2023		March 31, 2022	
	No. of Shares	% of holding	No. of Shares	% of holding
Equity shares of Rs. 2 each fully paid				
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%

Note : The above share holding is as per the records of the Company, including its register of share holders/members.

d. Disclosure of Shareholding of Promoters as at March 31, 2023 is as follows:

Promoter name	Share held by promoters				%Change during the year
	As at March 31, 2023		As at March 31, 2022		
	No. of shares	% of Total shares	No. of shares	% of Total shares	
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%	-
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%	-
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%	-
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%	-
	2,51,41,664	62.08%	2,51,41,664	62.08%	-

Disclosure of Shareholding of Promoters as at March 31, 2022 is as follows:

Promoter name	Share held by promoters				% Change during the year
	As at March 31, 2022		As at March 31, 2021		
	No. of shares	% of Total shares	No. of shares	% of Total shares	
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%	-
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%	-
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%	-
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%	-
	2,51,41,664	62.08%	2,51,41,664	62.08%	-

2.19 Other Equity

Particulars	As at	
	March 31, 2023	March 31, 2022
Securities Premium	1,245.40	1,245.40
General Reserve	1,720.14	1,720.14
Retained Earnings	9,319.57	9,346.75
	12,285.11	12,312.29

Nature and purpose of reserves**Securities premium**

Securities premium is used to record the premium on issue of shares. The same will be utilised in accordance with provisions of the Companies Act 2013.

General Reserve

The Company had transferred a portion of the net profit of the Company before declaring dividend to the general reserve pursuant to the earlier provisions of the Companies Act, 1956. Mandatory transfer to general reserve before declaration of dividend is not required under the Companies Act, 2013

Retained Earnings

Retained earnings are the net profits, the Company has earned till date and is net of amount transferred to other reserves such as general reserves, etc., amount distributed as dividend and adjustments in terms of Ind AS 101.

2.20 Non current borrowings

Particulars	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Secured				
From Banks / Financial Institutions	3,970.84	5,823.76	1,021.25	3,935.03
Non Convertible Debentures 6,000 (March 31, 2022 - 2,798) - unlisted, secured, non convertible debentures of Rs. 1,00,000/- each	397.93	1,430.09	2,000.00	1,000.00
Unsecured				
From Bank ***	540.56	716.22	161.46	143.52
Total	4,909.34	7,970.08	3,182.71	5,078.55
Less: Current maturities of long term borrowing shown as current borrowings (Refer note no: 2.23)	-	-	3,182.71	5,078.55
	4,909.34	7,970.08	-	-

*** Loan taken from the CSB Bank Ltd - ECLGS Facilities has been classified as Unsecured in nature due to Registration of Charge has not been registered.

During the year, the Company has not been declared as wilful defaulter by any banks, financial institutions or any other lenders.

Terms and Conditions for repayment of Borrowings:

a. Term Loan from Axis Finance Limited - I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - I	-	-	-	1,087.58

i. As per the revised terms, the loan is repayable on 7 equal quarterly instalments of Rs. 400.73 lakhs commencing from 31st March 2021. However, the Loan is fully repaid by October 2022.

ii. The term loan from Axis Finance Limited is secured by:

(a) First charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future; (b) First charge by way of hypothecation and escrow of all receivables, both present and future of the project; (c) Charge on escrow account of the Projects..

b. Term Loan under Guaranteed Emergency Credit Line from Axis Finance Limited - II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - II	-	540.46	-	190.75

i. The total loan sanctioned to the company is amounting to Rs. 763.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 15.90 lakhs commencing from February 2021 including moratorium period of 12 months. The Loan is fully repaid by March 2023.

ii. The term loan from Axis Finance Limited is secured by:

(a) Second charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future & Unsold apartments of the projects Kiruba cirrus, The Central Park Lake front, Townsville (A, B, C & D Blocks), Lumina (E, F & G Blocks) (b) Second charge by way of hypothecation and escrow of all receivables, both present and future of the project; (c) Charge on escrow account of the Projects.

c. Term Loan under Guaranteed Emergency Credit Line II from Axis Finance Limited - III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - III	-	265.75	-	-

i. The total loan sanctioned to the company is amounting to Rs. 381.00 lakhs. However the Company has availed Rs. 265.75 lakhs till March 31, 2022. The Loan is repayable in 72 monthly installments of Rs. 7.94 lakhs each commencing from January, 2022 including moratorium period of 24 months. The Loan is fully repaid by March 2023.

ii. The term loan from Axis Finance Limited is secured by:

(a) Second charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future & Unsold apartments of the projects Kiruba cirrus, The Central Park Lake front, Townsville (A, B, C & D Blocks), Lumina (E, F & G Blocks) (b) Second charge by way of hypothecation and escrow of all receivables, both present and future of the project; (c) Charge on escrow account of the Projects.

d. LIC Housing Finance Limited I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited I	1,254.30	2,719.52	-	-

i. The total loan sanctioned to the company is amounting to Rs. 7,000.00 lakhs. The term loan is repayable in 18 installments of Rs. 350.00 lakhs, 2 installments of Rs. 250.00 lakhs and last installment of Rs. 200.00 lakhs commencing after moratorium period of 21 months from the date of disbursement. As per revised rescheduled letter dt December 20, 2021, the terms of repayment has been revised and repayment starts from September 01, 2023.

ii. The term loan from LIC Housing Finance Limited is secured by: (a) Equitable Mortgage of the project land of 3.575 acres located in Model school road, off OMR, Sholingnallur including construction thereon and excluding land and saleable area already conveyed; (b) Assignment / Hypothecation of receivables from the project "TCP Altura"; (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

e. LIC Housing Finance Limited II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited II	-	-	-	2,179.58

i. The total loan sanctioned to the company is amounting to Rs. 4,600.00 lakhs. As per revised schedule the term loan is repayable in 14 installments of Rs. 100.00 lakhs, 6 installments of Rs. 200.00 lakhs, 2 installments of Rs. 225.00 lakhs and 1 installment of Rs. 277.07 lakhs commencing from 1st September 2020.

As per revised rescheduled letter dt December 20, 2021, the terms of repayment has been revised and repayment starts from September 01, 2023. The Loan is fully repaid by April 2022.

ii. The term loan from LIC Housing Finance Limited is secured by: (a) Equitable Mortgage of the project land being housing/building sites in the sanctioned layout DTCP Ref No. 29/2009 situated at No. 105, Sriperumbudur Village, Sriperumbudur, Kanchipuram District comprising in Survey Nos. 1288 & other bearing patta nos. 314, 2510, 2511, 2513 & 2551, 2626, 2272, 2273 including construction thereon and excluding land and saleable area already conveyed; (b) Assignment / Hypothecation of receivables from the project "Town & Country Project"; (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

f. Guaranteed Emergency Credit Line from LIC Housing Finance Limited III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited III	570.95	827.52	238.46	207.47

i. The total loan sanctioned to the company is amounting to Rs. 1,035.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 21.56 lakhs commencing from April 2021 including moratorium period of 12 months.

ii. The term loan from LIC Housing Finance Limited is secured by Second charge by way of: (a) Equitable Mortgage of the project land of 3.575 acres located in Model school road, off OMR, Sholingnallur including construction thereon and excluding land and saleable area already conveyed (b) Assignment / Hypothecation of receivables from the project "TCP Altura" (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

g. Guaranteed Emergency Credit Line from LIC Housing Finance Limited IV

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited IV	359.07	518.90	149.53	130.10

i The total loan sanctioned to the company is amounting to Rs. 649.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 13.52 lakhs commencing from April 2021 including moratorium period of 12 months.

ii The term loan from LIC Housing Finance Limited is secured by Second charge by way of: (a) Equitable Mortgage of the project land being housing/building sites in the sanctioned layout DTCP Ref No. 29/2009 situated at No. 105, Sriperumbudur Village, Sriperumbudur, Kanchipuram District comprising in Survey Nos. 1288 & other bearing patta nos. 314, 2510, 2511, 2513 & 2551, 2626, 2272, 2273 including construction thereon and excluding land and saleable area already conveyed (b) Assignment / Hypothecation of receivables from the project "Town & Country Project" (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

h. City Union Bank Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan I	96.68	160.97	60.96	14.00

- i.** The total amount of loan sanctioned to the Company was amounting to Rs. 1,350.00 lakhs. The loan is repayable in 119 equal monthly installments at Rs.20.17 lakhs and one installment of Rs.20.42 lakhs. (Principle plus interest). As per the revised terms, moratorium is provided for 24 months with repayment to be made by February 2028.
- ii.** The loan is secured by: (a) All that piece and parcel of Non Residential Superstructures (Elcot Avenue, Lancor Sports & Recreation Centre) inclusive of common areas together with undivided share of Land comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3 situated in "The Central Park South" in Sholinganallur Village, Tambaram Taluk, Kancheepuram District (b) an office space in the 2nd floor together with 3 car parking spaces in the ground floor of the building "VTN" Square

i. City Union Bank Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan II	150.01	298.61	142.05	32.65

- i.** The total amount of loan sanctioned to the Company was amounting to Rs. 400.00 lakhs. The loan is repayable in 32 monthly installments of Rs.14.49 lakhs and one installment of Rs. 20.28 lakhs. As per the revised terms, moratorium is provided for 24 months with repayment to be made by February 2025.
- ii.** The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai. (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

j. City Union Bank Term Loan III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan III	-	153.71	134.17	20.58

- i.** The total amount of loan sanctioned to the Company was amounting to Rs.300.00 lakhs. However the Company has availed Rs. 195.75 lakhs which is repayable in 35 monthly installments of Rs. 6.60 lakhs and one installment of Rs.6.56 lakhs. As per the revised terms, moratorium is provided for 24 months with repayment to be made by August 2025.
- ii.** The loan is secured by:
- (a)** Land and Building at VTN square, Corporate Office, Second Floor, No 58, GN Chetty Road, T Nagar, Chennai
- (b)** Land and Building at VTN square, First Floor, No 58, GN Chetty Road, T Nagar, Chennai (Refer Note No. 2.10)

k. Under Guaranteed Emergency Credit Line from City Union Bank Term Loan IV

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan IV	122.61	174.62	61.75	61.75

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 247.00 lakhs. The loan is repayable in 60 monthly installments at Rs. 515 lakhs each from March 2021 including mortorium of 12 months
- ii. The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai. (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

l. Under Guaranteed Emergency Credit Line from City Union Bank Term Loan V

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan V	113.21	123.50	10.29	-

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 123.00 lakhs. The loan is repayable in 72 monthly installments at Rs. 2.57 lakhs each from December 2021 including mortorium of 24 months
- ii. The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai. (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

m. Under Guaranteed Emergency Credit Line from CSB Bank Limited Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
CSB Bank Limited Term Loan I	271.58	429.22	143.52	143.52

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 574.00 lakhs. The loan is repayable in 60 monthly installments at Rs. 11.96 lakhs each from April 2021 including mortorium of 12 months
- ii. The loan is secured by second charge in nature by : (a) Land and Building at Menon Eternity situated at 165, St. Mary's Road, Alwarpet, Chennai. (b) Dry Land at Sriperumbudur Taluk, Kancheepuram District.

n. Under Guaranteed Emergency Credit Line from CSB Bank Limited Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
CSB Bank Limited Term Loan II	268.98	287.00	17.94	-

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 287.00 lakhs. The loan is repayable in 72 monthly installments at Rs. 5.98 lakhs each from December 2021 including mortorium of 24 months
- ii. The loan is secured by second charge in nature by : (a) Land and Building at Menon Eternity situated at 165, St. Mary's Road, Alwarpet, Chennai. (b) Dry Land at Sriperumbudur Taluk, Kancheepuram District.

o. Unlisted Non-Convertible Debentures from Sundaram Alternative Opp Series - High Yield Secured Debt Fund II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Sundaram Alternative Opp Series - High Yield Secured Debt Fund II	397.93	1,430.09	2,000.00	1,000.00

i. The Company has offered amounting to Rs. 6,000.00 lakhs through 6,000 Non - Convertible Debenture of Rs. 1,00,000/- each @ 16% Interest per annum cash coupon, compounded monthly and payable quarterly by Private Placement to Sundaram Alternative Opp Series - High Yield Secured Debt Fund II. The Debentures is redeemable in 12 equal Quarterly installments post the Principal Moratorium period of 12 months from the date of allotment of the debentures.

ii. The loan is secured by:

a) Exclusively first charge by way of mortgage on the following projects:

- 1) Project "Infinys" - land of 1.49 acres located in No. 155 Keelkattalai Village, New No. 97 Madipakkam Part II, Pallavaram Municipality Kancheepuram District, Tamilnadu
- 2) Approved plots measuring 3,00,000 Sq.Ft in Harmonia Projects
- 3) 32 acres of free hold katcha land in sriperumbadur

b) First charge by way of hypothecation on receivables of developer share of projects through escrow a/c

c) personal guarantee of promoter

The facility shall provide security of atleast 2 times of the facility outstanding and a cash flow escrow of atleast 2 times the facility outstanding at all the times during the tenor of the facility

p. Sundaram Home Finance Limited - Term Loan 1

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Sundaram Home Finance Limited - Term Loan 1	1,258.79	-	208.33	-

i. The total loan sanctioned to the company is amounting to Rs. 2,500.00 lakhs. The tenure of the term loan not exceeding 48 months including Principal Moratorium of 12 months, is repayable in equated quarterly installments. Principal repayment will start from March 31, 2023 on quarterly basis till December 31, 2026

ii. The term loan from Sundaram Home Finance Limited is secured by: (a) Equitable Mortgage of the project land in respect of their on-going residential project, "Lumina" situate at Nellikuppam Road, Guduvanchery, Pincode - 603 202, comprised in Survey Nos. 11/1, 11/2, 11/3, 11/4, 11/5A, 13/1A, 13/1B1, 16/1A1, 16/2A1, 16/2B1, 17/1A1, 17/1A2, 17/1A3, 17/1B1, 17/1B2 and 29/5 in Kayarambedu Village, Chengalpet Taluk, Kancheepuram District (b) Assignment / Hypothecation of receivables from the project "Lumina Project".

q. Loan from HDFC Bank Limited

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
HDFC Bank Ltd - Term Loan - Car Loans I	42.19	35.33	13.89	8.88

i. The total amount of loan sanctioned was amounting to Rs. 49.55 lakhs. The term loan I is repayable in 60 monthly equal installments.

ii. The loan is secured by exclusive charge on vehicles.

r. Loan from HDFC Bank Limited

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
HDFC Bank Ltd - Term Loan - Car Loans II	3.04	4.87	1.82	1.68

i. The total amount of loan sanctioned was amounting to Rs. 7.20 lakhs. The term loan I is repayable in 47 monthly equal installments.

ii. The loan is secured by exclusive charge on vehicles.

Additional Disclosures

(Figures in Lakhs)

a. Details of delay in payment of interest and principal during the year

i.	Nature of borrowings	Name of lender	Delay in repayment during the year*		
			Interest	No. of days of delay	No. of days of delay
	Term Loan I	Axis Finance Limited	-		1 to 61
	Term Loan II		14.13	4 to 12	5 to 23
	Term Loan III		7.85	5 to 12	-
	Term Loan I	LIC Housing Finance Limited	59.23	6 to 22	-
	Term Loan III		-		17
	Term Loan IV		-		17
	Overdraft	CSB Bank Ltd	41.15	1 to 2	-
	Total		122.36		311.25

* Outstanding against these items was nil as on the date of the balance sheet.

b) Registration of charges or satisfaction with Registrar of Companies (ROC)

i) In case of Loans obtained from the following banks as stated below Registration of Charges has been made with Registrar of Companies after the completion of statutory period as stated in the provisions of Companies Act, 2013

S.no	Bank	Description	Location of Registrar	Charge Amount (Rs. In lakhs)	No. of days of delay	Reason for delay
1	CSB Bank Ltd	Non creation of charge	Chennai	574.00	Not yet registered	Security given for the loan is under disputes. **
2	CSB Bank Ltd	Non creation of charge	Chennai	287.00	Not yet registered	Security given for the loan is under disputes. **
3	HDFC Bank Limited	Creation of Charge	Chennai	9.99	15	Delay in receiving documents from bank
4	HDFC Bank Limited	Creation of Charge	Chennai	13.79	12	Delay in receiving documents from bank
5	LIC Housing Finance Limited	Modification of Charge	Chennai	4,600.00	13	Delay in receiving documents from bank
6	City Union Bank Limited	Satisfaction of Charge	Chennai	500.00	159	Due to MCA Migration from V2 to V3 Portal

** Refer Note No.4.02 a.

c) Borrowings secured against current assets

The company has borrowings from banks / financial institutions on the basis of security of current assets. As per the sanction letter or renewal of sanction letter, the company is required to submit the quarterly returns or statement of current asset. Such statement or return is submitted with the banks / Financial Institutions, which are in agreement with the books of accounts.

2.21 Trade Payables

Particulars	As at	
	March 31, 2023	March 31, 2022
Total Outstanding Dues of Micro and Small Enterprises*^	-	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises ^	34.87	147.42
	34.87	147.42

*Refer note no: 4.07 for due to Micro, Small & Medium enterprises.

^ Refer note no: 2.24 for ageing of Trade Payables

2.22 Non Current Provisions

Particulars	As at	
	March 31, 2023	March 31, 2022
Provision for Employee Benefits		
Provision for Gratuity*	52.82	67.70
	52.82	67.70

* Refer note no: 4.04 for details on employee benefits.

2.23 Current Borrowings

Particulars	As at	
	March 31, 2023	March 31, 2022
Secured		
Overdraft Facilities from Bank **	1,133.90	2,867.81
Short Term Loan from Bank **	500.00	-
Current Maturities of Long Term Secured Borrowings (Refer note no: 2.20) **	3,182.71	5,078.55
Total	4,816.61	7,946.35
Unsecured		
Loans and Advances from Related Parties	1,304.39	1,515.90
	1,304.39	1,515.90
	6,121.00	9,462.25

** Refer note no. 2.20 for delay in payment of interest to banks/ financial institution

Security disclosure for the Outstanding Short-Term Borrowings as at 31st March, 2023**Overdraft Facility from Banks:****i. The Overdraft from City Union Bank Limited I**

	As at	
	March 31, 2023	March 31, 2022
City Union Bank-I	508.01	1,003.29

The loan from City Union Bank Limited is secured by mortgage of 1) commercial building on II Floor at "VTN Square" building owned by the company. 2) All that piece and parcel of Non residential super structures (Elcot Avenue, Lancor sports & Recreation centre) inclusive of common areas together with undivided share of land situated in "The Central Park South" in Sholinganallur village, Tambaram Taluk, Kancheepuram district.

ii. The Overdraft from CSB Bank Limited I

	As at	
	March 31, 2023	March 31, 2022
CSB Bank Limited I	625.89	1,814.71

Secured by equitable mortgage of premises owned by the Company in the building "Menon Eternity" and Dry Land at Sri Perumbudur.

iii. Axis Bank Limited

	As at	
	March 31, 2023	March 31, 2022
Axis Bank Limited	-	49.81

Secured by 100% Cash Margin by way of Fixed Deposit lien marked in favour of M/s Axis Bank including Interest accrued thereon. The said facility has been closed during July 2022.

iv. City Union Bank Short Term Loan

	As at	
	March 31, 2023	March 31, 2022
City Union Bank Short Term Loan	500.00	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 500.00 lakhs. The Period of the loan is 12 months.

- ii. The loan is secured by mortgage of 1) commercial building on II Floor at "VTN Square" building owned by the company. 2) All that piece and parcel of Non residential super structures (Elcot Avenue , Lancor sports & Recreation centre) inclusive of common areas together with undivided share of land situated in "The Central Park South" in Sholinganallur village, Tambaram Taluk, Kancheepuram district. 3) 8 Nos. of Unsold Units in "Townsville" Project in Sriperumbudur, Kancheepuram District.

v. Loan from Director

	As at	
	March 31, 2023	March 31, 2022
Loan from Director	1,304.39	1,515.90

The loan is repayable on demand. The loan is received from directors and the same is unsecured.

2.24 Trade Payable

Particulars	As at	
	March 31, 2023	March 31, 2022
Total outstanding dues of Micro Enterprises and Small Enterprises*	0.68	1.04
Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises	1,618.81	357.05
	1,619.49	358.09

* Refer note no: 4.07 for due to Micro, Small & Medium Enterprises.

Ageing for Trade Payables Outstanding as at March 31, 2023 is as Follows :

Particulars	Not Due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2 - 3 years	More than 3 years	
(i) MSME	0.09	0.59	-	-	-	0.68
(ii) Others	588.71	1,027.75	5.66	9.36	22.21	1,653.68
(iii) Disputed dues – MSME		-	-	-	-	-
(iv) Disputed dues – Others		-	-	-	-	-
	588.80	1,028.33	5.66	9.36	22.21	1,654.36
Add: Unbilled dues						-
Total trade payable						1,654.36

Ageing for Trade Payables Outstanding as at March 31, 2022 is as Follows :

Particulars	Not Due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2 - 3 years	More than 3 years	
(i) MSME	0.07	0.97	-	-	-	1.04
(ii) Others	28.39	231.30	32.69	91.76	120.33	504.47
(iii) Disputed dues – MSME		-	-	-	-	-
(iv) Disputed dues – Others		-	-	-	-	-
	28.46	232.27	32.69	91.76	120.33	505.51
Add: Unbilled dues						-
Total trade payable						505.51

2.25 Other Financial Liabilities

Particulars	As at	
	March 31, 2023	March 31, 2022
Interest accrued and not paid	16.58	101.71
Unclaimed dividend [^]	2.58	2.59
Rental deposits	1.25	10.82
Contractually reimbursable expenses	17.04	4.11
Refund due to Customers	2,449.93	249.50
Other payable*	48.23	128.69
	2,535.61	497.42

[^] Not due for credit to "Investor Education and Protection Fund"

* includes corporate credit card liability amounting to Rs. Nil (March 31, 2022 - Rs. 4.39 lakhs)

2.26 Other Current Liabilities

Particulars	As at	
	March 31, 2023	March 31, 2022
Advance Received from Customers*	755.86	511.83
Unearned Revenue*	1,026.37	429.15
Statutory Dues Payable	103.77	72.93
	1,885.99	1,013.91

* Refer Note no.4.16 for other disclosures

2.27 Current Provisions

Particulars	As at	
	March 31, 2023	March 31, 2022
Provision for Employee Benefits		
Provision for Bonus & Exgratia	1.78	6.17
Provision for Gratuity*	11.51	1.15
Provision for Corporate Social Responsibility	3.72	3.72
	17.00	11.03

* Refer note no: 4.04 for details on employee benefits.

3.01 Revenue from Operations *

(Figures in Lakhs)

Particulars	As at	
	March 31, 2023	March 31, 2022
Revenue from Real Estate Development	11,280.87	10,427.87
Rental Income	2.26	2.27
Maintenance Income	138.02	93.76
	11,421.15	10,523.90

* Refer Note No.4.16 for details

3.02 Other Income

Particulars	As at	
	March 31, 2023	March 31, 2022
Interest income on		
Bank Deposits	14.80	11.01
Financial Assets (measured at amortised cost)	9.33	7.40
Income Tax Refund Due	1.84	3.08
Interest Income - Others	0.36	-
Share of Profit from Partnership Firm	14.97	18.34
Trade Payables Written Back	46.55	2.15
Other Non - Operating Income *	42.72	30.06
	130.58	72.05

* Includes a) Gain on fair value changes for investments designated at fair value through profit and loss amounting to Rs.7.78 Lakhs (March 31, 2022 - Nil)

3.03 Cost of Materials and Construction Expenses

Particulars	As at	
	March 31, 2023	March 31, 2022
Purchase of Materials	1,168.65	213.76
Approval Charges	1,268.72	41.26
Construction Expenses	3,546.22	1,594.00
Professional Charges	47.95	44.31
Power and Fuel	19.86	92.33
Other Expenses	7.86	56.86
	6,059.26	2,042.53

3.04 Changes in Inventories of Constructed Premises, Construction Work-in-Progress and Construction Materials

Particulars	As at	
	March 31, 2023	March 31, 2022
Inventories at the beginning of the year		
Construction Materials	46.05	54.25
Work-in-Progress	18,933.74	23,341.43
Land held for Property Development	617.00	706.61
Constructed Premises for Sale	1,306.26	2,412.37
	20,903.06	26,514.66
Inventories at the end of the year		
Construction Materials	79.62	46.05
Work-in-Progress	18,515.74	18,933.74
Land held for Property Development	431.19	617.00
Constructed Premises for Sale	563.23	1,306.26
	19,589.78	20,903.06
(Increase)/ Decrease in Inventories	1,313.27	5,611.61

3.05 Employee Benefit Expenses

Particulars	As at	
	March 31, 2023	March 31, 2022
Salaries, Wages and Bonus	572.17	546.27
Contribution to Provident and Other Funds	21.90	16.10
Gratuity Expenses	11.70	7.09
Staff Welfare Expenses	13.34	32.80
	619.12	602.26

3.06 Finance Cost

Particulars	As at	
	March 31, 2022	March 31, 2021
Interest on Overdraft	274.27	450.86
Interest on Debentures	679.18	127.35
Interest on Term Loan	923.36	1,774.87
Interest on Lease Liability	-	0.02
Interest to Others	54.82	182.46
Bank and Processing Charges	60.62	3.70
	1,992.25	2,539.27

3.07 Depreciation & Amortisation

Particulars	As at	
	March 31, 2023	March 31, 2022
Depreciation on Property, Plant and Equipment	50.93	42.04
Depreciation on Investment Property	82.56	85.56
Amortisation on Intangible Assets	48.43	9.11
Depreciation on Right of Use Assets	-	1.14
	181.91	137.85

3.08 Other Expenses

Particulars	As at	
	March 31, 2023	March 31, 2022
Power & Fuel	15.95	9.55
Rates & Taxes	83.81	91.35
Repairs & Maintenance		
- Completed Projects	82.23	120.13
- Others	14.02	13.27
Maintenance Expenses	105.84	82.44
Vehicle Maintenance	5.36	3.77
Software Maintenance	0.62	1.31
Travel & Conveyance	14.77	16.36
Communication Costs	5.78	5.02
Printing and Stationery	11.39	10.65
Bank Charges	2.33	18.17
Legal and Professional Fees	290.79	176.39
Directors Sitting Fees	4.58	5.30
Advertisement and Sales Promotion	474.83	337.07
Rent	6.70	5.39
Insurance	10.40	12.86
Payment to Auditors (refer note below)	18.40	18.00
Brokerage	3.28	23.00
Donation	8.00	0.03
Provision of Expected Credit Loss	0.31	0.37
Loss on Fair Valuation of Investment	-	4.79
Advances/ Deposits/ Property, Plant & Equipments written off	0.58	0.98
Claims & Compensations	20.99	20.00
Miscellaneous Expenses	45.02	35.52
	1,225.98	1,011.72
Payment to Auditor		
As Auditor		
Statutory Audit fee	15.34	15.34
Tax Audit Fee	3.06	2.66
	18.40	18.00

3.09 Tax Expense

Particulars	As at	
	March 31, 2023	March 31, 2022
a) Income tax expenses		
Current tax		
In respect of the current year	-	-
Deferred tax		
In respect of the current year	125.29	(388.23)
Total income tax expense recognised in the current year	125.29	(388.23)
b) Reconciliation of tax expense and the accounting profit multiplied by statutory income tax rate for the year indicated are as follows		
Profit/(loss) before tax	90.55	(1,422.37)
Effective Tax Rate applicable to the Company	27.82%	27.82%
Tax expense as the enacted income tax rate	25.19	(395.70)
Tax in relation to expenses not deducted / income not taxable / notional income considered in determining taxable profits	(25.19)	395.70
Tax impact on account of employee benefits	2.48	(13.88)
Tax impact on account of provision for Inventory	-	45.90
Tax impact on account of provision for expected credit loss	(0.09)	2.68
Tax impact on account of unabsorbed business loss	309.04	(90.38)
Tax impact on depreciation of property, plant and equipment	5.72	12.85
Tax impact on account of interest expense (provision as per ICDS)	(191.86)	(345.42)
Income tax expense	125.29	(388.23)

4.01 Earning per Equity Share*(Figures in Lakhs)*

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Net Profit attributable to Equity Shareholders		
Net profit for the year	(32.64)	(1,039.86)
Nominal value of the equity share	2.00	2.00
Total number of equity shares outstanding at the beginning of the year	4,05,00,000	4,05,00,000
Total number of equity shares outstanding at the end of the year	4,05,00,000	4,05,00,000
Weighted-average number of equity shares	4,05,00,000	4,05,00,000
Basic EPS	(0.08)	(2.57)
Nominal value of equity share	2.00	2.00
Weighted average number of equity shares used to compute diluted earning per share	4,05,00,000	4,05,00,000
Diluted EPS	(0.08)	(2.57)
Weighted-average number of Equity shares for basic EPS	4,05,00,000	4,05,00,000
Weighted-average number of Equity shares adjusted for the effect of dilution	4,05,00,000	4,05,00,000

4.02 Contingent Liabilities

The Company's pending litigations comprise of claims against the Company primarily by the customers and proceedings pending with Income Tax / Service Tax / VAT and other government authorities. The Company has reviewed all its pending litigations and proceedings and has adequately provided for where Provisions are required and disclosed the contingent liabilities where applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial results.

- a) In the matter of the Commercial Property, "Menon Eternity" owned by the Company, the arbitrator had issued an award dated March 16, 2016, invalidating the sales deeds registered in favour of the Company having carrying value of Rs.2,985.69 Lakhs. The single bench of the Hon'ble High court of Madras by its judgement delivered on December 23, 2016, set aside the Award of the Arbitrator, with regard to the invalidation of the Sale deeds and confirmed the title in favour of the Company. Subsequently, the land owners had gone on appeal before the division bench in the Hon'ble High Court of Madras and also the company had filed cross objections on certain matters. The said appeal was decided by the Hon'ble High Court of Madras by restoring the award of the Arbitrator. The Company has approached the Hon'ble Supreme Court of India by filing a special leave petition and the court proceedings are in progress. As on the reporting date, the matter is listed for hearing in the month of September 2023.
- b) The Company has certain dispute with a lessee which has arisen on termination of lease agreement by the lessee within the lock in period. In terms of the lease agreement the Company has forfeited the deposit amount. The lessee has demanded refund of rental deposit of Rs. 218.36 lakhs along with interest and damages amounting to Rs. 255.79 lakhs. The suit filed by the Lessee before the Hon'ble High court of Judicature of Madras has been allowed for an amount of Rs. 424.15 Lakhs along with interest against which the Company has filed an appeal before the Division Bench of the Hon'ble High Court of Madras and the same is pending.
- c) In pursuance to the increased demand on premium FSI and OSR charges by the Chennai Metropolitan Development Authority (CMDA) over and above the normal FSI charges paid by the Company as per the guideline value prevailing at the time of filing the application with respect to one of the project, the Company has filed a writ petition before the Hon'ble High Court of Madras. As per the interim direction of the Hon'ble court the differential amount of Rs. 74.84 lakhs has been furnished by way of a bank guarantee renewed periodically. The said writ petition has been disposed off as prayed by the Company. The CMDA has filed an appeal against the order and is pending before the division bench of the Hon'ble High Court of Madras. In view of the management the increased demand is based revision in the guideline value which was not prevailing at the time of initial approval, accordingly the claims are not acknowledged as debt.
- d) The service tax department has raised a demand of Rs. 156.10 lakhs towards penalty on Lancor GST Developments Limited (merged with Lancor Holdings Limited with an appointed date, April 1, 2013) for wrong availment of Cenvat Credit. The erstwhile holding Company of Lancor GST Developments Limited has undertaken to reimburse to the Company to the extent of Rs. 39.03 lakhs in the event the Company is made liable to pay the demand. The matter is pending before the Appellate Tribunal. The Company has been advised that these proceedings are not likely to result into any liability as the Company had reversed it without utilising the same.
- e) Income tax claim not acknowledged as debt amounting to Rs. 428.60 lakhs for Assessment year 2017-18. The Company has preferred an appeal in this regard before the Commissioner of Income Tax (Appeal) and the matter is pending.
- f) The service tax department has raised a demand of Rs. 223.70 lakhs along with interest and penalty for the period February 2009 to June 2010. The Company has paid the demanded amount except for interest and penalty and it has filed an appeal before the Customs Excise and Service Tax Appellate Tribunal dated May 10, 2012 stating that amount received from the customers are not chargeable to service tax prior to July 1, 2010 under various grounds. The Company had received the order of the Customs Excise, Service Tax Appellate Tribunal dated October 11, 2018 based on which refund order dated June 07, 2019 was issued by the department, and the Company received a refund amount of Rs. 182.01 lakhs. Against the Order of the CESTAT and the Refund Order, The Commissioner of Service tax, Chennai has preferred an appeal before the Civil Appellate Jurisdiction of Supreme Court of India and the matter is pending.
- g) The Company approached the Honourable High Court of Madras to seek protection from the cancellation of the Joint Development Agreement (JDAs) and Power of Attorney (POAs) by the landowners in respect of the development of "Town

& Country" and 'Harmonia" projects at Sriperumbudur . In July 2022, the Honourable High Court of Madras has passed an order to stay the cancellation of Joint Development Agreement (JDAs) and Powers of Attorney (POAs) and the Court has also ordered stay of the construction until the Arbitration proceedings are completed

4.03 Capital and Other Commitments

Particulars	As at	
	March 31, 2023	March 31, 2022
Capital Commitments	62.82	158.02
Other Commitments	-	-

4.04 Employee Benefit Expense

The Present value of the defined benefit obligations and related current service cost were measured using the Projected Unit Credit Method, with actuarial valuation being carried out at each Balance Sheet date

The principal assumptions used for the purpose of actuarial valuation were as follows:

Particulars	As at	
	March 31, 2023	March 31, 2022
Discount rate	7.25%	7.25%
Rate of increase in compensation levels	5%	5%
Rate of employee turnover	For service 4 years and below 8.25% p.a. For service 5 years and above 1.00% p.a	For service 4 years and below 8.25% p.a. For service 5 years and above 1.00% p.a
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)
Mortality rate after employment	NA	NA

Table showing changes in present value of projected benefit obligation

Particulars	As at	
	March 31, 2023	March 31, 2022
Present value of obligations at beginning of the year	68.84	44.47
Interest expense	4.99	3.03
Current service cost	6.71	4.06
Benefits paid	(8.65)	(3.25)
Actuarial (Gains)/Losses on Obligations - Due to Change in Demographic Assumptions	-	(0.05)
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	(1.16)	(2.28)
Actuarial (Gains)/Losses on Obligations - Due to Experience	(6.41)	22.86
Present value of obligations at the end of the period	64.33	68.84

Amount recognised in balance sheet

Particulars	As at	
	March 31, 2023	March 31, 2022
Present value of obligation as at the end of the period	(64.33)	(68.84)
Funded status (surplus/ (deficit))	(64.33)	(68.84)
Net asset/(liability) recognised in the balance sheet	(64.33)	(68.84)

Net interest cost for current period

Particulars	As at	
	March 31, 2022	March 31, 2021
Present value of benefit obligation at the beginning of the period (Fair value of plan assets at the beginning of the period)	68.84	44.47
Net liability/(asset) at the beginning	68.84	44.47
Interest cost	4.99	3.03
Net interest cost for current period	4.99	3.03

Expenses recognized in the statement of profit or loss for current period

Particulars	As at	
	March 31, 2023	March 31, 2022
Current service cost	6.71	4.06
Net interest cost	4.99	3.03
Expenses recognized	11.70	7.09

Expenses recognized in the other comprehensive income (OCI) for current period

Particulars	As at	
	March 31, 2023	March 31, 2022
Actuarial (gains)/losses on obligation for the period	(7.56)	20.53
Net (income)/expense for the period recognized in OCI	(7.56)	20.53

Balance sheet reconciliation

Particulars	As at	
	March 31, 2023	March 31, 2022
Opening net liability	68.84	44.47
Expenses recognized in statement of profit or loss	11.70	7.09
Expenses recognized in OCI	(7.56)	20.53
Net liability/(asset) transfer in	(8.65)	(3.25)
Net liability/(asset) recognized in the balance sheet	64.33	68.84

Maturity analysis of the benefit payments:

Particulars	As at	
	March 31, 2023	March 31, 2022
Projected benefits payable in future years from the date of reporting		
1st following year	11.51	1.15
2nd following year	0.96	12.09
3rd following year	4.41	1.11
4th following year	2.89	4.42
5th following year	1.48	3.13
Sum of years 6 to 10	44.63	50.13
Sum of years 11 and above	51.38	59.16

Sensitivity analysis

Particulars	As at	
	March 31, 2023	March 31, 2022
Projected benefit obligation on current assumptions	64.33	68.84
Delta effect of +1% change in rate of discounting	(3.98)	(4.88)
Delta effect of -1% change in rate of discounting	4.47	5.49
Delta effect of +1% change in rate of salary increase	4.53	5.56
Delta effect of -1% change in rate of salary increase	(4.11)	(5.02)
Delta effect of +1% change in rate of employee turnover	0.64	0.68
Delta effect of -1% change in rate of employee turnover	(0.71)	(0.75)

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the Defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the Defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the Defined benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Characteristics of defined benefit plan

The Company has a defined benefit gratuity plan in India which is unfunded. The company's defined benefit gratuity plan is a final salary plan for employees. Gratuity is paid from company as and when it becomes due and is paid as per company scheme for Gratuity.

Risks associated with defined benefit plan

Gratuity is a defined benefit plan and entity is exposed to the Following Risks:

Interest rate risk

A fall in the discount rate which is linked to the Government security rate will increase the present value of the liability requiring higher provision.

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Asset-liability Matching Risk

The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.

Mortality risk

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

During the year, there were no plan amendments, curtailments and settlements.

Defined contribution plans

The Company operated defined benefits contribution retirement benefit plans for all qualifying employees.

The total expenses recognised in the statement of profit & loss is Rs. 21.90 lakhs (March 31, 2022: Rs. 16.10 lakhs) represents the contribution payable to these plans by the Company at the rates specified in the rules of the plan.

4.05 Disclosures as required by Ind AS 108 Operating segments

As the Company's business activity falls within a single business segment in terms of Ind AS 108 on "Operating Segments", the financial statement are reflective of information required by Ind AS 108.

4.06 Leases

I) Company as Lessee

- a) Until the year ended March 31, 2022, the Company had primarily obtained lease of vehicles. Effective April 1, 2019, the Company has adopted Ind AS 116 'Leases' and applied the standard to lease contracts existing on April 1, 2019 using the modified retrospective method. Consequently, the Company recorded the lease liability at the present value of the remaining lease payments discounted at the rate implicit in the lease as on the date of transition and has measured right of use asset an amount equal to lease liability adjusted for any related prepaid and accrued lease payments previously recognised.
- b) The effect of this adoption is insignificant on the profit / (Loss) before tax, profit / (Loss) after tax and earnings per share for the year ended March 31, 2022.
- c) The following is the summary of practical expedients elected on initial application :
 - i. Applied the exemption not to recognise Right of Use assets and liabilities for leases with less than 12 months of lease term on the date of initial application.
 - ii. Applied the practical expedient by not reassessing whether a contract is, or contains, a lease at the date of initial application. Instead applied the standards only to contracts that were previously identified as leases under Ind AS 17.
 - iii. Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease.

d) Following is carrying value of right of use assets and the movements thereof

Particulars	As on March 31, 2023	As on March 31, 2022
	Category of Right of Use Asset	Category of Right of Use Asset
	Vehicle	Vehicle
Opening Balance	-	1.14
Right of Use assets as on date of Transition	-	-
Additions during the year	-	-
Deletion during the year	-	(1.14)
Balance as at March 31, 2023	-	-

e) Following is carrying value of Lease Liability and the movements thereof

Particulars	As on March 31, 2023	As on March 31, 2022
Opening Balance	-	1.30
Additions during the year	-	-
Finance cost accrued during the year	-	0.02
Payment/Deletion of lease liabilities during the year	-	(1.33)
Balance as at March 31, 2023	-	-

* The implicit lease rate considered to arrive at the lease liability as on March 31, 2022 is 13.62%

- f) Total cash outflow recorded during the year was Nil (March 31, 2022 - Rs. 1.33 lakhs) except for short term lease and low value assets
- g) The maturity analysis of lease liabilities are disclosed in note 4.11. The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.
- h) The lease payments in relation to short term leases having lease term less than 12 months amounting to Rs.6.70 lakhs (March 31, 2022: Rs. 5.39 lakhs) accounted under the statement of Profit and loss. (Refer note 3.08)

II) Company as Lessor

The Company had entered into commercial property leases on its constructed premises. Rental income credited to statement of profit & loss is Rs.2.26 lakhs (March 31,2022: 2.27 lakhs).

Disclosure of future minimum lease receivables:

Maturity analysis of lease payments to be received	As at	
	March 31, 2023	March 31, 2022
1st following year	-	-
2nd following year	-	-
3rd following year	-	-
4th following year	-	-
5th following year	-	-
Sum of years 6 to 10	-	-

4.07 Details of amount outstanding to Micro and small enterprises based on the information available with the company is as under

Particulars	As at	
	March 31, 2023	March 31, 2022
(a) The principal amount and the interest due thereon(to be shown separately) remaining unpaid to any supplier at the end of accounting year;	0.68	1.04
(b) The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during accounting year;	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(e) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

The Company has complied the above information based on written confirmation collected by the Company from suppliers.

4.08 a) Title deeds of Immovable Properties not held in name of the Company

Relevant line item in the Balance Sheet	Description of item of property	Gross carrying value (Rs. In Lakhs)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter* / director or employee of promoter / director	Property held since which date	Reason for not being held in the name of the company
Property Plant & Equipment	Land	90.87	M/s Evershine Garden City P Ltd & Other Individuals	No	09.09.2017	Sale Deed is yet to be registered
Investment Property	Land	13.41	M/s Evershine Garden City P Ltd & Other Individuals	No	09.09.2017	Sale Deed is yet to be registered

b) With respect to Investment Property “Menon Eternity” having gross block value of Rs. 3626.02 lakhs, refer note no. 4.02 (a).

4.09 Capital Management

The Company’s objective while managing capital is to maintain stable capital structure to support business stability and growth, ensure adherence to the covenants and restrictions imposed by lenders and / or relevant laws and regulations, and maintain an optimal and efficient capital structure so as to reduce the cost of capital that would enable to maximise the return to stakeholders.

The Company’s capital requirement is mainly to fund its business expansion by developing various residential and commercial projects and repayment of borrowings obtained in those regard. The principal source of funding of the Company has been, and is expected to continue to be, cash generated from its operations supplemented by funding from bank borrowings.

The Company has adhered to material externally imposed conditions relating to capital requirements and there has not been any delay or default during the period except as stated in note no. 2.20 covered under these financial statements with respect to payment of principal and interest during the year. No lender has raised any matter that may lead to breach of covenants stipulated in the underlying documents.

The Company monitors its capital using gearing ratio, which is net debt divided to total equity.

Particulars	As at	
	March 31, 2023	March 31, 2022
Net Debt	10,453.62	17,162.00
Total Equity	13,095.11	13,122.29
Debt Equity Ratio	0.80	1.31

* Net debt = non-current borrowings + current borrowings + current maturities of non-current borrowings + interest accrued – cash and cash equivalents.

4.10 Financial Instruments**(i) Methods & assumption used to estimates the fair values**

The fair values of the financial assets and liabilities are 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 following methods and assumptions were used to estimate the fair values:

- a)** The carrying amounts of receivables and payables which are short term in nature such as trade receivables including unbilled revenue, cash and cash equivalents, Bank Balances other than cash and cash equivalents, other Current Financial Assets (like Security Deposits, interest accrued, loan to employees), Deposits

with Banks, trade payables, short term borrowings from Banks and Financial Institutions, Other Financial Liabilities (like Interest accrued Security & Rental Deposits, Refund due to Customers, and other payables) are considered to be the same as their fair values.

- b) The fair values for long term loans given to various parties, and remaining non current financial assets (like Security Deposits, Earnest Money paid to Landowners) were calculated based on cash flows discounted using a effective interest lending rate. This is classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.
- c) The fair values of non-current borrowings are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs.
- d) For financial assets and financial liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

(ii) Categories of financial instruments

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: directly or indirectly observable market inputs, other than Level 1 inputs; and

Level 3: inputs which are not based on observable market data

(iii) Fair value of financial instruments measured at amortised cost

Particulars	As at March 31, 2023		As at March 31, 2022	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Trade receivables	1,431.33	1,431.33	1,064.71	1,064.71
Cash and bank balances	595.87	595.87	424.63	424.63
Other financial assets	1,029.17	1,029.17	2,355.97	2,355.97
Investment in partnership firm	389.06	389.06	379.70	379.70
Total financial assets	3,445.43	3,445.43	4,225.01	4,225.01
Financial liabilities				
Borrowings*	11,030.34	11,030.34	17,432.33	17,432.33
Trade Payables	1,654.36	1,654.36	505.51	505.51
Other financial liabilities	2,535.61	2,535.61	497.42	497.42
Total financial liabilities	15,220.31	15,220.31	18,435.26	18,435.26

* includes current maturities of long term debts

(iv) Fair value of instruments measured at fair value through profit or loss

Particulars	As at March 31, 2023	As at March 31, 2022	Level
Investments at FVTPL			
- In Equity Shares	55.83	48.06	Level 1

Investment in CSB Bank Ltd has been valued based on quoted market price considering the entity is listed on Bombay Stock Exchange

4.11 Financial Risk Management

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Board of Directors.

The Company activities expose it to financial risks namely credit risk, liquidity risk and market risk. The board of directors of the Company has overall responsibility for the establishment and oversight of the Company's risk

management. The below mentioned notes explains various sources of risk Company is exposed to & the manner in which it manages such risk and its impact on the financial statements.

a) Credit Risk:

Credit risk arises from the possibility that counter party will cause financial loss to the Company by failing to discharge its obligation as agreed. The Company's exposure to credit risk arises mainly from the trade receivables including unbilled revenue, loans provided to various parties, earnest money deposit paid to land owners and other deposits including balances and deposits with the banks.

The Company is exposed to credit risk with respect to contract entered into with the customers for sale of residential units. The Contract with customer includes milestone payment to be made by the customer. The possession of the property is handed over to the customers only on collection of entire payment. Similarly, the handing over of the property to the landowners where Company enters into agreement for joint development are also made only on collection of earnest money deposit given earlier. Accordingly, the Company does not expect any expected credit loss. During the financial year, the Company has not made any write-offs of trade receivables.

The trade receivables on account of maintenance income are typically un-secured and derived from services provided to large number of independent customers. As the customer base is distributed economically there is no concentration of credit risk. The credit period provided by the Company to its end use customers generally ranges from 0 to 7 days.

The Company follows a simplified approach (i.e based on lifetime ECL) for recognition of impairment loss allowance on Trade receivables. For the purpose of measuring the lifetime ECL allowance for trade receivables, the Company uses a provision matrix which comprise a very large number of small balances grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not recoverable. Based on the industry practices and business environment in which the Company operates, management considers that the trade receivables are in default if the payment are more than 12 months past due.

Trade receivables consist of mainly customer balances relating to real estate and its allied activities with no significant concentration of credit risk. The outstanding trade receivables are regularly monitored, and appropriate action is taken for collection of overdue receivables.

Table showing age of gross trade receivables and movement in expected credit loss is as below.

Particulars	As at	
	March 31, 2023	March 31, 2022
Within credit period	30.93	656.41
1-90 days past due	1,070.34	99.61
91-180 days past due	59.77	22.70
181-270 days past due	31.91	21.93
271-365 days past due	4.99	257.61
1 - 2 years past due	230.69	2.82
2 - 3 years past due	3.25	17.70
more than 3 years past due	20.84	7.02
Total	1,452.74	1,085.80

Reconciliation of changes in the loss allowances measured using life-time expected credit loss model - Trade receivables	Amount
As at April 1, 2021	5.14
Expected Credit Loss written off / (Reversal of provision)	15.96
As at March 31, 2022	21.10
Expected Credit Loss written off / (Reversal of provision)	0.31
As at March 31, 2023	21.41

Credit risks from balances and deposits with banks are managed in accordance with the Company policy. Considering the credit worthiness of the banks and market reputation of those institutions, management does not expect that the said institutions will not meet its obligation.

b) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Company liquidity risk management policies include to, at all times ensure sufficient liquidity to meet its liabilities when they are due, by maintaining adequate sources of financing from banks at an optimised cost. In addition, processes and policies related to such risks are overseen by senior management. The Company's senior management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows. The Company takes into account the liquidity of the market in which they operate.

Maturities of Financial Liabilities

The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on contractual undiscounted payments.

As at March 31, 2023	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	1,630.92	23.48	-	1,654.40
Borrowings	6,121.00	4,909.34	-	11,030.34
Other Financial Liabilities	2,535.61	-	-	2,535.61
	10,287.53	4,932.82	-	15,220.35

As at March 31, 2022	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	358.09	147.42	-	505.51
Borrowings	9,462.25	7,970.08	-	17,432.33
Other Financial Liabilities	497.42	-	-	497.42
	10,317.77	8,117.50	-	18,435.26

Financing arrangements

The Company has sufficient sanctioned line of credit from its bankers / financiers; commensurate to its business requirements. The Company reviews its line of credit available with bankers and lenders from time to time to ensure that at all point of time there is sufficient availability of line of credit.

The Company pays special attention to the net operating working capital invested in the business. In this regard considerable work has been performed to control and reduce collection periods for trade and other receivables, as well as to optimise accounts payable with the support of banking arrangements to mobilise funds.

c) 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. Companies exposure in relation to market risk is primarily in relation to Interest rate risk.

Interest Risk

The Company has both floating & fixed rate borrowings which are carried at amortised cost. The fixed rate borrowings are not subject to interest rate risk considering the future cash outflows will not fluctuate because of any change. The variable interest rate borrowings are subject to interest rate risk. The interest rate risk is managed by the Company by monitoring monthly cash flow which is reviewed by management to prevent loss.

The exposure of the company's borrowings to interest rate changes at the end of the reporting period are as follows

Particulars	As at	
	March 31, 2023	March 31, 2022
Variable rate borrowings	5,814.89	11,584.13
Fixed rate borrowings	5,215.44	5,848.20

Interest rate sensitivity analysis

The sensitivity analysis below have been determined based on the exposure to interest rates on the variable interest rate borrowings at the end of the reporting period. For floating rate borrowings, the analysis is prepared considering all other variables remain constant.

	Impact on profit : Increase / (Decrease)		Impact on equity : (Increase) / Decrease	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
	1% Increase	1% Increase	1% Decrease	1% Decrease
Interest rates- increase by 100 basis points *	(73.62)	(138.97)	(73.62)	(138.97)
Interest rates - decrease by 100 basis points *	73.62	138.97	73.62	138.97

* assuming all other variables as constant

4.12 Expenditure towards corporate social responsibility (CSR) activities

Particulars	As at	
	March 31, 2023	March 31, 2022
i) Gross amount required to be spent during the year as per Section 135 of the Companies Act, 2013 read with Schedule VII)	-	-
ii) Amount spent during the year	-	-
iii) Shortfall at the end of the year	-	-
iv) Total of previous years shortfall	3.72	3.72
v) Reason for the shortfall Provision amounting to Rs. 3.72 lakhs has been made and deposited into CSR Unspent account on 17.08.2021, No progress is made in the ongoing CSR project on account of arbitration proceedings with respect to overall Town & Country Project (Refer Note No. 4.02 (g)).		
vi) Nature of the CSR Activities The amount has been paid purchase of Land and Construction of a building for use as skill enhancement centre for promoting education .		
vii) There is no CSR Expenditure transaction with related party - Trust (Lancor Foundation)		
viii) There is no provision made with respect to a liability incurred by entering into a contractual obligation.		
ix) As no amount is required to be spent, the question of delay will not arise for the year ended March 31, 2023. However, there was a delay in transfer of unspent amount of Rs. 3.72 lakhs for the ongoing project to a specified account during the year 2021-2022 and the same was transferred on August 17, 2021 instead by April 30, 2021.		

4.13 a) Details of borrowing cost capitalised	Year ended	
	March 31, 2023	March 31, 2022
Borrowing costs capitalised during the year		
- as a part of work in progress for residential property development	637.61	1,079.43
- as a part of capital work in progress	32.94	-
- as a part of capital advance	23.53	22.87
	694.08	1,102.30

4.14 Related party transactions

A. Names of the related parties and related party relationships.		
i) Under control of the company		
a) Control	R .V. Shekar	
b) Wholly owned subsidiaries	Lancor Maintenance and Services Limited Central Park West Venture Lancor Infinys Limited	
c) Entity under control of Key Managerial Personnel	Lancor Foundation	
e) Key managerial personnel	Presstech Metals Product LLP Managing Director Mr. R.V. Shekar Independent directors Gowri Ramachandran K. Harishankar Srinivasan Vasudevan Other non executive directors Seetharaman Sridharan Narasimchari Vasudevan Naganathan Nagalakshmi	(till 31.07.2022)

Nature of the transaction	Name of the party	Relationship	Year ended	
			March 31, 2023	March 31, 2022
Expenditure				
Interest paid	R.V. Shekar	Control	23.59	99.74
	N Vasudevan	Key Managerial Personnel	31.23	82.72
Key Managerial Remuneration	(Refer below)*	Key Managerial Personnel	28.58	29.30
Income				
Revenue from Sale of Land	Lancor Maintenance & Services Limited	Subsidiary	-	773.22
Reversal of Sale of Apartments	Lancor Maintenance & Services Limited	Subsidiary	-	(521.51)
	Lancor Maintenance & Services Limited	Subsidiary	-	5.00
Loans / advances given and (receipt) thereof (net)	Central Park West Venture	Subsidiary	16.53	23.51

Nature of the transaction	Name of the party	Relationship	Year ended	
			March 31, 2023	March 31, 2022
Loans / advances (taken) and repaid thereof (net)	R.V. Shekar	Control	(38.49)	(215.90)
Loans / advances given and (receipt) thereof (net)	N Vasudevan	Key Managerial Personnel	400.00	475.00
	S Sridharan	Key Managerial Personnel	(150.00)	-
Advance received for the sale of Land and Construction of Property	Lancor Foundation	Entity under control of KMP	10.00	-
Reimbursements (net)	Lancor Maintenance & Services Limited	Subsidiary	1.01	(11.26)

*Compensation to Key Managerial Personnel

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Short term employee benefits	24.00	24.00
Post employment benefits	-	-
Sitting fees paid to Non executive directors	4.58	5.30
	28.58	29.30

Note:

- a) As the post-employment benefits is provided on an actuarial basis for the Company as a whole, the amount pertaining to KMP is not ascertainable and therefore not included above.
- b) The value of the related party transactions and balances reported are based on actual transactions and without giving effect to the notional Ind AS adjustment entries

Particulars	Name of the party	Relationship	As at	
			March 31, 2023	March 31, 2022
Closing balances				
Loans & advances	Central Park West Venture	Subsidiary	322.44	281.74
	Lancor Maintenance & Services Limited	Subsidiary	(10.25)	(11.25)
Closing balance of loans taken	Loan from R V Shekar	Control	1,054.39	1,015.90
	Loan from N. Vasudevan	Key Managerial Personnel	100.00	500.00
	Loan from S. Sridharan	Key Managerial Personnel	150.00	-
Closing balance of Trade Receivables	Lancor Maintenance & Services Limited	Subsidiary	223.36	244.36
Closing balance of Other Current Liabilities	Lancor Foundation	Entity under control of KMP	168.67	158.67

4.15 Disclosure as per regulation 34 (3) read with para A of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

Details of loans and advances in the nature of loans to subsidiaries and associates

Particulars	Year ended March 31, 2023		Year ended March 31, 2022	
	Closing balance	Maximum amount outstanding during the year	Closing balance	Maximum amount outstanding during the year
Subsidiaries				
Lancor Maintenance & Services Limited	-	-	-	28.08
Central Park West Venture	322.44	322.44	281.74	281.74

4.16 Disclosure pursuant to Ind AS 115 – Revenue from Contract with Customers

(a) Out of the total revenue recognised under Ind AS 115 during the year, Rs. 10,524.60 lakhs (March 31, 2022 - Rs. 8,330.75 lakhs) is recognised over a period of time, and Rs. 896.55 lakhs (March 31, 2022 - Rs. 2,193.15 lakhs) is recognised at the point of time.

(b) Contract Balances:

Movement in contract balances during the year:

Particulars	Contract Asset	Contract Liabilities
Opening Balance as on April 01, 2022	1,996.48	940.99
Closing Balance as on March 31, 2023	499.78	1,782.22
Net Increase/ (Decrease)	(1,496.70)	841.24

(c) During the year, the Company has recognised revenue of Rs. 497.17 lakhs (March 31, 2022: Rs. 485.22 lakhs) in the reporting period out of the opening contract liability of Rs. 940.99 lakhs (March 2022: Rs. 674.77 lakhs)

(d) Cost to obtain the contract:

(i) Amount recognised as assets from cost incurred to obtain or fulfill a contract with a customer as at March 31, 2023 is Rs. 65.46 lakhs (March 31, 2022 : is Rs. 18.26 lakhs)

(ii) Amount of amortisation on account of cost incurred to obtain or fulfill a contract with a customer recognised in Profit and Loss during the year 2022-23 is Rs. 47.91 lakhs (March 31, 2022: Rs. 9.08 lakhs)

(e) Reconciliation of Revenue from operations

Particulars	As at	
	March 31, 2023	March 31, 2022
Contract Price	23,992.18	11,140.92
Less: Credit Note Issued	(208.39)	(65.12)
Add: Debit Note Issued	0.42	2.25
Add: Other Adjustments	(12,365.32)	(556.42)
Total Revenue from operation	11,418.89	10,521.63

4.17 Relationship with Struck Off Companies

Name of the Struck off Company	Nature of Transactions with Struck off Company	Balance Outstanding as at March 31, 2023 (Rs. In Lakhs)	Relationship with Struck Off Company	Balance Outstanding as at March 31, 2022 (Rs. In Lakhs)	Relationship with Struck Off Company	Transaction Amount during the year (Rs. In Lakhs)
Smart Pest Management Private Limited	Supply & Fixing of Pigeon Netting Work	-	Creditors	-	Creditors	0.03

4.18 Ratios

Nature of Ratio	As at					
	Numerator	Denominator	March 31, 2023	March 31, 2022	Percentage of Variance	Reason for Variance
Current Ratio	Current Assets	Current Liabilities	1.86	2.20	-15%	
Debt - Equity Ratio	Total Debt = Current Borrowings+Non Current Borrowings	Shareholder's Equity	0.84	1.33	-37%	Reduction in Debt-Equity ratio is on the account of repayment of Term Loans
Debt Service Coverage Ratio	Earnings available for debt service = Profit / (loss) for the period + depreciation + finance cost + loss on sale of Fixed assets	Debt Service = Interest + Lease Payments + Principal Repayments	0.07	0.11	-36%	Lower Ratio on account of Repayment of Term Loans
Return on Equity	Net profits after Taxes	Average Shareholder's Equity	(0.00)	(0.08)	97%	Improvement in ratio due to increase in Turnover and reduction in losses
Inventory Turnover Ratio	Revenue from Operations	Average Inventory	0.56	0.44	27%	Change on account of Increase in Revenue from Operations and decrease in inventory
Trade Receivable Turnover Ratio	Revenue from Operations	Average Accounts Receivable (including unbilled revenue)	4.58	4.98	-8%	Higher Ratio on account of Increase in Revenue from Operations
Trade Payable Turnover Ratio	Cost of materials and construction expenses(excluding approval charges) + Related Other expenses	Average Trade payables	5.54	5.07	9%	Higher Ratio on account of Increase in purchases , construction and other expenses
Net Capital Turnover Ratio	Revenue from Operations	Working Capital	1.09	0.78	40%	Higher Ratio on account of Increase in Revenue from Operations and decrease in Working Capital
Net Profit Ratio	Net profits after Taxes	Revenue from Operations	(0.00)	(0.10)	97%	Imporvement in Ratio on account of reduction in losses

Return on Capital Employed	Earning before Interest and Taxes	Capital Employed = Tangible Net Worth+Total Debt+ Deferred tax liability	0.03	(0.01)	392%	Improvement in ratio due to increase in Turnover, reduction in losses and repayment of Loans
Return on Investment	Gain on sale / fair valuation of investment	Average investments	0.15	(0.09)	258%	Improvement in ratio on account of increase in fair value of investment
	Interest income	Average investment in fixed income investments	0.08	0.06	24%	Improvement in ratio on account of increase in average fixed deposit

4.19 Disclosure in relation to utilisation of borrowed funds

(a) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company 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 lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) No funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, 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.

4.20 The additional regulatory information detailed in clause 6L, of general instructions give in Part 1 of division II of Schedule III to the Companies Act are furnished to the extent applicable to the Company

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

For and on behalf of Board of Directors

K.Y. Narayana

Partner

Membership No. 060639

R V Shekar

Managing Director

DIN: 00259129

S. Sridharan

Director

DIN: 01773791

K Prakash

Chief Financial Officer

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

Place: Chennai

Date: 29th May, 2023

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF LANCOR HOLDINGS LIMITED
Report on the Audit of the Consolidated Financial Statement

Opinion

We have audited the accompanying consolidated financial statements of Lancor Holdings Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), which comprise the Consolidated Balance Sheet as at March 31, 2023, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of the 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 the reports of the other auditors on separate financial statements of the subsidiaries referred to in the other matters section, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ('Ind AS') and other accounting principles generally accepted in India, of the consolidated state of affairs (consolidated financial position) of the Group as at March 31, 2023, and its consolidated loss (consolidated financial performance including and other comprehensive income), its consolidated changes in equity and its consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group, 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 made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in the other matters paragraph below, is sufficient and appropriate to provide a basis for our opinion on the Consolidated Financial Statements.

Emphasis of Matter

We draw your attention to,

Note no. 4.02 (a) regarding pending litigation to one of the Commercial Property accounted as investment property having a carrying value of Rs. 2,985.69 lakhs

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

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 period. 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 key audit matters to be communicated in our report.

Matter	Key Audit Matter	How the matter was addressed in our audit
Revenue Recognition	<p>The Company derives revenue primarily from real estate activity.</p> <p>Based on terms of the contracts with the customers revenue relating to the under-construction real-estate projects is recognized over time, i.e., by applying the percentage of completion method.</p> <p>Under this method, revenue and construction cost is recognized based on the assumptions and estimates relating to under development project. Considering the element of assumptions and estimate and the amount involved in relation to the same, it is considered as a key audit matter.</p>	<p>We have reviewed the accounting policy in relation to revenue recognition and its compliance with the Ind AS 115 "Revenue from Contracts with Customers".</p> <p>We have discussed with the management the principles, methods and assumptions based on which the budget estimates relating to the project are made and also reviewed the project completion percentage and the project cost incurred.</p> <p>We also reviewed on test check basis revenue related transactions recorded based on the underlying contracts with the customers like sale deed, construction contract and the handing over documents.</p> <p>We further reviewed the analysis made by the management relating to cost overrun and its impact on the project.</p> <p>We have also assessed and reviewed the adequacy of disclosure made in the financial statements in accordance with Ind AS 115.</p>
Assessment of recoverability and disclosure of deferred tax assets.	Deferred tax assets are considered as a key audit matter considering the involvement of estimation and judgement in relation to the recognition and measurement on a continuous basis.	<p>Our review included the following details</p> <ul style="list-style-type: none"> a) Reviewing the reasonableness of the management's assumptions and forecasts of future taxable profits so that unused tax losses and unused tax credits can be adjusted. b) Reviewed the computation in relation to the deferred tax assets. <p>Assessed the adequacy of disclosure made in the financial statement as per Note 2.08.</p>
Valuation of Inventory	<p>The value of the inventory amounting to Rs. 19,679.58 lakhs forms a significant part, i.e., 64.45% of Company's total assets.</p> <p>Inventory comprises of work in progress for ongoing projects, constructed premises held for sale, land held for development and construction materials.</p>	<p>Our audit procedures / testing included, among others:</p> <ul style="list-style-type: none"> a) Reviewed the reports of the engineering department relating to the stage of completion which is corroborated with the cost incurred for the project. b) Review of the project cost incurred for the ongoing projects with the supporting documents on test check basis. c) For completed project review of the completion certificate of the appropriate authority along with the management assessment and the budgeted cost.

	<p>The inventories are carried at the lower of the cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects. Considering significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as key audit matter.</p>	<p>d) Review of the management's process and methodology of using key assumptions for determination of NRV of the inventories;</p> <p>e) Review of the recent selling prices considered for arriving at the NRV for various ongoing projects and completed projects.</p> <p>f) Compared the NRV of the inventories to its carrying value in books on sample basis.</p>
Claims, litigation and contingencies	<p>The Company is having various ongoing legal disputes in the nature of tax matters and other legal matters.</p> <p>Management estimates the possible outflow of economic resources based on the legal status of the proceedings.</p> <p>Considering that the above matter involves judgement and estimation, it is considered as key audit matter.</p>	<p>We have adopted the following procedure in relation to the review of the legal matters.</p> <p>Reviewed the managements process of identification and analysis of the claims, litigations and contingencies</p> <p>Reading the minutes of the board meeting in relation to such matters including the details of proceedings before relevant authority.</p> <p>Held discussion with the Legal department and reviewed the status and development of the litigations during the year.</p> <p>Provision made if any and its basis of determination.</p> <p>Sufficiency of the disclosure made by the management in the notes no. 4.02 in relation to contingent matter.</p>

Information other than the Consolidated Financial Statements and Auditor's Report thereon

The Holding Company's management and the Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated and standalone financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this report.

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 in the audit or otherwise appears to be materially misstated.

When we read the balance part of the Annual Report, if we conclude that there is a material misstatement of this other information, we are required to communicate those matter to Those Charged with Governance and take necessary actions as applicable under the relevant laws and regulations.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Holding Company's management and the Board of Directors are responsible for the matters stated in section 134(5) of the Act, 2013 ("the Act") with respect to the preparation of these consolidated financial statements that give a true and fair view of the consolidated state of affairs (consolidated financial position), consolidated profit or loss (consolidated financial performance including other comprehensive income), consolidated changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of consolidated Ind AS financial statements. Further, in terms of the provisions of the Act, the respective Board of Directors / management of the companies and governing bodies of the other entities included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial statements have been used for the purpose of preparation of the consolidated financial statements by the Management and Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies and governing bodies of the other entity are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless 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 and governing bodies of the other entity included in the Group are also responsible for overseeing the financial reporting process of the group.

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 Standards on Auditing 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 Standards on Auditing, we exercise professional judgment and maintain professional skepticism 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the Holding Company has 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 and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group 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 the 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 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 aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated 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) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the 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 period 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

We did not audit the standalone financial statements of three subsidiaries, whose financial statements (before eliminating intercompany balances) reflects Group's share of total assets of Rs.1784.73 lakhs, Group's share of total revenue of Rs.73.20 lakhs, Group's share of total net profit of Rs.13.69 lakhs, Group's share of total comprehensive of Rs.13.69 lakhs and Group's share of total cash flow (net) of Rs.16 lakhs for the year ended on that date as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements of the subsidiaries referred to in other matter section 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 purpose of our audit of the aforesaid consolidated financial statements;
- b) In our opinion, proper books of account as required by law relating to 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 the other auditors;
- c) The Consolidated balance sheet, the Consolidated Statement of Profit and Loss (including other Comprehensive income), the Consolidated Statement of Changes in Equity, and the Consolidated statement of Cash Flows 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 Ind AS specified under Section 133 of the Act read with the relevant rules issued there under and relevant provisions of the Act;
- e) On the basis of the written representations received from the directors of the Holding Company and taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiaries, which are companies incorporated in India, none of the directors of the Group 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 the internal financial controls over financial reporting of the Holding Company, and its Subsidiaries covered under the Act, and the operating effectiveness of such controls, we give our separate report in '**Annexure B**'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements of those companies.
- g) With respect to other matters to be included in the Auditor's report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanation as provided to us, and also based on the auditor's report of subsidiaries, which are covered under the Act, the remuneration paid by the Holding Company to its directors and such Subsidiaries, to their respective directors during the year is in accordance with the provisions of section 197 of the Act,

- h) 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 (as amended), in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements of the subsidiaries:
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group. Refer Note no. 4.02 to the financial statements.
 - ii. The Group has made adequate provision in the consolidated financial statements as required under the applicable law or accounting standards for material foreseeable losses if any on the long-term contracts including derivative contracts.

iii. The Company has transferred the required amount of Rs. 65,904/- for the financial year 2014-15 to the Investor Education and Protection Fund on November 11, 2022 instead of October 28, 2022.

iv.

a) The respective management of the Holding Company and its subsidiaries whose financial statements have been audited under the Act have represented that, to the best of its knowledge and belief, no funds 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 Subsidiaries, which are Companies incorporated in India 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 Subsidiaries, which are Companies incorporated in India ("Ultimate Beneficiaries") or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

b) The respective management of the Holding Company and its subsidiaries, whose financial statements have been audited under the Act have represented that, to the best of its knowledge and belief, no funds have been received by the Holding Company or its Subsidiaries, which are Companies incorporated in India 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 Subsidiaries, which are Companies incorporated in India, shall, whether, 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 from or on behalf of the Ultimate Beneficiaries; and

c) Based on our audit procedures that are considered reasonable and appropriate in the circumstances, nothing has come to our and other auditor's notice that has caused us to believe that above representations under sub-clause iv(a) and iv(b) contain any material mis-statement.

v. The Holding Company and Subsidiaries, which are Companies incorporated in India have neither declared nor paid dividend during the year and hence the question of compliance under section 123 of the Act does not arise.

vi. As proviso to rule 3(1) of the Companies (Accounts) Rule, 2014 is applicable for the Company only with effect from April 01, 2023, reporting under this clause is not applicable.

2. With respect to matters specified in clause (xxi) of paragraph 3 and paragraph 4 of the Companies (Auditor's Report) Order, 2020 ("CARO"/"the Order") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us and the auditors of the subsidiaries, which are Companies incorporated in India, included in the consolidated financial statements to which reporting under CARO is applicable, we give in Annexure A, a statement on the matters specified in Paragraph 3(xxi) of the Order.

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No. 107023W

K.Y.Narayana

Partner

Membership No. 060639

UDIN: 23060639BGRYVA7799

Place : Chennai

Dated: May 29, 2023

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT:

Referred to paragraph 2 under the heading "Report on other legal and regulatory requirements" of our Independent Auditor's report of even date, to the members of Lancor Holdings Limited ("the Holding Company") on the Consolidated Financial Statements for the year ended March 31, 2023

In terms of the information and explanations sought by us and given by the Holding Company the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, and based on the consideration of reports of auditors in respect of Subsidiaries, which are companies incorporated in India, we state that the adverse remarks by one of the subsidiary's auditor in their report on Companies (Auditor's Report) Order, 2020 of the companies included in the Consolidated Financial Statement are:

S. No	Name	CIN	Holding Company/ Subsidiary/Associate/ Joint venture	Clause number of CARO report which is adverse
1.	Lancor Infinys Limited	U70109TN2021PLC145787	Subsidiary	Clause xvii

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

Referred to paragraph 1(f) under the heading 'Report on other Legal and Regulatory Requirements' of our report on even date, to the members of Lancor Holdings Limited ('the Holding Company')

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

Opinion

In conjunction with our audit of Consolidated Financial Statements of the Holding Company, as of and for the year ended March 31, 2023, we have audited the Internal Financial Controls with reference to financial statements of Lancor Holdings Limited ('the Holding Company') and its subsidiaries which are Companies incorporated in India, as of that date.

In our opinion, the Holding Company and its Subsidiaries which are Companies incorporated in India, have in all material respects, an adequate internal financial control systems with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the internal controls with reference to financial statements criteria established by the Holding Company, its Subsidiaries, which are Companies incorporated in India, as aforesaid, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI').

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company, its Subsidiaries, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Holding Company and Subsidiaries Companies, which are incorporated in India, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Control Over Financial Reporting issued by ICAI. 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 the company's 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 Internal financial controls with reference to financial statements of the Holding Company and its Subsidiaries, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance note on Audit of Internal Financial Control Over Financial Reporting (Guidance Note) issued by ICAI and the Standards on Auditing, issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of Internal financial controls. 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 control with reference to financial statements was 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 with reference to financial statements and their operating effectiveness.

Our audit of Internal financial controls with reference to financial statements included obtaining an understanding of Internal financial controls with reference to financial statements, 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 the other auditors of the Subsidiaries, companies which are incorporated in India, in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Internal financial controls with reference to Consolidated financial statements of the Holding Company.

Meaning of Internal Financial Controls with reference to consolidated financial statements

A Company's Internal financial controls with reference to consolidated financial statements 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 controls with reference to consolidated financial statements 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 with reference to financial statements

Because of the inherent limitations of Internal financial controls with reference to financial statements 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 with reference to financial statements to future periods are subject to the risk that internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Other matter

Our aforesaid report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements in so far as it relates to two of the subsidiaries, which are Companies incorporated in India, is based solely on the corresponding report of the auditor of such Companies incorporated in India.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No. 107023W

K.Y.Narayana
Partner
Membership No. 060639
UDIN No: 23060639BGRYVA7799

Place : Chennai
Dated: May 29, 2023

CONSOLIDATED BALANCE SHEET AS ON MARCH 31, 2023

(Figures in Lakhs)

	Note	As at	
		March 31, 2023	March 31, 2022
ASSETS			
I. Non-Current Assets			
a. Property, Plant and Equipment	2.01	1,586.95	1,639.98
b. Right of Use Asset	2.02	-	-
c. Capital Work-in-Progress	2.03	428.61	300.47
d. Investment Property	2.04	3,070.77	3,153.33
e. Intangible Assets	2.05	28.08	9.47
f. Financial Assets			
i. Investments	2.06	55.83	48.05
ii. Other Financial Assets	2.07	295.52	170.90
g. Deferred Tax Assets (net)	2.08	1,602.16	1,733.45
h. Non Current Tax Assets	2.09	65.02	80.79
i. Other Non-Current Assets	2.10	771.24	1,000.02
Total Non-Current Assets		7,904.19	8,136.47
II. Current Assets			
a. Inventories	2.11	19,679.58	20,992.86
b. Financial Assets			
i. Trade Receivables	2.12	1,248.12	1,093.39
ii. Cash and Cash Equivalents	2.13	609.29	408.08
iii. Bank Balances other than Cash & Cash Equivalents	2.14	2.61	52.62
iv. Other Financial Assets	2.15	619.89	2,102.66
c. Current Tax Assets (net)	2.16	26.05	32.40
d. Other Current Assets	2.17	442.85	397.74
Total Current Assets		22,628.40	25,079.75
TOTAL ASSETS		30,532.59	33,216.21
I. EQUITY AND LIABILITIES			
Equity			
a. Equity Share Capital	2.18	810.00	810.00
b. Other Equity	2.19	12,256.51	12,284.97
Equity attributable to the Equity Holders of the Company		13,066.51	13,094.97
Non Controlling Interest		-	-
Total Equity		13,066.51	13,094.97

	Note	As at	
		March 31, 2023	March 31, 2022
LIABILITIES			
II. Non Current Liabilities			
a. Financial Liabilities			
i. Borrowings	2.20	4,909.34	7,970.08
ii. Trade Payables			
Total Outstanding Dues of Micro Enterprises and Small Enterprises	2.21	-	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	2.21	34.87	134.35
b. Provisions	2.22	52.82	67.70
c. Other Non-Current Liabilities	2.23	155.86	224.30
Total Non Current Liabilities		5,152.89	8,396.42
III. Current Liabilities			
a. Financial Liabilities			
i. Borrowings	2.24	6,121.00	9,462.25
ii. Trade Payables			
Total Outstanding Dues of Micro Enterprises and Small Enterprises	2.25	0.68	1.04
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	2.25	1,647.38	630.65
iii. Other Financial Liabilities	2.26	2,562.11	523.92
b. Other Current Liabilities	2.27	1,962.60	1,091.17
c. Short-Term Provisions	2.28	18.02	12.05
d. Current Tax Liabilities (Net)	2.29	1.40	3.74
Total Current Liabilities		12,313.19	11,724.82
Total equity and liabilities		30,532.59	33,216.21
Significant Accounting Policies	1		
The accompanying Notes are an integral part of the Consolidated Financial Statements			

As per our report of even date attached

For Nayan Parikh & Co.**Chartered Accountants**

Firm Registration No: 107023 W

K.Y. Narayana**Partner**

Membership No. 060639

Place: Chennai

Date: 29th May, 2023**For and on behalf of Board of Directors****RV Shekar****Managing Director**

DIN: 00259129

K.Prakash**Chief Financial Officer**

Place: Chennai

Date: 29th May, 2023**S. Sridharan****Director**

DIN: 01773791

Kaushani Chatterjee**Company Secretary**

Place: Chennai

Date: 29th May, 2023

CONSOLIDATED STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2023

(Figures in Lakhs)

Particulars	Note	For the Year Ended	
		March 31, 2023	March 31, 2022
I. Revenue			
a. Revenue from Operations	3.01	11,494.33	10,345.00
b. Other Income	3.02	106.42	48.34
Total Income		11,600.75	10,393.34
II. Expenses			
a. Land and Land related Expenses		69.38	73.10
b. Cost of Materials and Construction Expenses	3.03	6,059.26	2,042.53
c. Changes in Inventories of Constructed Premises, Construction Work-in-Progress and Construction Materials	3.04	1,313.27	6,019.84
d. Employee Benefits Expenses	3.05	619.13	602.27
e. Finance Costs	3.06	1,992.25	2,539.27
f. Depreciation and Amortization Expenses	3.07	211.08	166.66
g. Other Expenses	3.08	1,242.08	1,020.88
Total expenses		11,506.46	12,464.54
III. Profit/(loss) before tax		94.30	(2,071.20)
IV. Tax expense			
a. Current Tax (including earlier year's)	3.09	(0.97)	3.04
b. Deferred Tax	3.09	129.19	(375.09)
V. Profit/(loss) for the year		(33.92)	(1,699.15)
VI. Other comprehensive income / (loss) (Net of Taxes)			
Items that will not be reclassified to profit or loss			
(a) Remeasurements of Defined Benefit Plans		7.56	(20.53)
(b) Income tax effect relating to items that will not be reclassified to Profit or Loss	3.09	(2.10)	5.71
VII. Total other comprehensive income, net of tax		5.46	(14.82)
VIII. Total comprehensive income for the year		(28.46)	(1,713.97)
Profit/ (loss) for the year attributable to			
Owners of the parent		(33.92)	(1,699.15)
Non controlling interest		-	-
		(33.92)	(1,699.15)
Other comprehensive income/ (losses) for the year attributable to			
Owners of the parent		5.46	(14.82)
Non controlling interest		-	-
		5.46	(14.82)

Particulars	Note	For the Year Ended	
		March 31, 2023	March 31, 2022
Total comprehensive income/ (losses) attributable to			
Owners of the parent		(28.46)	(1,713.97)
Non controlling interest		-	-
		(28.46)	(1,713.97)
Earnings per equity share (Amount in Rupees)			
Basic & Diluted	4.01	(0.08)	(4.20)
Significant Accounting Policies	1		
Refer accompanying notes. These notes are integral part of the consolidated financial statements.			

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

K.Y. Narayana

Partner

Membership No. 060639

Place: Chennai

Date: 29th May, 2023

For and on behalf of Board of Directors

R V Shekar

Managing Director

DIN: 00259129

K.Prakash

Chief Financial Officer

Place: Chennai

Date: 29th May, 2023

S. Sridharan

Director

DIN: 01773791

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

CONSOLIDATED STATEMENT OF CASH FLOW FOR THE YEAR ENDED MARCH 31, 2023

(Figures in Lakhs)

Particulars	Year ended	
	March 31, 2023	March 31, 2022
I. Cash flow from Operating Activities		
Net Profit Before Tax	94.30	(2,071.20)
Adjustment of Non Cash items		
Interest Income on fair valuation of Loan to Related Parties & Employees	(0.13)	(0.02)
Provision for (Gain) / Loss in Fair Valuation of Investment	(7.78)	4.79
Depreciation and Amortisation	211.08	166.66
(Gain)/ Loss on Sale of Property, Plant and Equipment	(2.34)	(1.15)
Provision for Inventory	-	(165.00)
Interest Income	(17.00)	(14.39)
Finance Costs	1,389.26	1,453.10
Provision for Employees Benefits	27.53	19.90
Property, Plant and Equipment Written Off / Sundry balances written off / Trade payables written back	(45.99)	0.24
Expected Credit Loss on Trade Receivables	0.31	0.37
Operating Profit before Working Capital changes	1,649.24	(606.69)
Changes in Assets and Liabilities		
Decrease in Inventories	1,950.89	7,264.27
(Increase) in Trade and Other Receivables	(155.04)	(200.20)
(Increase) / Decrease in Other Financial Assets	1,422.52	(1,742.05)
Decrease in Other Assets	183.65	569.52
(Decrease) in Provisions and Employee Benefits	(28.87)	(15.47)
Increase in Other Financial Liabilities	2,021.63	331.66
(Decrease) in Lease Liability	-	(1.30)
Increase in Other Current Liabilities	802.99	218.49
Increase in Trade Payables	963.46	36.81
Cash generated from operations	8,810.46	5,855.02
Less: Income Taxes Paid (net of refunds)	20.75	(56.82)
Net Cash Flows from Operating Activities (A)	8,831.22	5,798.20
II. Cash Flow from Investing Activities		
Expenditure on Property Plant and Equipment	(231.91)	(123.88)
Proceeds from Sale of Property, Plant and Equipment	12.00	0.95
Interest Received	2.20	11.34
Net Cash Flows from Investing Activities (B)	(217.71)	(111.59)
III. Cash Flow from Financing Activities		
Proceeds from Non Current Borrowings	5,631.94	4,148.76
Repayment of Non Current Borrowings	(8,227.31)	(6,873.29)
Increase / (Decrease) in Current Borrowings	(3,841.25)	(440.76)
Payment towards Lease Liability	-	(1.33)
Finance Charges paid	(1,975.67)	(2,455.72)
Dividends paid on Equity Shares	(0.01)	(0.03)
Net Cash Flows from Financing Activities (C)	(8,412.30)	(5,622.37)

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Net Increase / (Decrease) in Cash and Cash Equivalents	201.20	64.25
Cash and Cash Equivalents at the beginning of the year	408.08	343.83
Cash and Cash Equivalents at the end of the year	609.29	408.08
Reconciliation of Cash and Cash Equivalents as per the Cash Flow Statement		
Components of Cash and Cash Equivalent		
Balances with Banks under Various Accounts	609.25	408.08
Cash on Hand	0.04	0.01
Cash and Cash Equivalents reported in Balance Sheet	609.29	408.08
Cash and Cash Equivalents reported in Cash Flow Statement	609.29	408.08

Change in Liability arising from Financing Activities

Particulars	As at			
	March 31, 2022	Cash flow	Non cash changes - Fair value changes	March 31, 2023
Non Current Borrowings (Refer note 2.20)	7,970.08	(3,095.37)	34.63	4,909.34
Current Borrowings (Refer note 2.24)	9,462.25	(3,341.25)	-	6,121.00
	17,432.33	(6,436.62)	34.63	11,030.34

Change in Liability arising from Financing Activities

Particulars	As at			
	March 31, 2021	Cash flow	Non cash changes - Fair value changes	March 31, 2022
Non Current Borrowings (Refer note 2.20)	6,856.22	1,138.76	(24.91)	7,970.08
Current Borrowings (Refer note 2.24)	13,766.30	(4,304.05)	-	9,462.25
	20,622.52	(3,165.29)	(24.91)	17,432.33

Note: Above statement has been prepared by using Indirect method as per Ind AS 7 on Statement of Cash flows
The accompanying notes form an integral part of the Consolidated Financial Statements.

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

K.Y. Narayana

Partner

Membership No. 060639

Place: Chennai

Date: 29th May, 2023

For and on behalf of Board of Directors

RV Shekar

Managing Director

DIN: 00259129

K.Prakash

Chief Financial Officer

Place: Chennai

Date: 29th May, 2023

S. Sridharan

Director

DIN: 01773791

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2023

(Figures in Lakhs)

A. Equity Share Capital

Particulars	Note	Amount
Balance as at April 1, 2021	2.18	810.00
Changes in equity Share Capital		-
Balance as at March 31, 2022	2.18	810.00
Changes in equity Share Capital		-
Balance as at March 31, 2023	2.18	810.00

B. Other Equity

	Reserves & Surplus				Amount Attributable to Owners of the parent	Non Controlling Interest	Total
	Capital Reserve	Securities Premium account	General Reserve	Retained Earnings			
Balance at April 1, 2021	38.31	1,245.40	1,725.72	10,989.50	13,998.93	-	13,998.93
Add: Profit/(Loss) for the year	-	-	-	(1,699.15)	(1,699.15)	-	(1,699.15)
Add: Other Comprehensive Income / (Loss) for the year	-	-	-	(14.82)	(14.82)	-	(14.82)
Total Comprehensive Income for the year	-	-	-	(1,713.97)	(1,713.97)	-	(1,713.97)
Balance as at March 31, 2022	38.31	1,245.40	1,725.72	9,275.54	12,284.97	-	12,284.97
Add: Profit/(loss) for the year	-	-	-	(33.92)	(33.92)	-	(33.92)
Add: Other Comprehensive Income / (loss) for the year	-	-	-	5.46	5.46	-	5.46
Total Comprehensive Income for the year	-	-	-	(28.46)	(28.46)	-	(28.46)
Balance as at March 31, 2023	38.31	1,245.40	1,725.72	9,247.08	12,256.51	-	12,256.51

Significant Accounting Policies (Refer Note 1)

Refer accompanying notes. These notes are integral part of the consolidated financial statements.

As per our report of even date attached

For Nayan Parikh & Co.**Chartered Accountants**

Firm Registration No: 107023 W

K.Y. Narayana**Partner**

Membership No. 060639

Place: Chennai

Date: 29th May, 2023**For and on behalf of Board of Directors****RV Shekar****Managing Director**

DIN: 00259129

K.Prakash**Chief Financial Officer**

Place: Chennai

Date: 29th May, 2023**S. Sridharan****Director**

DIN: 01773791

Kaushani Chatterjee**Company Secretary**

Place: Chennai

Date: 29th May, 2023

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS TO CONSOLIDATED FINANCIAL STATEMENTS

1.01 Corporate information

Lancor Holdings Limited (the Company) is a public Company domiciled in India and incorporated under the provisions of the Companies Act, 1956. Its equity share are listed in the BSE Ltd (Bombay Stock Exchange) in India. The Company is engaged in the business of real estate development, leasing of commercial properties and allied activities.

1.02 Authorization of Consolidated financial statements

The Consolidated financial statements were authorized for issue in accordance with a resolution of the directors on May 29, 2023

1.03 Summary of significant accounting policies

The financial statements have been prepared using the significant accounting policies and measurement basis summarised below. These were used throughout all periods presented in the financial statements.

1.04 Changes in Accounting policy

The accounting policies applied to the year ended March 31, 2023 consolidated financial statements are identical to those applied to and described in the financial statement year ended March 31, 2022.

1.05 Compliance with Ind AS

The consolidated financial statements comply in all material aspects with Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 ("the Act"), and relevant rules issued thereunder. In accordance with proviso to the Rule 4A of the Companies (Accounts) Rules, 2014 (as amended), the terms used in these financial statements are in accordance with the definitions and other requirements specified in the applicable Accounting standards.

1.06 Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair values as explained in relevant accounting policies.

1.07 Recent accounting pronouncement

On March 31, 2023, the Ministry of Corporate Affairs (MCA) has notified Companies (Indian Accounting Standards) Amendments Rules, 2022 vide Notification G.S.R. 242(E). This notification has resulted into amendments in the existing Indian Accounting Standards which are applicable to the Company from April 01, 2023

These amendments do not have a material impact on the Company

1.08 Rounding of Amounts

All amounts disclosed in the consolidated financial statements and notes have been rounded off to the nearest lakhs, except where otherwise indicated.

1.09 Current and 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 if:

- (i) it is expected to be realised or intended to be sold or consumed in normal operating cycle
 - (ii) it is held primarily for the purpose of trading
 - (iii) it is expected to be realised within twelve months after the reporting period, or
 - (iv) cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
- All other assets are classified as non-current.

A liability is classified as current if:

- (i) it is expected to be settled in normal operating cycle
- (ii) it is held primarily for the purpose of trading
- (iii) it is due to be settled within twelve months after the reporting period, or
- (iv) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

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

All assets and liabilities have been classified as current or non-current as per Group's normal operating cycle. Based on the nature of operations, the Group has ascertained its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities.

1.10 Use of judgements, estimates and assumptions

While preparing consolidated financial statements in conformity with Ind AS, the management makes certain estimates and assumptions that require subjective and complex judgments. These judgments affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the statement of financial position date and the reported amount of income and expenses for the reporting period. Financial reporting results rely on our estimate of the effect of certain matters that are inherently uncertain. Future events rarely develop exactly as forecast and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions. The management continually evaluate these estimates and assumptions based on the most recently available information.

Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the consolidated financial statements are as below:

Key sources of estimation uncertainty

- (i) Financial instruments; (Refer note 4.08)
- (ii) Useful lives of Property, Plant and Equipment and intangible assets; (Refer note 1.12 and 1.14)
- (iii) Valuation of inventories; (Refer note 1.19)
- (iv) Assets and obligations relating to employee benefits; (Refer note 4.04)
- (v) Evaluation of recoverability of deferred tax assets; (Refer note 1.23)
- (vi) Contingencies (Refer note 4.02).
- (vii) Impairment of financial assets (Refer note 1.17)
- (viii) Revenue and cost recognition (Refer note 1.20)

1.11 Basis of consolidation

(i) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intergroup transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively. Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the noncontrolling interests even if this results in the noncontrolling interests having a deficit balance.

1.12 Property, plant and equipment

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to the location and condition for it to be capable of operating in a manner intended by the management and initial estimation of any decommissioning obligation if any. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to statement of profit and loss during the reporting period in which they are incurred.

Similarly, when major inspection is performed, cost is recognised in the carrying amount of the item of the plant and equipment and remaining carrying amount of the previous inspection is derecognised.

Spares and stand by equipment and servicing equipment are recognised when they meet the definition of property, plant and equipment.

Subsequent measurement (depreciation and useful lives)

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment are provided based on the rates and manner prescribed in Schedule II to the Companies Act, 2013 except for certain assets where it has identified the useful life on the internal assessments as mentioned below.

Asset	Based on internal assessment (useful life)	Based on Companies Act (useful life)
Furniture & fixtures	15 years	10 years
Air conditioners	5-25 years	5 years
Genset	15 years	10 years
Electrical Equipments	5-25 years	5-10 years
Plant and Machinery	4-20 years	9-15 years

Depreciation in the case of building is provided on straight-line method and the manner as per schedule II to the Act.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

Land which was re-valued is stated at the values determined by the valuer

1.13 Capital work-in-progress

Capital work-in-progress represents expenditure incurred in respect of capital projects are carried at cost. Cost includes land, related acquisition expenses, development/ construction costs, borrowing costs and other direct expenditure.

1.14 Investment properties

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on investment properties is provided on the straight-line method in respect of buildings and on written down value for plant and equipment's, furniture and fixtures based on the internal assessment as mentioned below:

Asset	Based on internal assessment (useful life)	Based on Companies Act (useful life)
Furniture & fixtures	15 years	10 years
Air conditioners	5-25 years	5 years
Genset	15 years	10 years
Electrical Equipment's	5-25 years	5-10 years
Plant and Machinery	4-20 years	9-15 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition

Investment properties are de-recognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

1.15 Intangible assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Intangible assets comprises of computer software and customer acquisition cost

Subsequent measurement (amortisation)

Computer Software

The cost of capitalized software is amortized over a period of 5 years from the date of its acquisition.

Customer Acquisition Costs

The cost of brokerage or referral incentive is paid for identifying the customers of projects is amortized over a period of life of the project from the date of incurring such expenditure. If the customer acquisition cost is incurred for a completed property, the same is charged to expenses.

Derecognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in statement of profit and loss when the asset is derecognised.

1.16 Borrowing cost

Borrowing cost includes interest, amortisation of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs directly attributable to the acquisition, production or construction of the qualifying assets are considered as direct cost and are capitalised. The qualifying asset is an asset that necessarily takes substantial period of time to get ready for its intended use or sale. All other borrowings cost are recognised as expense in the period in which they are incurred. Where borrowings are specifically for obtaining a qualifying asset for developments, the amount capitalised is borrowing cost incurred less any income on temporary investment of these borrowings.

Capitalisation of borrowing cost is suspended during the extended period in which the active development is interrupted. Capitalisation of borrowing cost is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale is complete.

Borrowing cost is not capitalised on the purchase of land for development unless activities necessary to prepare the land for development are in progress.

1.17 Impairment of assets

Carrying amount of tangible assets, intangible assets, investments are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

In assessing the value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to that asset. In determining fair value less cost of disposal, recent market transactions are taken in to account. If no transactions can be identified, an appropriate valuation model is being used.

For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash generating units)

Non -financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at the end of the each reporting period. When an impairment loss subsequently reverses, the carrying amount of the asset (or cash generating unit) is increased to its recoverable amount, to the extent the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss is recognised immediately in statement of profit and loss.

1.18 Financial instruments

Financial assets and financial liabilities are recognised when a Group becomes a party to the contractual provisions of the instruments.

a) Initial Recognition and Measurement

Financial Assets: All financial assets are recognized initially at fair value plus, in the case of financial assets not recognized at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Financial Liabilities: All financial liabilities are recognized initially at fair value, in the case of loans, borrowings and payables, net of directly attributable transaction costs.

b) Classification and subsequent measurement : Financial assets

The Group classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive Income ("FVTOCI") or fair value through profit or loss ("FVTPL") on the basis of following :

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset.

(i) Amortised cost

A financial asset is classified and measured at amortised cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial 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.

(ii) FVTOCI

A financial asset is classified and measured at FVTOCI if both of the following conditions are met:

- the financial asset is held within a business model 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.

c) Impairment of financial assets

The Group assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables only, the Group applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

d) Classification and Subsequent measurement : Financial liabilities

The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

(i) Financial Liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is held for trading or are designated upon initial recognition as FVTPL. Gains or losses on financial liabilities held for trading are recognised in the Statement of Profit and Loss.

(ii) Other Financial Liabilities

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the 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.

e) Derecognition of Financial Assets and Financial Liabilities

The Group de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred. If the Group enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised. A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

f) Offsetting Financial Instruments

Financial asset and financial liabilities are offset and the net amount is reported in the balance sheets when, the entity currently has a legal enforceable right to set off the recognised amounts and it intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.19 Inventories

Inventories comprise of property held for sale, property under construction (construction work in progress) and stock of construction materials.

- a) Unsold premises held as inventory are valued at lower of cost and net realizable value.
- b) Construction work-in-progress comprises of cost of acquisition of land, if any, construction & development expenses, and borrowing cost and is valued at lower of cost (net of indirect taxes, wherever applicable) and net realisable value.
- c) Inventory of construction materials is valued at lower of cost (net of indirect taxes, wherever recoverable) and net realizable value. Cost is determined on FIFO basis.

1.20 Revenue Recognition

The Group derives revenues primarily from the business of real estate development. It also earns revenue from the allied activities such as renting of property and maintenance income.

Revenue is recognized on satisfaction of performance obligations upon transfer of control of promised works or services to customers in an amount that reflects the consideration the Group expects to receive in exchange for those works or services.

1. The customer simultaneously receives and consumes the benefits provided by the Group's performance; or
2. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

In case of real estate development where revenue is recognised over the time, the amount is determined from the financial year in which the agreement to sell is executed. The period over which revenue is recognised is based on right to payment for performance completed. In determining whether the group has right to payment, the group shall consider whether it would have an enforceable right to demand or retain payment for performance completed to date if the contract were to be terminated before completion for reasons other than Group's failure to perform as per the terms of the contract.

The revenue recognition of Real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgements to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. However, where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of Profit and Loss.

The expenditure incurred in relation to the projects under development is accumulated under the head Construction work-in-progress. The estimated project cost includes construction cost, construction materials, other direct cost, borrowing cost and other overheads of such projects.

Amount of Revenue recognised is determined on the basis of project expenses incurred in relation to estimated project expenses.

A Contract asset is the Group's right to consideration in exchange for products or services that it has transferred to a customer. The Group assess a contract asset for impairment in accordance with Ind AS 109.

A Contract liability is the Group's obligation to transfer products or services to a customer for which it has received consideration from the customer.

Rental Income

Income earned by way of leasing or renting commercial or residential premises is recognized as income. Initial direct costs such as brokerage, etc. is recognized as expenses on accrual basis in statement of profit and loss in the year of lease.

Maintenance Income

Revenue in respect of maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the group satisfies performance obligations by delivering the services as per contractual agreed terms.

Dividend Income

Dividends are recognised in the Statement of Profit and Loss only when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of the dividend can be measured reliably.

Interest Income

Interest income from debt instruments is recognised using the effective interest rate method.

Share of Profit / Loss of the Partnership Firm

Share of profit / loss from Partnership firm is recognised in the Statement of Profit and Loss in respect of the financial year of the Partnership firm ending on or before the balance sheet date, on the basis of its audited accounts.

1.21 Employee Benefit Expense

Short-Term Obligations

Short term employee benefits are recognised as an expense at an undiscounted amount in the Statement of profit & loss of the year in which the related services are rendered.

Post-Employment Obligations

The Group operates the following post-employment schemes:

- defined benefit plans such as gratuity; and
- defined contribution plans such as provident fund

Gratuity Obligations

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from changes in actuarial assumptions are recognised at amount in the period in which they occur, directly in other comprehensive income.

Defined Contribution Plans

Contributions to provident fund, a defined contribution plan, are made in accordance with the rules of the statute and are recognized as expenses when employees render service entitling them to the contributions. The Group has no obligation, other than contribution payable to the provident fund.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

1.22 Leases

As a Lessee

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, 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 Group assesses whether : (i) the contract involves the use of an identified asset (ii) the Group has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Group has the right to direct the use of the asset.

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. For these short-term leases, the Group recognises the lease payments as an expense on a straight-line basis over the term of the lease or another systematic basis. The Group recognises lease liabilities to make lease payments and Right of Use assets representing the right to use the underlying assets as below.

Right of Use (ROU) Assets

The Group recognises Right of Use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right of Use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of Right of Use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right of Use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Lease Liabilities

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. Lease liabilities are remeasured with a corresponding adjustment to the related ROU assets.

ROU assets and Lease liabilities have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

As a Lessor

Lease income from operating leases where the Group is a lessor is recognised as income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost. The respective leased assets are included in the balance sheet based on their nature.

Commercial properties which are subject to operating lease are disclosed as Investment Property. Costs including depreciation are recognised as expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognised immediately in the statement of profit and loss.

1.23 Taxes on Income

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current Tax

The tax currently payable is based on the taxable profit for the current year. Taxable profit differs from 'profit before tax' as reported in statement of profit and 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 determined based on the relevant provisions of the regulatory tax laws.

Minimum Alternate Tax

Minimum alternate tax ('MAT') credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement under Deferred Tax Assets. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred Tax

Deferred tax is recognized on temporary differences between carrying amounts of assets and liabilities in financial statements and corresponding tax basis used in computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss will be utilised against future taxable income.

The carrying amount of deferred 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 asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences would follow from the manner in which the Group expects, at the end of the reporting period, to recover the carrying amounts of its assets and liabilities.

Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or other equity)

1.24 Earnings Per Share (EPS)

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders is adjusted for after income tax effect of interest and other financing cost associated with dilutive potential equity shares and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

1.25 Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized when the Group has a present (legal or constructive) obligation as a result of past event, it is probable that the Group will be required to settle the present obligation, and reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a current pre-tax rate. The increase in the provision due to passage of time is recognised as interest expense.

Contingent liabilities are stated separately by way of a note. Contingent liabilities are disclosed when the Group has a possible obligation arising from past events, unless the probability of outflow of resources is remote or a present obligation arising from past events where no reliable estimate is possible and it is not probable that the cash outflow will be required to settle the obligation. Contingent assets are neither recognized nor disclosed except when inflow of economic benefits are probable.

1.26 Cash and Cash Equivalents

For the purpose of presentation in statement of cash flows, cash and cash equivalents include cash on hand, deposits held at call with bank and financial institutions, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdraft having positive balance. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

1.27 Cash Flow Statements

Cash flow statement are reported using the Indirect method, whereby net profit or loss 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 expense associated with investing or financing cash flows.

1.28 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The operating segments have been identified on the basis of nature of products/service. The CODM is responsible for allocating resources and assessing the performance of the operating segments of the Group.

(Figures in Lakhs)

2.01 Property, Plant & Equipment
The changes in the carrying value of Property, Plant and Equipment for the year ended March 31, 2023 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block		
	As at April 1, 2022	Addition	Adjustment	Disposal	As at March 31, 2023	As at April 1, 2022	For the Year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Own assets											
Freehold Land*	422.14	-	-	-	422.14	-	-	-	-	422.14	422.14
Buildings*	1,103.13	-	-	-	1,103.13	89.75	18.95	-	-	994.43	1,013.38
Plant & equipment	219.45	3.93	-	25.65	197.73	163.12	13.82	-	16.75	37.53	56.32
Vehicles	91.27	28.38	-	5.88	113.77	28.68	24.41	-	5.12	65.80	62.58
Computers	9.99	2.55	-	-	12.54	8.52	1.13	-	-	2.88	1.46
Office equipment	8.16	0.81	-	-	8.97	5.66	0.89	-	-	2.42	2.50
Furniture & fixtures	89.91	1.00	-	-	90.91	59.18	5.68	-	-	26.05	30.73
Air conditioners	63.71	-	-	-	63.71	41.92	8.96	-	-	12.82	21.78
Electrical fittings	66.18	-	-	-	66.18	37.11	6.20	-	-	22.87	29.07
	2,073.93	36.67	-	31.53	2,079.07	433.95	80.04	-	21.87	1,586.95	1,639.98

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block		
	As at April 1, 2021	Addition	Adjustment	Disposal	As at March 31, 2022	As at April 1, 2021	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Own assets											
Freehold Land*	422.14	-	-	-	422.14	-	-	-	-	422.14	422.14
Buildings*	1,007.04	96.09	-	-	1,103.13	72.82	16.93	-	-	1,013.38	934.22
Plant & equipment	210.20	9.49	-	0.24	219.45	148.32	14.98	-	0.18	56.32	61.87
Vehicles	29.72	62.70	-	1.16	91.27	12.42	17.17	-	0.91	28.68	17.30
Computers	9.48	0.50	-	-	9.99	7.23	1.29	-	-	8.52	2.25
Office equipment	8.16	-	-	-	8.16	4.44	1.22	-	-	5.66	3.72
Furniture & fixtures	82.02	7.89	-	-	89.91	54.04	5.14	-	-	59.18	27.97
Air conditioners	40.98	22.73	-	-	63.71	35.18	6.75	-	-	41.92	5.80
Electrical fittings	53.33	12.85	-	-	66.18	29.95	7.15	-	-	37.11	23.38
	1,863.08	212.25	-	1.40	2,073.93	364.41	70.63	-	1.09	433.95	1,498.67

* Freehold Land and Building has been pledged as security for borrowings, refer note 2.20 and 2.24 for details

2.02 The changes in the carrying value of Right of Use Asset for the year ended March 31, 2023 are as follows:
(Figures in Lakhs)

Particulars	Gross carrying amount			Depreciation			Net Block			
	As at April 1, 2022	Addition *	Adjustment	As at March 31, 2023	Disposal	For the year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Right of use*	14.87	-	(14.87)	-	-	-	(14.87)	-	-	-
	14.87	-	(14.87)	-	-	-	(14.87)	-	-	-

The changes in the carrying value of Right of Use Asset for the year ended March 31, 2022 are as follows:
(Figures in Lakhs)

Particulars	Gross carrying amount			Depreciation			Net Block			
	As at April 1, 2021	Addition *	Adjustment	As at March 31, 2022	Disposal	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Right of use*	14.87	-	-	14.87	-	1.14	-	-	14.87	1.14
	14.87	-	-	14.87	-	1.14	-	-	14.87	1.14

*Refer note 4.06 in relation to relation to leases.

(Figures in Lakhs)

2.03 Capital Work In Progress	Particulars	As at March 31, 2023	As at March 31, 2022
	Opening Capital Work in Progress	300.47	407.11
	Add :- Additions during the year	128.14	35.00
	Less :- Transfer to Property, Plant & Equipment/Investment Property	-	141.64
	Closing Capital Work in Progress	428.61	300.47
	* Contractual commitments for acquisition of Property, plant and equipment , Refer note 4.03 for details		
	# Borrowing costs capitalised for the year ended March 31, 2023 for Rs. 32.94 lakhs (March 31, 2022 - Nil lakhs)		

(a) Ageing Schedule for Capital Work-in-progress as on March, 31 2023

(Figures in Lakhs)

	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	128.14	0.61	48.63	251.23	428.61
Projects temporarily suspended	-	-	-	-	-
Total	128.14	0.61	48.63	251.23	428.61

(b) Ageing Schedule for Capital Work-in-progress as on March, 31 2022

(Figures in Lakhs)

	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	0.61	48.63	76.06	175.18	300.47
Projects temporarily suspended	-	-	-	-	-
Total	0.61	48.63	76.06	175.18	300.47

There is no project in progress under Capital Work in Progress, whose completion is overdue or has exceeded its costs compared to its original plan

2.04 Investment property

The changes in the carrying value of investment property for the Year ended March 31, 2023 are as follows:

(Figures in Lakhs)

Particulars	Gross carrying amount				Depreciation				Net Block	
	As at April 1, 2022	Addition	Adjustments	Disposal	As at March 31, 2023	For the Year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Freehold Land*	307.15	-	-	-	307.15	-	-	-	307.15	307.15
Buildings*	3,072.60	-	-	-	3,072.60	63.80	-	-	2,628.42	2,692.22
Plant & equipment	139.66	-	-	-	139.66	7.18	-	-	40.29	47.47
Furniture & fixtures	5.16	-	-	-	5.16	0.24	-	-	0.93	1.17
Air conditioners	94.99	-	-	-	94.99	5.49	-	-	40.39	45.88
Electrical fittings	110.06	-	-	-	110.06	5.84	-	-	53.60	59.44
Closing Balance	3,729.62	-	-	-	3,729.62	82.56	-	-	3,070.77	3,153.33

The changes in the carrying value of investment property for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block	
	As at April 1, 2021	Addition	Adjustments	Disposal	As at March 31, 2022	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Freehold Land*#	307.15	-	-	-	307.15	-	-	-	307.15	307.15
Buildings*#	3,072.60	-	-	-	3,072.60	63.80	-	-	2,692.22	2,756.03
Plant & equipment	139.66	-	-	-	139.66	8.74	-	-	47.47	56.21
Furniture & fixtures	5.16	-	-	-	5.16	0.36	-	-	1.17	1.53
Air conditioners	94.99	-	-	-	94.99	6.01	-	-	45.88	51.89
Electrical fittings	110.06	-	-	-	110.06	6.65	-	-	59.44	66.09
Closing Balance	3,729.62	-	-	-	3,729.62	85.56	-	-	3,153.33	3,238.89

* Restriction in title of the property, Refer Note 4.02 for details

* Freehold Land and Building has been pledged as security for borrowings, refer note no 2.24 & 2.20 for details.

2.04A Amount recognised in statement of profit and loss for investment properties
(Figures in Lakhs)

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Rental income derived from investment properties (including other operating income)	0.05	-
Less : Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Less: Direct operating expenses (including repairs and maintenance) that did not generate rental income	103.58	26.26
Profit arising from investment properties before depreciation and indirect expenses	(103.53)	(26.26)
Less: Depreciation	82.56	85.56
Profit arising from investment properties before indirect expenses	(186.09)	(111.82)

Fair value

Particulars	As at	
	March 31, 2023	March 31, 2022
Fair value	-	-

Fair value hierarchy and valuation technique

Considering valuation has not been carried out for the commercial properties having written down value of Rs. 3,070.77 lakhs (Gross cost Rs. 3,729.62 lakhs) by a registered valuer, no value has been disclosed under fair value as stated above.

2.05 Intangible asset

The changes in the carrying value of intangible assets for the Year ended March 31, 2023 are as follows:

(Figures in Lakhs)

Particulars	Gross carrying amount					Depreciation			Net Block		
	As at April 1, 2022	Addition	Adjustments	Disposal	As at March 31, 2023	As at April 1, 2022	For the year	Adjustment	Disposal	As at March 31, 2023	As at March 31, 2022
Computer software	3.74	1.64	-	-	5.38	3.44	0.58	-	-	1.36	0.30
Customer Acquisition Cost	18.26	65.46	-	-	83.72	9.08	47.91	-	-	26.73	9.18
Closing Balance	22.00	67.09	-	-	89.10	12.53	48.49	-	-	28.08	9.47

The changes in the carrying value of intangible assets for the year ended March 31, 2022 are as follows:

Particulars	Gross carrying amount					Depreciation			Net Block		
	As at April 1, 2021	Addition	Adjustments	Disposal	As at March 31, 2022	As at April 1, 2021	For the year	Adjustment	Disposal	As at March 31, 2022	As at March 31, 2021
Computer software	3.74	-	-	-	3.74	3.20	0.24	-	-	3.44	0.54
Customer Acquisition Cost	-	18.26	-	-	18.26	-	9.08	-	-	9.08	-
Closing Balance	3.74	18.26	-	-	22.00	3.20	9.33	-	-	12.53	0.54

Range of remaining period of amortisation as at March 31, 2023 of Intangible assets is as below:

Assets	More than 10 years				Net block as at March 31, 2023
	0-5 years	6-10 years	More than 10 years	Net block as at March 31, 2023	
Computer software	1.36	-	-	-	1.36
Customer Acquisition Cost	26.73	-	-	-	26.73

2.06 Non current investments*(Figures in Lakhs)*

Particulars	Face Value Rs. per unit	As at March 31, 2023		As at March 31, 2022	
		Quantity	Amount	Quantity	Amount
Investments in equity instruments (Fully paid up)					
Investment in Equity Instruments of Other Companies (Measured at Fair value through profit or loss) Quoted					
CSB Bank Limited	10	22,711	55.83	22,711	48.05
Total (A)			55.83		48.05
Aggregate amount of quoted investments at market value			55.83		48.05

Refer Note no.4.08 for further details

2.07 Other Non Current Financial Assets*(Figures in Lakhs)*

Particulars	As at	
	March 31, 2023	March 31, 2022
Security deposit	19.57	19.57
Bank Deposits with more than 12 months maturity (refer note 2.14)*	190.32	151.33
EMD Paid to Landowners	85.63	-
	295.52	170.90

* Deposit amounting to Rs. 30.00 lakhs (March 31, 2022 - Rs. 30.00 lakhs) held on account of guarantee given by the bank in relation to a legal matter against the Company. (Refer Note No. 4.02(c))

* Deposit amounting to Rs. 136.80 lakhs (March 31, 2022 - Rs. 100.21 lakhs) held as Security against borrowings from Banks / Financial Institutions (Refer Note 2.20 (p))

* Deposit amounting to Rs. 11.12 lakhs (March 31, 2022 - Rs. 11.12 lakhs) held as Security for Corporate credit card availed by the Company (Refer Note 2.25)

2.08 Deferred Tax Assets/ Liabilities(net)

Particulars	As at	
	March 31, 2023	March 31, 2022
Deferred tax asset		
Employee benefits	18.39	20.87
Provision for expected credit loss of financial asset	13.35	13.26
Provision for Inventory	-	-
Unabsorbed business loss & Unabsorbed depreciation	577.59	886.63
Interest expense (Adjustment on account of Income Computation Disclosure standards)	432.33	240.47
	1,041.66	1,161.23
Deferred tax liability		
Property, plant & equipment (Depreciation)	69.86	63.02
Customer acquisition cost	7.44	2.55
Interest expense (Adjustment on account of income computation disclosure standards)	-	-
	77.30	65.58
	964.36	1,095.65
Minimum alternative tax credit entitlement	637.80	637.80
Net deferred tax asset	1,602.16	1,733.45

The Company has not created any deferred tax asset in respect of capital losses of Rs. 351.71 lakhs (March 31, 2022 - Rs. 351.71 lakhs) as there is no reasonable certainty supported by convincing evidences of their recoverability in the near future.

Movement in deferred tax assets (net)

Particulars	April 1, 2022	Recognised in OCI	Recognised in profit or loss	March 31, 2023
Deferred tax asset				
Employee benefits	20.87	5.71	(8.19)	18.39
Provision for expected credit loss of financial asset	13.26	-	0.09	13.35
Provision for Inventory	-	-	-	-
Unabsorbed business loss & Unabsorbed depreciation	886.63	-	(309.04)	577.59
Interest expense (Adjustment on account of Income Computation Disclosure standards)	240.47	-	191.86	432.33
	1,161.23	5.71	(125.28)	1,041.66
Deferred tax liability				
Property, plant & equipment (Depreciation)	63.02	-	6.84	69.86
Customer acquisition cost	2.55	-	4.88	7.44
Interest expense (Adjustment on account of income computation disclosure standards)	-	-	-	-
	65.58	-	11.72	77.30
	1,095.65	5.71	(137.01)	964.36
Minimum alternative tax credit entitlement	637.80	-	-	637.80
Net deferred tax asset	1,733.45	5.71	(137.01)	1,602.16

Movement in deferred tax assets (net)

Particulars	As at			
	April 1, 2021	Recognised in OCI	Recognised in profit or loss	March 31, 2022
Deferred tax asset				
Employee benefits	6.99	5.71	8.16	20.87
Provision for expected credit loss of financial asset	15.94	-	(2.68)	13.26
Estimated Provision for Inventory	45.90	-	(45.90)	-
Unabsorbed business loss & Unabsorbed depreciation	796.25	-	90.38	886.63
Interest expense (Adjustment on account of Income Computation Disclosure standards)	-	-	240.47	240.47
	865.09	5.71	290.43	1,161.23
Deferred tax liability				
Property, plant & equipment (Depreciation)	45.29	-	17.73	63.02
Customer acquisition cost	-	-	2.55	2.55
Interest expense (Adjustment on account of income computation disclosure standards)	104.95	-	(104.95)	-
	150.24	-	(84.66)	65.58
	714.85	5.71	375.09	1,095.65
Minimum alternative tax credit entitlement	637.80	-	-	637.80
Net deferred tax asset	1,352.65	5.71	375.09	1,733.45

2.09 Non current tax asset

Particulars	As at	
	March 31, 2023	March 31, 2022
Income tax paid (net of provisions)	65.02	80.79
	65.02	80.79

2.10 Other non current assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Capital Advances		
Advance paid for the Purchase of Property*#^	335.27	311.74
Advances other than capital advances		
Advances to contractors and suppliers	256.06	356.70
Security deposit	179.92	331.58
Unsecured, considered good		
	771.24	1,000.02

* Capital advance for purchase of property held as security for borrowings from banks (refer note no. 2.20) # Borrowing costs capitalised for the year ended March 31, 2023 for Rs.23.53 lakhs (March 31, 2022 - Rs. 22.87 lakhs) Refer Note no. 4.10 for details

^ The 1st Floor of VTN Square acquired under the auction is pending before the DRAT, Delhi, since the Presiding Officer, DRT II Delhi has set-aside the Sale Certificate issued to us. Against the said set aside order, the Company has filed an appeal and awaiting for the next date of hearing by DRAT, Delhi.

2.11 Inventories (at lower of cost and net realisable value) ^*

Particulars	As at	
	March 31, 2023	March 31, 2022
a) Construction Materials	79.62	46.05
b) Work-In-Progress**	18,515.74	18,933.74
c) Constructed Premises held for Sale	563.23	1,306.26
d) Land held for Property Development	520.99	706.80
	19,679.58	20,992.86

^ During the year ended March 31, 2023, the Company has capitalised borrowing cost to the extent of Rs.637.61 lakhs (March 31, 2022: Rs. 1,079.43 lakhs) to the cost of real estate project under development

* Inventories have been pledged as security for borrowings, refer note no 2.20 for details

** Refer to Note No. 4.02 (g), in relation to Town and Country and Harmonia Projects having carrying value amounting to Rs. Rs. 7,796.86 lakhs and Rs. Rs. 535.44 lakhs respectively

2.12 Trade receivables

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, Considered Good*	1,281.98	1,126.94
Less: Allowance for expected credit loss	(33.86)	(33.55)
	1,248.12	1,093.39

* Disclosure related to credit risk, impairment of trade receivables under expected credit loss model and related financial instrument disclosures, Refer note no. 4.09 for details.

* The receivables have been pledged as security for borrowings, refer note no 2.20 for details

Ageing for trade receivables - current outstanding as at March 31, 2023 is as Follows :

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Trade Receivables - Billed							
Undisputed Trade receivables – considered good	31.05	1,130.73	37.48	8.17	6.90	67.64	1,281.98
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	3.46	(3.77)	(0.37)	(15.59)	(17.59)	(33.86)
Disputed Trade Receivables– considered good	-	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	31.05	1,134.18	33.72	7.81	(8.69)	50.05	1,248.12
Add: Unbilled Revenue - (Refer Note No. 2.15)							499.78
Total							1,747.90

Ageing for trade receivables - current outstanding as at March 31, 2022 is as Follows :

Particulars	Outstanding for following periods from due date of payment						Total
	No Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Trade Receivables - Billed							
Undisputed Trade receivables – considered good	656.51	122.31	268.85	6.75	20.41	52.11	1,126.94
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	0.77	(1.13)	(15.59)	(5.14)	(12.45)	(33.55)
Disputed Trade Receivables– considered good	-	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	656.51	123.08	267.72	(8.84)	15.27	39.66	1,093.39
Add Unbilled Revenue – (Refer Note No 2.15)							1,996.48
Total							3,089.88

2.13 Cash and cash equivalents

Particulars	As at	
	March 31, 2023	March 31, 2022
Balance with banks		
In current account	609.25	408.08
Cash on hand	0.04	0.01
	609.29	408.08

* includes Rs. 244.39 lakhs (March 31, 2022 Rs. 351.83 lakhs) held in escrow accounts for projects under Real Estate (Regulation and Development) Act, 2016 (“RERA”). The money can be utilised for payments of the specified projects.

2.14 Bank balances other than cash and cash equivalents

Particulars	As at	
	March 31, 2023	March 31, 2022
Unpaid dividend account(Ear marked)	2.58	2.59
Bank Deposits with more than 12 months maturity	190.32	151.33
Bank Deposits with less than 12 months maturity	0.03	50.03
	192.93	203.95
Less: Amount disclosed under the head “other non current financial asset” (Refer note no 2.07)	190.32	151.33
	2.61	52.62

* Deposit amounting to Rs. Nil (March 31, 2022 - Rs. 50.00 lakh) given as security against borrowings, Refer Note No. 2.24 (iii) for details

2.15 Other current financial assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, considered good		
Security Deposit	28.35	27.75
Contractually reimbursable expenses	0.05	0.05
Interest accrued but not due on deposits	31.15	22.89
Other Advances	60.55	55.48
Unbilled Revenue	499.78	1,996.48
	619.89	1,996.48

2.16 Current tax assets (net)

Particulars	As at	
	March 31, 2023	March 31, 2022
Income Tax Refund Receivables	0.15	32.40
Income Tax Paid under Protest	25.91	-
	26.05	32.40

2.17 Other current assets

Particulars	As at	
	March 31, 2023	March 31, 2022
Unsecured, considered good		
Advances other than capital advances		
Security deposit	171.50	5.00
Advances to contractors and suppliers	152.82	278.93
Prepaid expenses	2.88	4.01
Advance (including expenses incurred) for Land *	96.85	96.50
Statutory Inputs	15.78	15.15
Other advances	13.03	8.15
	452.85	407.74
Less: Impairment of non financial assets	(10.00)	(10.00)
	442.85	397.74

* Advances paid including expenses incurred in relation to land though unsecured, are considered good as amount has been incurred based on arrangements executed by the Company.

2.18 Equity share capital*(Figures in Lakhs)*

Particulars	As at	
	March 31, 2023	March 31, 2022
Issued, subscribed & fully paid up Capital		
4,05,00,000 (March 31, 2022: 4,05,00,000) equity shares of face value of Rs.2/- each fully paid up	810.00	810.00
	810.00	810.00

a. Reconciliation of shares outstanding as at the beginning and at the end of the reporting period

Particulars	As at			
	March 31, 2023		March 31, 2022	
	No of Shares	Amount	No of Shares	Amount
Equity Shares				
Equity shares as at the beginning of the year	4,05,00,000	810.00	4,05,00,000	810.00
Add: Shares issued during the period	-	-	-	-
Shares outstanding at the end of the year	4,05,00,000	810.00	4,05,00,000	810.00

b. Rights/ preference/ restrictions attached to equity shares**Equity shares**

The Company has only one class of equity shares having a par value of Rs.2 per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting, except in case of interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% of shares in the holding company

Name of the share holder	As at			
	March 31, 2023		March 31, 2022	
	Number of shares	% of holding	Number of shares	% of holding
Equity shares of Rs. 2 each fully paid				
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%

Note : The above share holding is as per the records of the Company, including its register of share holders/members.

d. Disclosure of Shareholding of Promoters as at March 31, 2023 is as follows:

Promoter name	Share held by promoters				%Change during the year
	As at March 31, 2023		As at March 31, 2022		
	No.of shares	% of Total shares	No.of shares	% of Total shares	
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%	-
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%	-
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%	-
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%	-
	2,51,41,664	62.08%	2,51,41,664	62.08%	-

Disclosure of Shareholding of Promoters as at March 31, 2022 is as follows:

Promoter name	Share held by promoters				%Change during the year
	As at March 31, 2022		As at March 31, 2021		
	No.of shares	% of Total shares	No.of shares	% of Total shares	
R.V.Shekar	1,18,23,214	29.19%	1,18,23,214	29.19%	-
Shyamala Shekar	78,11,150	19.29%	78,11,150	19.29%	-
Sangeetha Shekar	27,53,700	6.80%	27,53,700	6.80%	-
Shwetha Shekar	27,53,600	6.80%	27,53,600	6.80%	-
	2,51,41,664	62.08%	2,51,41,664	62.08%	-

2.19 Other equity

Particulars	As at	
	March 31, 2023	March 31, 2022
Capital Reserve on Consolidation	38.31	38.31
Securities Premium account	1,245.40	1,245.40
General Reserve	1,725.72	1,725.72
Retained earnings	9,247.08	9,275.54
Total	12,256.51	12,284.97

Nature and purpose of reserves**Capital Reserve**

Capital reserve is created on account of consolidation.

Securities Premium

Securities premium reserve is used to record the premium on issue of shares. The reserve will be utilised in accordance with provisions of the Companies Act 2013

General Reserve

The Company had transferred a portion of the net profit of the Company before declaring dividend to the general reserve pursuant to the earlier provisions of the Companies Act, 1956. Mandatory transfer to general reserve before declaration of dividend is not required under the Companies Act, 2013.

Retained Earnings

Retained earnings are the net profits, the Company has earned till date and is net of amount transferred to other reserves such as general reserves, amount distributed as dividend and adjustments in terms of Ind AS 101.

2.20 Non current borrowings

Particulars	As at			
	Non Current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Secured				
From Bank / Financial Institutions	3,970.84	5,825.20	1,021.25	3,935.03
Non Convertible Debentures				
Sundaram Alternative Opp Series - High Yield Secured Debt 6,000 (March 31, 2022 - 2,798) - unlisted, secured, non convertible debentures of Rs. 1,00,000/- each	397.93	1,428.65	2,000.00	1,000.00
Unsecured				
From Bank ***	540.56	716.22	161.46	143.52
Total	4,909.34	7,970.08	3,182.71	5,078.55
Less : Current Maturities of Long Term Borrowing shown as Current Borrowings (Refer note no: 2.24)	-	-	3,182.71	5,078.55
	4,909.34	7,970.08	-	-

*** Loan taken from the CSB Bank Ltd - ECLGS Facilities has been classified as Unsecured in nature due to Registration of Charge has not been Registered.

During the year, the Company has not been declared as wilful defaulter by any banks, financial institutions or any other lenders.

Terms and Conditions for repayment of Borrowings:**a. Term Loan from Axis Finance Limited - I**

	As at			
	Non Current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - I	-	-	-	1,087.58

i. As per the revised terms, the loan is repayable on 7 equal quarterly instalments of Rs. 400.73 lakhs commencing from 31st March 2021. However, the Loan is fully repaid by October 2022.

ii. The term loan from Axis Finance Limited is secured by:

- (a) First charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future;
- (b) First charge by way of hypothecation and escrow of all receivables, both present and future of the project;
- (c) Charge on escrow account of the Projects

b. Term Loan under Guaranteed Emergency Credit Line from Axis Finance Limited - II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - II	-	540.46	-	190.75

i. The total loan sanctioned to the company is amounting to Rs. 763.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 15.90 lakhs commencing from February 2021 including moratorium period of 12 months. The Loan is fully repaid by March 2023.

ii. The term loan from Axis Finance Limited is secured by:

- (a) Second charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future & Unsold apartments of the projects Kiruba cirrus, The Central Park Lake front, Townsville (A, B, C & D Blocks), Lumina (E, F & G Blocks) (b) First charge by way of hypothecation and escrow of all receivables, both present and future of the project; (c) Charge on escrow account of the Projects.

c. Term Loan under Guaranteed Emergency Credit Line II from Axis Finance Limited - III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Term Loan from Axis Finance Limited - III	-	265.75	-	-

i. The total loan sanctioned to the company is amounting to Rs. 381.00 lakhs. The Loan is repayable in 72 monthly installments of Rs. 7.94 lakhs each commencing from January, 2022 including moratorium period of 24 months. The Loan is fully repaid by March 2023.

ii. The term loan from Axis Finance Limited is secured by: Second Charge by way of registered mortgage over Project land of Phase II & III Lumina being developed over land plot at Guduvancherry, Chennai with land area of (Lumina Phase II Land) including structural development, also referred as the 'Project' together with all the project assets, both current and future & Unsold apartments of the projects Kiruba cirrus, The Central Park Lake front, Townsville (A, B, C & D Blocks), Lumina (E, F & G Blocks) (b) First charge by way of hypothecation and escrow of all receivables, both present and future of the project; (c) Charge on escrow account of the Projects.

d. LIC Housing Finance Limited I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited I	1,254.30	2,719.52	-	-

i. The total loan sanctioned to the company is amounting to Rs. 7,000.00 lakhs. The term loan is repayable in 18 installments of Rs. 350.00 lakhs, 2 installments of Rs. 250.00 lakhs and last installment of Rs. 200.00 lakhs commencing after moratorium period of 21 months from the date of disbursement. As per revised rescheduled letter dt December 20, 2021, the terms of repayment has been revised and repayment starts from September 01, 2023.

ii. The total loan sanctioned to the company is amounting to Rs. 7,000.00 lakhs. The term loan is repayable in 18 installments of Rs. 350.00 lakhs, 2 installments of Rs. 250.00 lakhs and last installment of Rs. 200.00 lakhs commencing after moratorium period of 21 months from the date of disbursement. As per revised rescheduled letter dt December 20, 2021, the terms of repayment has been revised and repayment starts from September 01, 2023.

e. LIC Housing Finance Limited II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited II	-	-	-	2,179.58

- i. The total loan sanctioned to the company is amounting to Rs. 4,600.00 lakhs. As per revised schedule the term loan is repayable in 14 installments of Rs. 100.00 lakhs, 6 installments of Rs. 200.00 lakhs, 2 installments of Rs. 225.00 lakhs and 1 installment of Rs. 277.07 lakhs commencing from 1st September 2020.

As per revised rescheduled letter dt December 20, 2021, the terms of repayment has been revised and repayment starts from September 01, 2023. The Loan is fully repaid by April 2022.

- ii. The term loan from LIC Housing Finance Limited is secured by: (a) Equitable Mortgage of the project land being housing/building sites in the sanctioned layout DTCP Ref No. 29/2009 situated at No. 105, Sriperumbudur Village, Sriperumbudur, Kanchipuram District comprising in Survey Nos. 1288 & other bearing patta nos. 314, 2510, 2511, 2513 & 2551, 2626, 2272, 2273 including construction thereon and excluding land and saleable area already conveyed; (b) Assignment / Hypothecation of receivables from the project "Town & Country Project"; (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

f. Guaranteed Emergency Credit Line from LIC Housing Finance Limited III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited III	570.95	827.52	238.46	207.47

- i. The total loan sanctioned to the company is amounting to Rs. 1,035.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 21.56 lakhs commencing from April, 2021 including moratorium period of 12 months.

- ii. The term loan from LIC Housing Finance Limited is secured by Second charge by way of: (a) Equitable Mortgage of the project land of 3.575 acres located in Model school road, off OMR, Sholingnallur including construction thereon and excluding land and saleable area already conveyed (b) Assignment / Hypothecation of receivables from the project "TCP Altura" (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

g. Guaranteed Emergency Credit Line from LIC Housing Finance Limited IV

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
LIC Housing Finance Limited IV	359.07	518.90	149.53	130.10

- (i) The total loan sanctioned to the company is amounting to Rs. 649.00 lakhs. The term loan is repayable in 60 monthly installments of Rs. 13.52 lakhs commencing from April 30, 2021 including moratorium period of 12 months.

- (ii) The term loan from LIC Housing Finance Limited is is secured by Second charge by way of: (a) Equitable Mortgage of the project land being housing/building sites in the sanctioned layout DTCP Ref No. 29/2009 situated at No. 105, Sriperumbudur Village, Sriperumbudur, Kanchipuram District comprising in Survey Nos. 1288 & other bearing patta nos. 314, 2510, 2511, 2513 & 2551, 2626, 2272, 2273 including construction thereon and excluding land and saleable area already conveyed (b) Assignment / Hypothecation of receivables from the project "Town & Country Project" (c) Personal Guarantee of Promoter, Mr R.V. Shekhar

h. City Union Bank Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan I	96.68	160.97	60.96	14.00

- i.** The total amount of loan sanctioned to the Company was amounting to Rs. 1,350.00 lakhs. The loan is repayable in 119 equal monthly installments at Rs.20.17 lakhs and 1 installment of Rs.20.42 lakhs. (Principle plus interest). As per the revised terms, moratorium is provided for 24 months with repayment to be made by February 2028.
- ii.** The loan is secured by: (a) All that piece and parcel of Non Residential Superstructures (Elcot Avenue, Lancor Sports & Recreation Centre) inclusive of common areas together with undivided share of Land comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3 situated in "The Central Park South" in Sholinganallur Village, Tambaram Taluk, Kancheepuram District (b) an office space in the 2nd floor together with 3 car parking spaces in the ground floor of the building "VTN" Square

i. City Union Bank Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan II	150.01	298.61	142.05	32.65

- i.** The total amount of loan sanctioned to the Company was amounting to Rs. 400.00 lakhs. The loan is repayable in 32 monthly installments of Rs.14.49 lakhs and 1 installment of Rs. 20.28 lakhs. As per the revised terms, moratorium is provided for 24 months with repayment to be made by February 2025.
- ii.** The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

j. City Union Bank Term Loan III

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan III	-	153.71	134.17	20.58

- i.** The total amount of loan sanctioned to the Company was amounting to Rs.300.00 lakhs. However the Company has availed Rs. 195.75 lakhs which is repayable in 35 monthly installments of Rs. 6.60 lakhs and 1 installment of Rs.6.56 lakhs. As per the revised terms, moratorium is provided for 24 months with repayment to be made by August 2025.
- ii.** The loan is secured by:
- (a)** Land and Building at VTN square, Corporate Office, Second Floor, No 58, GN Chetty Road, T Nagar, Chennai
- (b)** Land and Building at VTN square, First Floor, No 58, GN Chetty Road, T Nagar, Chennai (Refer Note No. 2.10)

k. Under Guaranteed Emergency Credit Line from City Union Bank Term Loan IV

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan IV	122.61	174.62	61.75	61.75

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 247.00 lakhs. The loan is repayable in 60 monthly installments at Rs. 515 lakhs each from March 2021 including mortorium of 12 months
- ii. The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai. (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

l. Under Guaranteed Emergency Credit Line from City Union Bank Term Loan V

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
City Union Bank Term Loan V	113.21	123.50	10.29	-

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 123.00 lakhs. The loan is repayable in 72 monthly installments at Rs. 2.57 lakhs from December 2021 including mortorium of 24 months
- ii. The loan is secured by: (a) Land and Building at VTN square, Corporate Office, No 58, GN Chetty Road, T Nagar, Chennai. (b) Land and building at M/s Central Park South, club house block M, Kumaraswamy Nagar main road, Elcot Avenue, Shollinganallur, Chennai comprised in S. No's 602/1A3B, 602/1A3C Part, 602/1B1,602/1B2 part, 602/1C2 and 602/1C3

m. Under Guaranteed Emergency Credit Line from CSB Bank Limited Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
CSB Bank Limited Term Loan I	271.58	429.22	143.52	143.52

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 574.00 lakhs. The loan is repayable in 60 monthly installments at Rs. 11.96 lakhs each from April 2021 including mortorium of 12 months
- ii. The loan is secured by second charge in nature by : (a) Land and Building at Menon Eternity situated at 165, St. Mary's Road, Alwarpet, Chennai. (b) Dry Land at Sriperumbudur Taluk, Kancheepuram District.

n. Under Guaranteed Emergency Credit Line from CSB Bank Limited Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
CSB Bank Limited Term Loan II	268.98	287.00	17.94	-

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 287.00 lakhs. The loan is repayable in 72 monthly installments at Rs. 5.98 lakhs each from December 2021 including mortorium of 24 months
- ii. The loan is secured by second charge in nature by: (a) Land and Building at Menon Eternity situated at 165, St. Mary's Road, Alwarpet, Chennai. (b) Dry Land at Sriperumbudur Taluk, Kancheepuram District.

o. Unlisted Non-Convertible Debentures from Sundaram Alternative Opp Series - High Yield Secured Debt Fund II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Sundaram Alternative Opp Series - High Yield Secured Debt Fund II	397.93	1,430.09	2,000.00	1,000.00

i. The Company has offered amounting to Rs. 6,000.00 lakhs through 6,000 Non - Convertible Debenture of Rs. 1,00,000/- each @ 16% Interest per annum cash coupon, compounded monthly and payable quarterly by Private Placement to Sundaram Alternative Opp Series - High Yield Secured Debt Fund II. The Debentures is redeemable in 12 equal Quarterly installments post the Principal Moratorium period of 12 months from the date of allotment of the debentures.

ii. The loan is secured by:

a) Exclusively first charge by way of mortgage on the following projects:

- 1) Project "Infinys" - land of 1.49 acres located in No. 155 Keelkattalai Village, New No. 97 Madipakkam Part II, Pallavaram Municipality Kancheepuram District, Tamilnadu
- 2) Approved plots measuring 3,00,000 Sq.Ft in Harmonia Projects
- 3) 32 acres of free hold katcha land in sriperumbadur

b) First charge by way of hypothecation on receivables of developer share of projects through escrow a/c

c) Personal Guarantee of Promoter, Mr R.V. Shekhar

The facility shall provide security of atleast 2times of the facility outstanding and a cash flow escrow of atleast 2 times the facility outstanding at all the times during the tenor of the facility.

p. Sundaram Home Finance Limited - Term Loan 1

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Sundaram Home Finance Limited - Term Loan 1	1,258.79	-	208.33	-

i. The total loan sanctioned to the company is amounting to Rs. 2,500.00 lakhs. The tenure of the term loan not exceeding 48 months including Principal Moratorium of 12 months, is repayable in equated quarterly installments. Principal repayment will start from March 31, 2023 on quarterly basis till December 31, 2026

ii. The term loan from Sundaram Home Finance Limited is secured by: (a) Equitable Mortgage of the project land in respect of their on-going residential project, "Lumina" situate at Nellikuppam Road, Guduvanchery, Pincode - 603 202, comprised in Survey Nos. 11/1, 11/2, 11/3, 11/4, 11/5A, 13/1A, 13/1B1, 16/1A1, 16/2A1, 16/2B1, 17/1A1, 17/1A2, 17/1A3, 17/1B1, 17/1B2 and 29/5 in Kayarambedu Village, Chengalpet Taluk, Kancheepuram District (b) Assignment / Hypothecation of receivables from the project "Lumina Project".

q. Loan from HDFC Bank Limited I

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
HDFC Bank Ltd - Term Loan - Car Loans	42.19	35.33	13.89	8.88

i. The total amount of loan sanctioned was amounting to Rs. 49.55 lakhs The term loan I is repayable in 60 monthly equal installments.

ii. The loan is Secured by exclusive charge on Vehicles

r. Loan from HDFC Bank Limited II

	As at			
	Non current portion		Current portion	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
HDFC Bank Ltd - Term Loan - Car Loans	3.04	4.87	1.82	1.68

- i. The total amount of loan sanctioned was amounting to Rs. 7.20 lakhs. The term loan I is repayable in 47 monthly equal installments.
- ii. The loan is Secured by exclusive charge on Vehicles

Additional Disclosures*(Figures in Lakhs)***a. Details of delay in payment of interest and principal during the year**

Nature of borrowings	Name of lender	Delay in repayment during the year*			
		Interest	No. of days of delay	Principal	No. of days of delay
Term Loan I	Axis Finance Limited	-		252.52	1 to 61
Term Loan II		14.13	4 to 12	31.79	5 to 23
Term Loan III		7.85	5 to 12	-	
Term Loan I	LIC Housing Finance Limited	59.23	6 to 22	-	
Term Loan III		-		16.56	17
Term Loan IV		-		10.38	17
Overdraft	Catholic Syrian Bank	41.15	1 to 2	-	
Total		122.36		311.25	

* Outstanding against these items was nil as on the date of the balance sheet.

b) Borrowings secured against current assets

The company has borrowings from banks / financial institutions on the basis of security of current assets. As per the sanction letter or renewal of sanction letter, the company is required to submit the quarterly returns or statement of current asset. Such statement or return is submitted with the banks / Financial Institutions, which are in agreement with the books of accounts.

2.21 Trade payable[^]*(Figures in Lakhs)*

Particulars	As at	
	March 31, 2023	March 31, 2022
Total outstanding dues of Micro and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	34.87	134.35
	34.87	134.35

[^] Refer note no: 2.25 for ageing of Trade Payables

2.22 Non Current Provisions

Particulars	As at	
	March 31, 2023	March 31, 2022
Provision for employee benefits		
Provision for Gratuity*	52.82	67.70
	52.82	67.70

* Refer note no: 4.04 for details on employee benefits.

2.23 Other Non Current Liabilities

Particulars	As at	
	March 31, 2023	March 31, 2022
Deposit from Customers	155.86	224.30
	155.86	224.30

2.24 Current borrowings

Particulars	As at	
	March 31, 2023	March 31, 2022
Secured		
Overdraft facilities from Bank	1,133.90	2,867.81
Short Term Loan from Bank **	500.00	-
Current maturities of long term secured borrowings (Refer note no: 2.20) **	3,182.71	5,078.55
Total	4,816.61	7,946.35
Unsecured		
Loans and advances from related parties	1,304.39	1,515.90
	1,304.39	1,515.90
	6,121.00	9,462.25

** Refer note no. 2.20 for delay in payment of interest to banks/ financial institution

Security disclosure for the outstanding short-term borrowings as at March 31, 2023**Overdraft facility from Banks:****i. The Overdraft from City Union Bank Limited I**

	As at	
	March 31, 2023	March 31, 2022
City Union Bank-I	508.01	1,003.29

The loan from City Union Bank Limited is secured by mortgage of 1) commercial building on II Floor at "VTN Square" building owned by the company. 2) All that piece and parcel of Non residential super structures (Elcot Avenue , Lancor sports & Recreation centre) inclusive of common areas together with undivided share of land situated in "The Central Park South" in Sholinganallur village, Tambaram Taluk, Kancheepuram district.

ii. The Overdraft from CSB Bank Limited I

	As at	
	March 31, 2023	March 31, 2022
CSB Bank Limited I	625.89	1,814.71

Secured by equitable mortgage of premises owned by the Company in the building "Menon Eternity" and Dry Land at Sri Perumbudur.

iii. Axis Bank Limited

	As at	
	March 31, 2023	March 31, 2022
Axis Bank Limited	-	49.81

Secured by 100% Cash Margin by way of Fixed Deposit lien marked in favour of M/s Axis Bank including Interest accrued thereon. The said facility has been closed during July 2022.

iv. City Union Bank Short Term Loan

Loan from director	As at	
	March 31, 2023	March 31, 2022
City Union Bank Short Term Loan	500.00	0.00

- i. The total amount of loan sanctioned to the Company was amounting to Rs. 500.00 lakhs. The Period of the loan is 12 months.
- ii. The loan is secured by mortgage of 1) commercial building on II Floor at "VTN Square" building owned by the company. 2) All that piece and parcel of Non residential super structures (Elcot Avenue , Lancor sports & Recreation centre) inclusive of common areas together with undivided share of land situated in "The Central Park South" in Sholinganallur village, Tambaram Taluk, Kancheepuram district. 3) 8 Nos. of Unsold Units in "Townsville" Project in Sriperumbudur, Kancheepuram District.

v. Loan from Director

Loan from director	As at	
	March 31, 2023	March 31, 2022
Loan from Director	1,304.39	1,515.90

The loan is repayable on demand. The loan is received from directors and the same is unsecured.

2.25 Trade Payable

Particulars	As at	
	March 31, 2023	March 31, 2022
Total outstanding dues of Micro and Small enterprises	0.68	1.04
Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises	1,647.38	630.65
	1,648.06	631.69

Ageing for trade payables outstanding as at March 31, 2023 is as Follows :

Particulars	No Due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2 - 3 years	More than 3 years	
(i) MSME	0.09	0.59	-	-	-	0.68
(ii) Others	591.67	1,020.88	6.32	10.32	53.05	1,682.25
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
	591.77	1,021.47	6.32	10.32	53.05	1,682.93
Add: Unbilled dues						-
Total trade payable						1,682.93

Ageing for trade payables outstanding as at March 31, 2022 is as Follows :

Particulars	No Due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2 - 3 years	More than 3 years	
(i) MSME	0.07	0.97	-	-	-	1.04
(ii) Others	30.42	457.27	34.52	92.28	150.51	765.00
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
	30.49	458.24	34.52	92.28	150.51	766.04
Add: Unbilled dues						-
Total trade payable						766.04

2.26 Other Financial Liabilities

Particulars	As at	
	March 31, 2023	March 31, 2022
Interest Accrued and Not Paid	16.58	101.71
Unclaimed Dividend [^]	2.58	2.59
Security Deposits	24.33	24.33
Rental Deposits	3.43	12.99
Contractually Reimbursable Expenses	17.04	4.11
Refund Due to Customers	2,449.93	249.50
Other Payables*	48.23	128.69
	2,562.11	523.92

[^] Not due for credit to 'Investor Education and Protection Fund'

* includes corporate credit card liability amounting to Rs. Nil (March 31, 2022 - Rs. 4.39 lakhs)

2.27 Other current liabilities

Particulars	As at	
	March 31, 2023	March 31, 2022
Advance received from Customers *	830.00	586.11
Unearned Revenue *	1,026.37	429.15
Statutory Dues Payables	103.94	73.60
Other Payables	2.29	2.31
	1,962.60	1,091.17

* Refer Note no. 4.13 for other disclosures

2.28 Current provisions

Particulars	As at	
	March 31, 2023	March 31, 2022
Provision for Employee Benefits*		
Provision for Bonus & Exgratia	2.80	7.19
Provision for Gratuity	11.51	1.15
Provision for Corporate Social Responsibility	3.72	3.72
	18.02	12.05

*Refer Note 4.04 for details on employee benefits

2.29 Current tax liabilities(Net)

Particulars	As at	
	March 31, 2023	March 31, 2022
Provision for Tax (Net of Advance Income Tax)	1.40	3.74
	1.40	3.74

3.01 Revenue from operations

(Figures in Lakhs)

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Revenue from Real Estate Development	11,280.87	10,176.15
Rental Income	3.99	2.27
Maintenance Income	138.02	96.96
Other Operating Revenue	71.45	69.62
	11,494.33	10,345.00

* Refer Note No. 4.13 for details

3.02 Other income

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Interest income on		
Bank deposits	14.80	11.01
Financial assets measured at amortised cost	0.13	0.02
Income Tax Refund	1.84	3.39
Others	0.36	1.72
Trade payables written back	46.57	2.15
Other non operating income*	42.72	30.06
	106.42	48.34

* Includes Gain on fair value changes for investments designated at fair value through profit and loss amounting to Rs. 7.78 Lakhs (March 31, 2022 - Rs. Nil)

3.03 Cost of Material and Construction Expenses

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Purchase of materials	1,168.65	213.76
Approval charges	1,268.72	41.26
Construction expenses	3,546.22	1,594.00
Professional charges	47.95	44.31
Power and fuel	19.86	92.33
Other expenses	7.86	56.86
	6,059.26	2,042.53

3.04 Changes in Inventories of Constructed Premises, Construction Work-in-Progress and Construction Materials

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Inventories at the beginning of the year		
Construction Materials	46.05	54.25
Work-in-Progress	18,933.74	23,839.47
Land held for Property Development	706.80	706.61
Constructed Premises held for Sale	1,306.26	2,412.37
	20,992.86	27,012.70
Inventories at the end of the year		
Construction Materials	79.62	46.05
Work-in-Progress	18,515.74	18,933.74
Land held for Property Development	520.99	706.80
Constructed Premises held for Sale	563.23	1,306.26
	19,679.58	20,992.86
Change in Inventory	1,313.27	6,019.84

3.05 Employee benefit expenses

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Salaries, Wages and Bonus	572.17	546.27
Contribution to Provident and Other Funds	21.91	16.11
Gratuity Expenses	11.70	7.09
Staff Welfare Expenses	13.34	32.80
	619.13	602.27

3.06 Finance cost

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Interest on Overdraft	274.27	450.86
Interest on Debentures	679.18	127.35
Interest on Term Loan	923.36	1,774.87
Interest to Others	54.82	182.46
Interest on Lease Liability	-	0.02
Processing Charges	60.62	3.70
	1,992.25	2,539.27

3.07 Depreciation & amortisation

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Depreciation of Property, Plant and Equipment	80.04	70.63
Depreciation on Investment Property	82.56	85.56
Amortisation of Intangible Assets	48.49	9.33
Depreciation on Right of Use Assets	-	1.14
	211.08	166.66

3.08 Other expenses

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Power & Fuel	20.94	11.13
Rates & Taxes	86.69	91.83
Repairs & Maintenance		
- Completed Projects	82.23	120.13
- Others	14.03	13.37
Maintenance Expenses	111.31	86.83
Vehicle Maintenance	5.36	3.77
Software Maintenance	0.62	1.31
Travel & Conveyance	14.77	16.36
Communication Costs	5.78	5.02
Printing and Stationery	11.39	10.65
Purchase of Water for Pool	0.17	0.43
Bank Charges	2.33	18.17
Legal and Professional Fees	290.79	176.39
Payment to Auditors	17.42	19.60
Tax Audit Fee	3.31	0.25
Directors Sitting Fees	4.58	5.30
Advertisement and Sales Promotion	474.83	337.07
Rent	6.70	5.39
Insurance	10.64	13.16
Brokerage	3.28	23.00
Donation	8.00	0.03
Provision for Expected Credit Loss	0.31	0.37
Loss on Fair Valuation of Investment	-	4.79
Advances / Deposits Written Off	0.58	0.98
Claims & Compensations	20.99	20.00
Miscellaneous Expenses	45.02	35.53
	1,242.08	1,020.88

3.09 Tax Expense

Particulars	Year ended	
	March 31, 2023	March 31, 2022
a) Income Tax expenses		
Current tax		
In respect of the current year	1.40	3.79
In respect of the earlier years	(2.37)	(0.75)
Deferred tax		
In respect of the current year	131.29	(380.80)
Total income tax expense recognised in the current year	130.32	(377.76)
b) A reconciliation between the statutory income tax rate applicable to the Company and the effective income tax rate is as follows		
Profit/(loss) before tax	94.30	(2,071.20)
Effective tax rate applicable to the company	27.82%	27.82%
Tax expense as the enacted income tax rate	26.23	(576.21)
Tax in relation to expenses not deducted / income not taxable / notional income considered in determining taxable profits	(576.21)	579.59
Difference in Tax Rate of Subsidiary	0.21	0.40
Tax in relation to earlier years	(2.37)	(0.75)
Tax impact on account of employee benefits	2.48	(13.88)
Tax impact on account of provision for Inventory	-	45.90
Tax impact on account of provision for expected credit loss	(0.09)	2.68
Tax impact on account of unabsorbed business loss	309.04	(90.38)
Tax impact on depreciation of property, plant and equipment	11.72	20.29
Tax impact on account of interest expense (provision as per ICDS)	(191.86)	(345.42)
Income tax expense	130.32	(377.76)

4.01 Earning per equity share

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Net Profit attributable to equity shareholders		
Net profit for the year	(33.92)	(1,699.15)
Nominal value of the equity share	2	2
Total number of equity shares outstanding at the beginning of the year	4,05,00,000	4,05,00,000
Total number of equity shares outstanding at the end of the year	4,05,00,000	4,05,00,000
Weighted-average number of equity shares	4,05,00,000	4,05,00,000
Basic EPS	(0.08)	(4.20)
Nominal value of equity share	2	2
Weighted average number of equity shares used to compute diluted earning per share	4,05,00,000	4,05,00,000
Diluted EPS	(0.08)	(4.20)
Weighted-average number of Equity shares for basic EPS	4,05,00,000	4,05,00,000
Weighted-average number of Equity shares adjusted for the effect of dilution	4,05,00,000	4,05,00,000

4.02 Contingent liabilities

The Company's pending litigations comprise of claims against the Company primarily by the customers and proceedings pending with Income Tax / Service Tax / VAT and other government authorities. The Company has reviewed all its pending litigations and proceedings and has adequately provided for where Provisions are required and disclosed the contingent liabilities where applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial results.

- a) In the matter of the Commercial Property, "Menon Eternity" owned by the Company, the arbitrator had issued an award dated March 16, 2016, invalidating the sales deeds registered in favour of the Company having carrying value of Rs.2,985.69 Lakhs. The single bench of the Hon'ble High court of Madras by its judgement delivered on December 23, 2016, set aside the Award of the Arbitrator, with regard to the invalidation of the Sale deeds and confirmed the title in favour of the Company. Subsequently, the land owners had gone on appeal before the division bench in the Hon'ble High Court of Madras and also the company had filed cross objections on certain matters. The said appeal was decided by the Hon'ble High Court of Madras by restoring the award of the Arbitrator. The Company has approached the Hon'ble Supreme Court of India by filing a special leave petition and the court proceedings are in progress. As on the reporting date, the matter is listed for hearing in the month of September 2023.
- b) The Company has certain dispute with a lessee which has arisen on termination of lease agreement by the lessee within the lock in period. In terms of the lease agreement the Company has forfeited the deposit amount. The lessee has demanded refund of rental deposit of Rs. 218.36 lakhs along with interest and damages amounting to Rs. 255.79 lakhs. The suit filed by the Lessee before the Hon'ble High court of Judicature of Madras has been allowed for an amount of Rs. 424.15 Lakhs along with interest against which the Company has filed an appeal before the Division Bench of the Hon'ble High Court of Madras and the same is pending.
- c) In pursuance to the increased demand on premium FSI and OSR charges by the Chennai Metropolitan Development Authority (CMDA) over and above the normal FSI charges paid by the Company as per the guideline value prevailing at the time of filing the application with respect to one of the project, the Company has filed a writ petition before the Hon'ble High Court of Madras. As per the interim direction of the Hon'ble court the differential amount of Rs. 74.84 lakhs has been furnished by way of a bank guarantee renewed periodically. The said writ petition has been disposed off as prayed by the Company. The CMDA has filed an appeal against the order and is pending before the division bench of the Hon'ble High Court of Madras. In view of the management the increased demand is based revision in the guideline value which was not prevailing at the time of initial approval, accordingly the claims are not acknowledged as debt.
- d) The service tax department has raised a demand of Rs. 156.10 lakhs towards penalty on Lancor GST Developments Limited (merged with Lancor Holdings Limited with an appointed date, April 1, 2013) for wrong availment of Cenvat Credit. The erstwhile holding Company of Lancor GST Developments Limited has undertaken to reimburse to the Company to the extent of Rs. 39.03 lakhs in the event the Company is made liable to pay the demand. The matter is pending before the Appellate Tribunal. The Company has been advised that these proceedings are not likely to result into any liability as the Company had reversed it without utilising the same.
- e) Income tax claim not acknowledged as debt amounting to Rs. 428.60 lakhs for Assessment year 2017-18. The Company has preferred an appeal in this regard before the Commissioner of Income Tax (Appeal) and the matter is pending.
- f) The service tax department has raised a demand of Rs. 223.70 lakhs along with interest and penalty for the period February 2009 to June 2010. The Company has paid the demanded amount except for interest and penalty and it has filed an appeal before the Customs Excise and Service Tax Appellate Tribunal dated May 10, 2012 stating that amount received from the customers are not chargeable to service tax prior to July 1, 2010 under various grounds. The Company had received the order of the Customs Excise, Service Tax Appellate Tribunal dated October 11, 2018 based on which refund order dated June 07, 2019 was issued by the department, and the Company received a refund amount of Rs. 182.01 lakhs. Against the Order of the CESTAT and the Refund Order,

The Commissioner of Service tax, Chennai has preferred an appeal before the Civil Appellate Jurisdiction of Supreme Court of India and the matter is pending.

- g)** The Company approached the Honourable High Court of Madras to seek protection from the cancellation of the Joint Development Agreement (JDAs) and Power of Attorney (POAs) by the landowners in respect of the development of "Town & Country" and 'Harmonia" projects at Sriperumbudur . In July 2022, the Honourable High Court of Madras has passed an order to stay the cancellation of Joint Development Agreement (JDAs) and Powers of Attorney (POAs) and the Court has also ordered stay of the construction until the Arbitration proceedings are completed
- h)** The office of Commissioner of service tax has passed an order demanding service tax amounting to Rs. 10.02 lakhs and an equal amount of penalty vide order dated July 31, 2014. The entity has filed an appeal before the Customs, Excise & Service Tax Appellate Tribunal on Nov 14, 2014 contesting the demand and the matter is pending.

4.03 Capital and other commitments

	As at	
	March 31, 2023	March 31, 2022
Capital Commitments	62.82	158.02
Other commitments	-	-

4.04 Employee benefit expense

The Present value of the defined benefit obligations and related current service cost were measured using the Projected Unit Credit Method, with actuarial valuation being carried out at each Balance Sheet date

The principal assumptions used for the purpose of actuarial valuation were as follows:

Particulars	As at	
	March 31, 2023	March 31, 2022
Discount rate	7.25%	7.25%
Rate of increase in compensation levels	5%	5%
Rate of employee turnover	For service 4 years and below 8.25% p.a. For service 5 years and above 1.00% p.a	For service 4 years and below 8.25% p.a. For service 5 years and above 1.00% p.a
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)
Mortality rate after employment	NA	NA

Table showing changes in present value of projected benefit obligation

Particulars	As at	
	March 31, 2023	March 31, 2022
Present value of obligations at beginning of the year	68.84	44.47
Interest expense	4.99	3.03
Current service cost	6.71	4.06
Benefits paid	(8.65)	(3.25)
Actuarial (Gains)/Losses on Obligations - Due to Change in Demographic Assumptions	-	(0.05)
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	(1.16)	(2.28)
Actuarial (Gains)/Losses on Obligations - Due to Experience	(6.41)	22.86
Present value of obligations at the end of the period	64.33	68.84

Amount recognised in balance sheet

Particulars	As at	
	March 31, 2023	March 31, 2022
Present value of obligation as at the end of the period	(64.33)	(68.84)
Funded status (surplus/ (deficit))	(64.33)	(68.84)
Net asset/(liability) recognised in the balance sheet	(64.33)	(68.84)

Net interest cost for current period

Particulars	As at	
	March 31, 2023	March 31, 2022
Present value of benefit obligation at the beginning of the period (Fair value of plan assets at the beginning of the period)	68.84	44.47
Net liability/(asset) at the beginning	68.84	44.47
Interest cost	4.99	3.03
Net interest cost for current period	4.99	3.03

Expenses recognized in the statement of profit or loss for current period

Particulars	As at	
	March 31, 2023	March 31, 2022
Current service cost	6.71	4.06
Net interest cost	4.99	3.03
Expenses recognized	11.70	7.09

Expenses recognized in the other comprehensive income (OCI) for current period

Particulars	As at	
	March 31, 2023	March 31, 2022
Actuarial (gains)/losses on obligation for the period	(7.56)	20.53
Net (income)/expense for the period recognized in OCI	(7.56)	20.53

Balance sheet reconciliation

Particulars	As at	
	March 31, 2023	March 31, 2022
Opening net liability	68.84	44.47
Expenses recognized in statement of profit or loss	11.70	7.09
Expenses recognized in OCI	(7.56)	20.53
(Benefits directly paid by employer)	(8.65)	(3.25)
Net liability/(asset) recognized in the balance sheet	64.33	68.84

Maturity analysis of the benefit payments: From the employer

Particulars	As at	
	March 31, 2023	March 31, 2022
Projected benefits payable in future years from the date of reporting		
1st following year	11.51	1.15
2nd following year	0.96	12.09
3rd following year	4.41	1.11
4th following year	2.89	4.42
5th following year	1.48	3.13
Sum of years 6 to 10	44.63	50.13
Sum of years 11 and above	51.38	59.16

Sensitivity analysis

Particulars	As at	
	March 31, 2023	March 31, 2022
Projected benefit obligation on current assumptions	64.33	68.84
Delta effect of +1% change in rate of discounting	(3.98)	(4.88)
Delta effect of -1% change in rate of discounting	4.47	5.49
Delta effect of +1% change in rate of salary increase	4.53	5.56
Delta effect of -1% change in rate of salary increase	(4.11)	(5.02)
Delta effect of +1% change in rate of employee turnover	0.64	0.68
Delta effect of -1% change in rate of employee turnover	(0.71)	(0.75)

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the projected benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Characteristics of defined benefit plan

The Group has a defined benefit gratuity plan in India (unfunded). The Group's defined benefit gratuity plan is a final salary plan for employees. Gratuity is paid from entity as and when it becomes due and is paid as per entity scheme for Gratuity

Risks associated with defined benefit plan

Gratuity is a defined benefit plan and The Group is exposed to the Following Risks:

Interest rate risk

A fall in the discount rate which is linked to the Government security rate will increase the present value of the liability requiring higher provision.

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Asset-liability Matching Risk

The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.

Mortality risk

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

During the year, there were no plan amendments, curtailments and settlements.

Defined contribution plans

The Group operated defined benefits contribution retirement benefit plans for all qualifying employees.

The total expenses recognised in the statement of profit & loss is Rs. 21.90 lakhs (March 31, 2022: Rs. 16.10 lakhs) represents the contribution payable to these plans by the Group at the rates specified in the rules of the plan.

4.05 Disclosures as required by Ind AS 108 Operating segments

As the Group's business activity falls within a single business segment in terms of Ind AS 108 on "Operating Segments", the financial statement are reflective of information required by Ind AS 108.

4.06 Leases**I) Company as lessee**

- a) Until the year ended March 31, 2022, the Company had primarily obtained lease of vehicles. Effective April 1, 2019, the Company has adopted Ind AS 116 'Leases' and applied the standard to lease contracts existing on April 1, 2019 using the modified retrospective method. Consequently, the Company recorded the lease liability at the present value of the remaining lease payments discounted at the rate implicit in the lease as on the date of transition and has measured right of use asset an amount equal to lease liability adjusted for any related prepaid and accrued lease payments previously recognised.
- b) The effect of this adoption is insignificant on the profit / (Loss) before tax, profit / (Loss) after tax and earnings per share for the year ended March 31, 2022.
- c) The following is the summary of practical expedients elected on initial application :
 - i. Applied the exemption not to recognise Right of Use assets and liabilities for leases with less than 12 months of lease term on the date of initial application.
 - ii. Applied the practical expedient by not reassessing whether a contract is, or contains, a lease at the date of initial application. Instead applied the standards only to contracts that were previously identified as leases under Ind AS 17.
 - iii. Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease.

d) Following is carrying value of right of use assets and the movements thereof

Particulars	As on March 31, 2023	As on March 31, 2022
	Category of Right of Use Asset Vehicle	Category of Right of Use Asset Vehicle
Opening Balance	-	1.14
Right of Use assets as on date of Transition	-	-
Additions during the year	-	-
Deletion during the year	-	-
Depreciation of Right of use assets	-	(1.14)
Balance as at March 31, 2023	-	-

e) The following is the carrying value of lease liability and movement thereof

Particulars	As on March 31, 2023	As on March 31, 2022
Opening Balance	-	1.30
Lease liability as on date of transition*	-	-
Additions during the year	-	-
Finance cost accrued during the year	-	0.02
Payment/Deletion of lease liabilities during the year	-	(1.33)
Balance as at March 31, 2023	-	-

* The implicit lease rate considered to arrive at the lease liability as on March 31, 2022 is 13.62%

- f)** Total cash outflow recorded during the year was Nil (March 31, 2022 - Rs. 1.33 lakhs) except for short term lease and low value assets
- g)** The maturity analysis of lease liabilities are disclosed in note 4.09. The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.
- h)** The lease payments in relation to short term leases having lease term less than 12 months amounting to Rs. 6.70 lakhs (March 31, 2022: Rs. 5.39 lakhs) accounted under the statement of Profit and loss. (Refer note 3.08)

II) Company as lessor

- a)** The Company had entered into commercial property leases on its constructed premises. Rental income credited to statement of profit & loss is Rs. 3,99 lakhs (March 31, 2022: 2.27 lakhs).

Disclosure of future minimum lease receivables:

Maturity analysis of lease payments to be received	As at	
	March 31, 2023	March 31, 2022
1st following year	-	-
2nd following year	-	-
3rd following year	-	-
4th following year	-	-
5th following year	-	-
Sum of years 6 to 10	-	-

4.07 Capital Management

The Group's objective while managing capital is to maintain stable capital structure to support business stability and growth, ensure adherence to the covenants and restrictions imposed by lenders and / or relevant laws and regulations, and maintain an optimal and efficient capital structure so as to reduce the cost of capital that would enable to maximise the return to stakeholders.

The Group's capital requirement is mainly to fund its business expansion by developing various residential and commercial projects and repayment of borrowings obtained in this regard. The principal source of funding of the Group has been, and is expected to continue to be, cash generated from its operations supplemented by funding from bank borrowings.

The Company has adhered to material externally imposed conditions relating to capital requirements and there has not been any delay or default during the period except as stated in note no. 2.20 covered under these financial statements with respect to payment of principal and interest during the year. No lender has raised any matter that may lead to breach of covenants stipulated in the underlying documents.

The Group monitors its capital using gearing ratio, which is net debt divided to total equity.

Particulars	As at	
	March 31, 2023	March 31, 2022
Net debt	10,437.63	17,125.96
Total equity	13,066.51	13,094.97
Debt equity ratio	0.80	1.31

* Net debt = non-current borrowings + current borrowings + current maturities of non-current borrowings + interest accrued – cash and cash equivalents.

4.8 Financial instruments

(i) Methods & assumption used to estimates the fair values

The fair values of the financial assets and liabilities are 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 following methods and assumptions were used to estimate the fair values:

- a) The carrying amounts of receivables and payables which are short term in nature such as trade receivables including unbilled revenue, cash and cash equivalents, Bank Balances other than cash and cash equivalents, other Current Financial Assets (like Security Deposits, interest accrued, loan to employees), Deposits with Banks, trade payables, short term borrowings from Banks and Financial Institutions, Other Financial Liabilities (like Interest accrued Security & Rental Deposits, Refund due to Customers, and other payables) are considered to be the same as their fair values.
- b) The fair values for long term loans given to various parties, and remaining non current financial assets (like Security Deposits, Earnest Money paid to Landowners) were calculated based on cash flows discounted using a effective interest lending rate. This is classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.
- c) The fair values of non-current borrowings are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs.
- d) For financial assets and financial liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

(ii) Categories of financial instruments

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: directly or indirectly observable market inputs, other than Level 1 inputs; and

Level 3: inputs which are not based on observable market data

(iii) Fair value of financial instruments measured at amortised cost

Particulars	As at March 31, 2023		As at March 31, 2022	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Trade receivables	1,248.12	1,248.12	1,093.39	1,093.39
Cash and bank balances	611.89	611.89	460.70	460.70
Other financial assets	915.41	915.41	2,273.56	2,273.56
		-		
Total financial assets	2,775.42	2,775.42	3,827.66	3,827.66
Financial liabilities				
Borrowings*	11,030.34	11,030.34	17,432.33	17,432.33
Trade Payables	1,682.93	1,682.93	766.04	766.04
Other financial liabilities	2,562.11	2,562.11	523.92	523.92
Total financial liabilities	15,275.38	15,275.38	18,722.29	18,722.29

* includes current maturities of long term debts

(iv) Fair value of instruments measured at fair value through profit or loss

Particulars	As at March 31, 2023	As at March 31, 2022	Level
Investments at FVTPL			
- In Equity Shares	55.83	48.05	Level 1

Investment in CSB Bank Ltd has been valued based on quoted market price considering the entity is listed on Bombay Stock Exchange

4.09 Financial risk management

The Group's financial risk management is an integral part of how to plan and execute its business strategies. The Group's financial risk management policy is set by the Board of Directors.

The Group's activities expose it to financial risks namely credit risk, liquidity risk and market risk. The board of directors of the Group has overall responsibility for the establishment and oversight of the Group's risk management. The below mentioned notes explain various sources of risk Group is exposed to & the manner in which it manages such risk and its impact on the financial statements.

a) Credit risk:

Credit risk arises from the possibility that counter party will cause financial loss to the Group by failing to discharge its obligation as agreed. The Group's exposure to credit risk arises mainly from the trade receivables including unbilled revenue, loans provided to various parties, earnest money deposit paid to land owners and other deposits including balances and deposits with the banks.

The Company is exposed to credit risk with respect to contract entered into with the customers for sale of residential units. The Contract with customer includes milestone payment to be made by the customer. The possession of the property is handed over to the customers only on collection of entire payment. Similarly, the handing over of the property to the landowners where Company enters into agreement for joint development are also made only on collection of earnest money deposit given earlier. Accordingly, the Company does not expect any expected credit loss. During the financial year, the Company has not made any write-offs of trade receivables.

The trade receivables on account of maintenance income are typically un-secured and derived from services provided to large number of independent customers. As the customer base is distributed economically there is no concentration of credit risk. The credit period provided by the Company to its end use customers generally ranges from 0 to 7 days.

The Company follows a simplified approach (i.e based on lifetime ECL) for recognition of impairment loss allowance on Trade receivables. For the purpose of measuring the lifetime ECL allowance for trade receivables, the Company uses a provision matrix which comprise a very large number of small balances grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not recoverable. Based on the industry practices and business environment in which the Company operates, management considers that the trade receivables are in default if the payment are more than 12 months past due.

Trade receivables consist of mainly customer balances relating to real estate and its allied activities with no significant concentration of credit risk. The outstanding trade receivables are regularly monitored, and appropriate action is taken for collection of overdue receivables.

Table showing age of gross trade receivables and movement in expected credit loss is as below.

Particulars	March 31, 2023	March 31, 2022
Within credit period	31.05	656.51
1-90 days past due	1,070.71	99.61
91-180 days past due	60.02	22.70
181-270 days past due	22.03	21.93
271-365 days past due	15.46	258.46
1 - 2 years past due	8.17	6.47
2 - 3 years past due	6.90	20.41
more than 3 years past due	67.64	40.86
Total	1,281.98	1,126.94

Reconciliation of changes in the loss allowances measured using life-time expected credit loss model - Trade receivables	Amount
As at April 1, 2021	33.18
Expected Credit Loss Allowance / (Reversal of provision)	0.37
As at March 31, 2022	33.55
Expected Credit Loss Allowance / (Reversal of provision)	0.31
As at March 31, 2023	33.86

Credit risks from balances and deposits with banks are managed in accordance with the Company policy. Considering the credit worthiness of the banks and market reputation of those institutions, management does not expect that the said institutions will not meet its obligation.

b) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Group liquidity risk management policies include to, at all times ensure sufficient liquidity to meet its liabilities when they are due, by maintaining adequate sources of financing from domestic banks at an optimised cost. In addition, processes and policies related to such

risks are overseen by senior management. The Group's senior management monitors the Group's net liquidity position through rolling forecasts on the basis of expected cash flows. The Group takes into account the liquidity of the market in which they operate.

Maturities of financial liabilities

The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on contractual undiscounted payments.

As at March 31, 2023	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	1,613.24	69.69	-	1,682.93
Borrowings	6,121.00	4,909.34	-	11,030.34
Other Financial Liabilities	2,562.11	-	-	2,562.11
	10,296.35	4,979.03	-	15,275.38

As at March 31, 2022	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	488.73	277.31	-	766.04
Borrowings	9,462.25	7,970.08	-	17,432.33
Other Financial Liabilities	523.92	-	-	523.92
	10,474.90	8,247.39	-	18,722.29

Financing arrangements

The Group has sufficient sanctioned line of credit from its bankers / financiers; commensurate to its business requirements. The Group reviews its line of credit available with bankers and lenders from time to time to ensure that at all point of time there is sufficient availability of line of credit.

The Group pays special attention to the net operating working capital invested in the business. In this regard considerable work has been performed to control and reduce collection periods for trade and other receivables, as well as to optimise accounts payable with the support of banking arrangements to mobilise funds.

c) 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. Companies exposure in relation to market risk is primarily in relation to Interest rate risk and equity price risk.

I. Interest risk

The Group has both floating & fixed rate borrowings which are carried at amortised cost. The fixed rate borrowings are not subject to interest rate risk considering the future cash outflows will not fluctuate because of any change. The variable interest rate borrowings are subject to interest rate risk. The interest rate risk is managed by the Group by monitoring monthly cash flow which is reviewed by management to prevent loss.

The exposure of the Company's borrowings to interest rate changes at the end of the reporting period are as follows

Particulars	As at	
	March 31, 2023	March 31, 2022
Variable rate borrowings	5,814.89	11,584.13
Fixed rate borrowings	5,215.44	5,848.20

Interest rate sensitivity analysis

The sensitivity analysis below have been determined based on the exposure to interest rates on the variable interest rate borrowings at the end of the reporting period. For floating rate borrowings, the analysis is prepared considering all other variables remain constant.

Particulars	Impact on profit : Increase / (Decrease)		Impact on equity : (Increase) / Decrease	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
	1% Increase	1% Increase	1% Decrease	1% Decrease
Interest rates- increase by 100 basis points *	(73.62)	(138.97)	(73.62)	(138.97)
Interest rates - decrease by 100 basis points *	73.62	138.97	73.62	138.97

* assuming all other variables as constant

II. Equity Price Risk

The Group's listed and non-listed market securities are susceptible to market price risk arising from uncertainties about future values of the investment securities. The Group manages such risk within the acceptable parameters set by the Board of directors.

4.10 Details of Borrowing Cost Capitalised

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Borrowing costs capitalised during the year		
- as a part of work in progress for residential property development	637.61	1,079.43
- as a part of capital work in progress	32.97	-
- as a part of capital advance	23.53	22.87
	694.08	1,102.30

4.11 Related party transactions

A. Names of the related parties and related party relationships.

i) Under control of the Company		
a) Key managerial personnel	Managing Director Mr. R.V. Shekar Independent directors Gowri Ramachandran K. Harishankar Srinivasan Vasudevan Other non executive directors Seetharaman Sridharan Narasimchari Vasudevan Naganathan Nagalakshmi	(till 31.07.2022)
b) Entity under control of Key Managerial Personnel	Lancor Foundation Presstech Metals Product LLP	

Nature of the transaction	Name of the party	Relationship	Year ended	
			March 31, 2023	March 31, 2022
Expenditure				
Interest paid	R.V. Shekar	Control	23.59	99.74
Key Managerial Remuneration	N Vasudevan	Key Managerial Personnel	31.23	82.72
	(Refer below)*	Key Managerial Personnel	28.58	29.30
Loans / advances given and (receipt) thereof (net)				
	R.V. Shekar	Control	(38.49)	(215.90)
	N Vasudevan	Key Managerial Personnel	400.00	475.00
	S Sridharan	Key Managerial Personnel	(150.00)	-
Advance for purchase of property	Lancor Foundation	Entity under control of KMP	10.00	-

Compensation to Key Managerial Personnel

Particulars	Year ended	
	March 31, 2023	March 31, 2022
Short term employee benefits	24.00	24.00
Post employment benefits	-	-
Sitting fees paid to Non executive directors	4.58	5.30
	28.58	29.30

Note:

- a) As the post-employment benefits is provided on an actuarial basis for the Group as a whole, the amount pertaining to KMP is not ascertainable and therefore not included above. However the post employment benefit in the nature of gratuity is included on payment basis by the Group.
- b) The value of the related party transactions and balances reported are based on actual transactions and without giving effect to the notional Ind AS adjustment entries.

Particulars	Name of the party	Relationship	As at	
			March 31, 2023	March 31, 2022
Closing balances				
Closing balance of loans taken	Loan from RV Shekar	Control	1,054.39	1,015.90
	Loan from N. Vasudevan	Key Managerial Personnel	100.00	500.00
	Loan from S Sridharan	Key Managerial Personnel	150.00	-
Closing balance of Other Current Liabilities	Lancor Foundation	Entity under control of KMP	168.67	158.67

4.12 Interest in other entities

Consolidated financial statements comprise the financial statements of Lancor Holdings Limited and its subsidiaries.

a) Subsidiaries

Name of the subsidiary	Principal activity	Principal place of incorporation & operation	Proportion of ownership interest and voting power held by them	
			March 31, 2023	March 31, 2022
Lancor Maintenance & Services Limited	Maintenance services	India	100.00%	100.00%
Central Park West Venture	Club membership fee	India	100.00%	100.00%
Lancor Infinys Limited	Property Developments	India	100.00%	100.00%

(b) Non-controlling interest

The Group does not have any material non controlling interests warranting a disclosure as per Ind AS 112 (12).

4.13 Disclosure pursuant to Ind AS 115 – Revenue from Contract with Customers

(a) Out of the total revenue recognised under Ind AS 115 during the year, Rs. 10,524.60 lakhs (March 31, 2022 : Rs. 8,333.94 lakhs) is recognised over a period of time and Rs. 969.73 lakhs (March 31, 2022 - Rs. 2,011.06 lakhs) is recognised at the point of time.

(b) Contract Balances:

Movement in contract balances during the year:

Particulars	Contract Asset	Contract Liabilities
Opening Balance as on April 01, 2022	1,996.48	1,015.26
Closing Balance as on March 31, 2023	499.78	1,856.37
Net Increase/ (Decrease)	(1,496.70)	841.10

(c) During the year, the Company has recognised revenue of Rs. 568.62 lakhs (March 31, 2022: Rs. 553.66 lakhs) in the reporting period out of the opening contract liability of Rs. 1,015.26 lakhs (March 31, 2021: Rs. 445.75 lakhs)

(d) Cost to obtain the contract:

(i) Amount recognised as assets from cost incurred to obtain or fulfill a contract with a customer as at March 31, 2023 is Rs. 65.46 lakhs (March 31, 2022 : is Rs. 18.26 lakhs)

(ii) Amount of amortisation on account of cost incurred to obtain or fulfill a contract with a customer recognised in Profit and Loss during the year 2022-23 is Rs. 47.91 lakhs (March 31, 2022: Rs. 9.08 lakhs)

(e) Reconciliation of Revenue from operations

Particulars	As at	
	March 31, 2023	March 31, 2022
Contract Price	23,992.18	11,143.94
Less: Credit Note Issued	(208.39)	(64.94)
Add: Debit Note Issued	0.42	2.25
Add: Other Adjustments	(12,365.32)	(556.42)
Total Revenue from operation	11,418.89	10,524.83

4.14 Disclosure in relation to utilisation of borrowed funds

- (a) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Group 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 lend or invest in party identified by or on behalf of the Group (Ultimate Beneficiaries). The Group has not received any fund from any party(s) (Funding Party) with the understanding that the Group shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Group ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) No funds have been received by the Group from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Group shall, whether, 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.

4.15 The additional regulatory information detailed in clause 6L, of general instructions give in Part 1 of division II of Schedule III to the Companies Act are furnished to the extent applicable to the Group

As per our report of even date attached

**For Nayan Parikh & Co.
Chartered Accountants**

K.Y. Narayana

Partner

Membership No. 060639

Place: Chennai

Date: 29th May, 2023

For and on behalf of Board of Directors

R V Shekar

Managing Director

DIN: 00259129

K.Prakash

Chief Financial Officer

Place: Chennai

Date: 29th May, 2023

S. Sridharan

Director

DIN: 01773791

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

4.16 Additional Information as required under Schedule III to the Companies Act,2013, of entities consolidated as subsidiaries, joint Ventures and associates

Name of the entity in the group	Net assets (total assets minus total liabilities)		Share in profit / (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Lancor Maintenance & services Limited	3.20%	418.66	1.71%	(0.58)	-	-	2.04%	(0.58)
Lancor Infinys Limited Foreign	0.03%	4.04	2.06%	(0.70)	-	-	2.45%	(0.70)
1. Not applicable								
Non controlling interest in all subsidiaries	0.00%	-	0.00%	-	-	-	0.00%	-
Central Park West Venture	4.07%	531.38	-71.28%	24.18	-	-	-84.95%	24.18
Total		954.08		22.90		-		22.90

As per our report of even date attached

For Nayan Parikh & Co.

Chartered Accountants

Firm Registration No: 107023 W

K.Y. Narayana

Partner

Membership No. 060639

Place: Chennai

Date: 29th May, 2023

For and on behalf of Board of Directors

R V Shekar

Managing Director

DIN: 00259129

K.Prakash

Chief Financial Officer

Place: Chennai

Date: 29th May, 2023

S. Sridharan

Director

DIN: 01773791

Kaushani Chatterjee

Company Secretary

Place: Chennai

Date: 29th May, 2023

NOTICE OF THE 38TH ANNUAL GENERAL MEETING

Notice is hereby given that the 38th Annual General Meeting (AGM) of the members of Lancor Holdings Limited will be held on Wednesday, 9th August, 2023 at 11.30 AM through Video Conference (VC)/ Other Audio Visual Means (OAVM), to transact the following businesses:

Ordinary Business:

1. Adoption of Standalone and Consolidated Financial Statements

- a. To consider and adopt the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2023, together with the Reports of the Board of Directors and the Auditors thereon; and
- b. To consider and adopt the Audited Consolidated Financial Statements of the Company for the financial year ended March 31, 2023, together with the Report of the Auditors thereon.

2. Re-appointment of Mr. S. Sridharan as a Director, liable to retire by rotation

To appoint a Director in place of Mr. S. Sridharan (DIN: 01773791), who retires by rotation and being eligible, offers himself for re-appointment.

3. Appointment of Statutory Auditor

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 (the “Act”) read with the Companies (Audit & Auditors) Rules, 2014, and such other applicable provisions, if any, of the Act or Rules framed thereunder including any statutory enactment or modification thereof and pursuant to the recommendation of the Audit Committee and Board of Directors, M/s. G M Kapadia & Co., Chartered Accountants, (Firm’s Registration No. 104767W) be and are hereby appointed as the Statutory Auditors of the Company in place of M/s. Nayan & Parikh & Co., Chartered Accountants, (Firm Registration No. 107023W), the retiring auditors, for a period of five consecutive years to hold office from the conclusion of this 38th Annual General Meeting until the conclusion of 43th Annual General Meeting of the Company i.e. for the F.Y. 2027-28 at such remuneration as may be decided by the Board of Directors in consultation with the Statutory Auditors plus applicable service tax and out of pocket expenses incurred by them for the purpose of audit.

Special Business:

1. To approve issue of bonus equity shares

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to Section 63 of the Companies Act, 2013 read with Rule 14 of Companies (Share Capital and Debentures) Rules 2014 and other applicable provisions, if any, including rules notified thereunder, as may be amended from time to time (including any statutory modification or re-enactment thereof for the time being in force) read with Regulation 293, 294 and other relevant provisions, laid down in Chapter XI of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, applicable provisions of Article of Association of the Company and subject to such approvals, consent, permissions, conditions and sanctions as may be necessary from appropriate Authorities and subject to such terms and modifications, if any, as may be specified while according such approvals and subject to acceptance of such conditions and modifications by the Board of Directors and subject to such permissions, sanctions and approvals as may be required in this regard; the consent of the members of the Company be and is hereby accorded for capitalization of such sum standing to the credit of the free reserves or any other permitted Reserves / Surplus being eligible for the purpose (as per the Audited Financial Statements of the Company for the financial year ended 31st March 2023), as may be considered necessary by the Board of Directors (hereinafter referred to as ‘the Board’) for the purpose of issuance of fully paid-up bonus equity shares) (‘bonus shares’) to the members of the Company of 2,02,50,000 bonus equity shares of Rs. 2/- (Rupees Two) each in the proportion of 1 (One) Bonus Share for every 2 (Two) fully paid-up equity shares to the equity shareholders of

the Company, whose names appear in the Register of Members maintained by the Company's Registrars and Transfer Agents / List of Beneficial Owners, as received from the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL), as on such date as may be fixed by the Board for this purpose ('record date') AND THAT the new bonus equity shares so issued and allotted shall, for all purposes, be treated as an increase in the paid-up capital of the Company held by each such member."

FURTHER RESOLVED THAT the Bonus Shares so allotted shall rank pari-passu in all respects with the existing fully paid-up equity shares of the Company and shall always be subject to the terms and conditions contained in the Memorandum and Articles of Association of the Company and carry the same rights as the existing fully paid Equity Shares of the Company.

RESOLVED FURTHER THAT no letter of allotment shall be issued in respect of the Bonus Shares and the shareholders of the Company who hold shares of the Company in dematerialized form as on record date, the Bonus Shares shall be credited to the respective demat accounts of the shareholders and the shareholders of the Company who hold shares of the Company in physical form as on record date, shall be transferred to the Suspense Account opened for such purpose within such time as prescribed by law and the relevant authorities, subject to guidelines issued by SEBI in this regard.

FURTHER RESOLVED THAT the issue and allotment of the proposed bonus shares to the extent that they relate to Members who are Non- Resident Indians (NRIs), Foreign Institutional Investors (FIIs) and other Foreign Investors, shall be subject to the approval, if any, of the Reserve Bank of India under the Foreign Exchange Management Act, 1999 and other applicable rules/regulations/guidelines issued/amended by RBI or any other authority, from time to time, in this regard.

RESOLVED FURTHER THAT the Board be and is hereby authorized to take necessary steps for listing of such shares on the Stock Exchanges where the securities of the Company are listed as per the provisions of the Listing Regulations and other applicable guidelines, rules and regulations.

FURTHER RESOLVED THAT the Board be and is hereby authorized to do all such acts, deed and things including delegating powers to employees and/ or officers of the Company, as they may in their absolute discretion deem necessary or expedient in respect of matters and things incidental or related thereto and to settle any question or doubt, to give effect to the aforesaid resolution."

5. To Appoint Mrs. Vinodhini Sendhil Manian (DIN:08719578) as an Independent Director of the Company

To Consider and if thought fit, to pass the following resolution as a Special Resolution

"RESOLVED pursuant to Section 149,150,152 and 161 of the Companies Act, 2013 read with Schedule IV and rules Companies (Appointment and qualification of Directors) Rule, 2014 and all other applicable provisions of the Companies Act, 2013 and the rules framed there under and Regulation 17 and 25 (2A)of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment thereof for the time being in force) Mrs. Vinodhini Sendhil Manian (DIN:08719578), who was appointed as an Additional Director (Category Independent Director) of the Company with effect from 28th June, 2023, on the basis of the recommendation of the Nomination and Remuneration Committee and approval of the Board of Directors at their Meetings held on 28th June, 2023,who meets the criteria for independence under section 149(6) of the Companies Act2013 and rules made thereunder and Regulation 16(1)(b) of the SEBI LODR Regulations, be and is hereby regularized as an Independent Director of the Company to hold office for a period of 05 (five) consecutive years with effect 28th June, 2023. The provisions of Section 152(6) in respect of retirement of directors by rotation shall not be applicable to her during her tenure and she will be eligible for sitting fees for attending the meeting of Board and Committees.

RESOLVED FURTHER THAT any of the directors or Company Secretary of the Company be and are hereby severally authorized to do all such acts and take all such steps as may be considered necessary, proper or expedient to give effect to this Resolution."

6. To Appoint M/s. BY & Associates, as Cost Auditor of the Company

To consider, and if thought fit, to pass the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 (“the Act”) read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014, (including any statutory modification or re-enactment thereof for the time being in force), M/s. BY & Associates, Cost Accountants (Firm Registration No. 003498), appointed as the Cost Auditors of the Company by the Board of Directors on the recommendation of the Audit Committee of the Board, to conduct the cost audit for the financial year 2023-24, be paid a remuneration of Rs. 1,00,000/- (Rupees One Lakh only) plus applicable service tax and out-of-pocket expenses, at actual incurred, if any, in connection with the audit, as may be authorized by the Board.”

Place: Chennai

Date : 14th July, 2023

**By order of the Board of Directors For
Lancor Holdings Limited
RV Shekar
(DIN: 00259129)
Chairman**

Registered Office:

Lancor Holdings Limited

“VTN Square” No.58,

G.N. Chetty Road, T. Nagar, Chennai-600 017,

Tamilnadu, India.

E-Mail ID:comsecy@lancor.in

Website:www.lancor.in

CIN: L65921TN1985PLC049092

NOTES

- (i) In view of the COVID-19 pandemic, the Ministry of Corporate Affairs (MCA) has vide its General Circular No. 2/2022 dated 05th May, 2022, 21/2021 dated 14th December, 2021, read with other General Circular Nos. 20/2020 dated 5th May, 2020, 14/20 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 02/2021 dated 13th January, 2021 and 10/2022 dated 28th December, 2022 and Circular No. SEBI/ HO/CFD/CMD2/ CIR/P/2022/62 dated 13.05.2022 and SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05.01.2023 issued by the Securities and Exchange Board of India (SEBI) (collectively referred to as 'Circulars') permitted the holding of the Annual General Meeting (AGM) through Video Conferencing (VC)/Other Audio Visual Means (OAVM), without the physical presence of the Members at a common venue. In compliance with the provisions of the Companies Act, 2013 (Act), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (Listing Regulations) and aforesaid Circulars, the 38th AGM of the Company is being held through VC/OAVM on Wednesday, 9th August, 2023 at 11.30 a.m.(IST). The deemed venue for the 38th AGM shall be Registered office of the Company.
- (ii) The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013, setting out the material facts concerning the business under Item Nos. 3 to 6 of the Notice are annexed hereto. The relevant details pursuant to Regulation 36(3) of the Listing Regulations and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of Director seeking appointment/re-appointment at this AGM are also annexed. All matters under Special Business of the AGM Notice are considered to be unavoidable by the Board of Directors of the Company and hence included.
- (iii) **A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY AND SUCH A PROXY NEED NOT BE A MEMBER.** However, as per the permission granted by MCA and SEBI, the entitlement for appointment of proxy has been dispensed with for the AGM to be conducted in electronic mode. Accordingly, the Attendance Slip and Proxy Form have not been annexed to this Notice of AGM.
- (iv) The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Act. In case of joint holders attending the AGM through VC/OAVM, only such joint holder who is higher in the order of names will be entitled to vote.
- (v) In terms of Section 152 of the Companies Act, 2013, Mr. S. Sridharan (DIN:01773791), Director of the Company, retires by rotation at the meeting and being eligible, offers himself for re-appointment. A brief resume of the directors proposed to be appointed / re-appointed, nature of his expertise in specific functional areas, names of companies in which he holds directorships and memberships / chairmanships of Board Committees, shareholding and relationships between directors inter se as stipulated under Regulation 36(3) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, and Clause 1.2.5 of Secretarial Standards-2 on General Meetings, are provided in the annexure to the notice.
- (vi) The Register of Members and the Share Transfer books of the Company will remain closed from Thursday, 3rd August, 2023 to Wednesday, 9th August, 2023 (both days inclusive).
- (vii) Members are requested to notify change in address, if any, in case of shares held in Electronic form to the concerned Depository Participant quoting their ID No. and in case of physical share members are requested to advise any change of communication address immediately to the Registrar and Transfer Agent, viz. M/s. Cameo Corporate Services Ltd. "Subramanian Building" No.1, Club House Road, Chennai, 600002, Tel : Phone No.044-28460390 - 94, Email Id: investor@cameoindia.com / agm@cameoindia.com .
- (viii) The queries on the accounts and operation of the Company, if any, may please be sent to the Company at Registered Office No. 58, Arihant VTN, Square, 2nd Floor, G N Chetty Road T Nagar, Chennai, Tamil Nadu, 600017 or through email to compsecy@lancor.in (marked to the attention of CS/CFO) at least 7 (seven) days prior to the date of AGM.
- (ix) In accordance with the provision of Section 108 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and amendments thereto and Regulation 44 of SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 the Company is pleased to provide its members the facility to

cast their vote by electronic means on all resolutions set forth in the Notice. The instructions for e-voting is set forth in the Notice. The cut-off date for determining the eligibility to vote by electronic means shall be 2nd August, 2023.

- (x) The Company has engaged the services of Central Depository Services (India) Limited (CDSL) to provide facility of voting through electronic means to all the members to enable them to cast their votes electronically in respect of all the businesses to be transacted at the AGM. The facility of voting through electronic voting system will be available during the AGM also. Members who have casted their vote by remote e-voting may attend the AGM, but shall not be able to vote electronically at the AGM. Such members will also not be allowed to change or cast vote again. The Company shall be providing the facility of voting through e-voting and members attending the AGM who have not already casted their vote by remote e-voting shall be able to exercise their right during the AGM.
- (xi) In keeping with the Green Initiative measures, the Company hereby requests members who have not registered their email addresses so far, to register their email addresses for receiving all communication including annual report, notices, circulars, etc. from the Company electronically.
- (xii) The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 and Register of Contracts or Arrangements in which directors are interested, maintained under Section 189 of the Companies Act, 2013 read with Rules issued thereunder will be available for inspection.
- (xiii) The details under SEBI Listing Regulations in respect of the Directors seeking appointment/ re-appointment at the AGM, forms integral part of the notice. The Directors have furnished the requisite declarations for their appointment/ re-appointment.

(xiv) Transfer of Unclaimed/Unpaid Dividend to Investor Education Protection Fund (IEPF):

Pursuant to Sections 124 and 125 of the Act, read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('IEPF Rules'), all unclaimed/unpaid dividend remaining unclaimed / unpaid for a period of seven years from the date they became due for payment, have been transferred to the IEPF established by the Central Government. No claim shall be entertained against the Company for the amounts so transferred. As per Section 124(6) of the Act read with the IEPF Rules as amended, all the shares in respect of which dividend has remained unclaimed or unpaid for seven consecutive years or more are required to be transferred to an IEPF Demat Account. Please note that no claim shall lie against the Company in respect of the shares so transferred to IEPF. However, Members are entitled to claim their shares and uncashed dividends so transferred by the Company from IEPF Authority by submitting an online application in the prescribed Form IEPF-5 available on the website www.iepf.gov.in and sending a physical copy of the same duly signed to the Company along with the requisite documents enumerated in the Form IEPF-5. Members can file only one consolidated claim in a financial year as per the IEPF Rules. Members attention is particularly drawn to the "Corporate Governance" section of the Annual Report in respect of unclaimed dividend.

The Company has uploaded the details of the unclaimed dividends in respect of the financial years on the website of the IEPF - www.iepf.gov.in and on the website of the Company – www.lancor.in, under 'Investor' Section.

Important Shareholders Communication:

- The Ministry of Corporate Affairs ("Ministry"), Government of India, has taken a "Green Initiative in Corporate Governance" by allowing paperless compliances by companies through electronic mode. As per the Circular No.17/2011, dated 21st April, 2011 and Circular No.18/2011, dated 29th April, 2011 issued by the Ministry of Corporate Affairs, Companies can now send various notices/documents (including notice calling Annual General Meeting, Audited Financial Statements, Board's Report, Auditors Report etc.) to the shareholders through electronic mode, to their registered email addresses. In case you are desirous of having the digital version of the Annual Report, you may write to us at compsecy@lancor.in or at the registered Office of the Company. The Annual report of the Company can be accessed at Annual Report category of Investor information in the website of Company www.lancor.in.

- Electronic copy of the Notice of the 38th AGM and Annual Report for the financial year 2022-23 of the Company indicating the process and manner of voting through electronic means is being sent to all the Members whose email IDs are registered with the Company's Registrar and Share Transfer Agents/Depository Participants(s) for communication purposes.
- For members who have not registered their email address, physical copies of the Notice of the AGM and Annual Report for the financial year 2022-23 will not be sent due as per the SEBI circular dated 13th May, 2022 & 05.01.2023 and MCA Circular dated 5th May, 2022 and 28th December, 2022.

Members can register their e-mail addresses with RTA for obtaining the AGM Notice & Annual Report in the following URL: <https://investors.cameoindia.com>

- SEBI vide Circulars dated 3rd November, 2021, 14th December, 2021 and 16th March, 2023, mandated furnishing of PAN, Nomination, Contact details, Bank Account details and Specimen signature of the holders of physical securities for their corresponding folio numbers through respective Forms. In case of Folios wherein any one of the above mentioned documents / details not available on or after 1st October, 2023, the said folios shall be frozen by the RTA. Further, compulsory linking of PAN and Aadhaar by all the holders of physical securities should be completed within the date extended by the Central Board of Direct Taxes (CBDT) [(i.e.) 30th June, 2023]. The folios in which PANs are not linked with Aadhaar numbers as on the notified cut-off date (i.e.) 30th June, 2023 or any other date as may be specified by the CBDT, shall also be frozen.
- Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_ RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in dematerialized form in case of processing service requests viz. Issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/ exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/folios; transmission and transposition etc. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR – 4, the format of which is available on the Company's website at <http://www.lancor.in> and on the website of the Company's Registrar and Transfer Agents, Company at <https://cameoindia.com/wp-content/uploads/2022/03/Form-ISR-4.pdf>. It may be noted that any service request can be processed only after the folio is KYC Compliant.
 - (i) The voting rights of shareholders shall be in proportion to their shares of the paid up equity share capital of the Company as on the cut-off date of 2nd August, 2023.
 - (ii) The Board of Directors has appointed Mr. A. Mohan Kumar, Practicing Company Secretary, as the Scrutinizer for conducting the voting process (Remote e-Voting and e-Voting at AGM) in a fair and transparent manner.
 - (iii) The Scrutinizer shall within a period not exceeding 2 (two) working days from the conclusion of the e-voting period unblock the votes casted through remote e-voting and shall make, not later than two (2) working days of the conclusion of the AGM, a consolidated Scrutinizer's report of the total votes casted in favor or against, if any, to the Chairman of the meeting who shall countersign the same and declare the result of the voting.
 - (iv) The results shall be declared by the Chairman or by any person authorised by him in this regard on or before 11th August, 2023. The result along with the Scrutiniser's report shall be placed on the Company's website compsecy@lancor.in and on the website of CDSL within two days of passing of the resolutions at the AGM of the Company and communicated to BSE Limited. The resolution, if approved will be taken as passed effectively on the date of declaration of the result, explained as above.
 - (v) Since the AGM will be held through VC/OAVM in accordance with the Circulars, the route map, proxy form and attendance slip are not attached to this Notice.

(i) CDSL e-Voting System – For Remote e-voting and e-voting during AGM:

1. The general meetings of the companies shall be conducted as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020 and Circular No. 20/2020 dated May 05, 2020. The forthcoming AGM will thus be held through video conferencing (VC) or other audio visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM.
2. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
3. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
4. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
5. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.
6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at www.lancor.in. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited at www.bseindia.com. The AGM Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. www.evotingindia.com.
7. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 8, 2020 and MCA Circular No. 17/2020 dated April 13, 2020 and MCA Circular No. 20/2020 dated May 05, 2020.
8. In continuation of this Ministry's General Circular No.20/2022 dated 05th May, 2022, 10/2022 dated 28th December, 2022 and after due examination, it has been decided to allow companies whose AGMs were due to be held in the year 2023, to conduct their AGMs on or before 30th September, 2023.

SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

- (i) The voting period begins on Sunday, 6th August, 2023 and ends on Tuesday, 8th August, 2023. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of Wednesday, 2nd August, 2023 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020**, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/ retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

- (iv) In terms of **SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode CDSL/NSDL** is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL Depository	<ol style="list-style-type: none"> 1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or visit www.cdslindia.com and click on Login icon and select New System Myeasi. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. CDSL/NSDL/KARVY/LINKINTIME, so that the user can visit the e-Voting service providers' website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page or click on https://evoting.cdslindia.com/Evoting/EvotingLogin The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders holding securities in demat mode with NSDL Depository	<ol style="list-style-type: none"> 1. If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2. If the user is not registered for IDeAS e-Services, option to register is available at https:// eservices.nsdl.com. Select "Register Online for IDeAS" Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their Depository Participants (DP)	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/ CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(v) Login method for e-Voting and joining virtual meetings for Physical shareholders and shareholders other than individual holding in Demat form.

1. The shareholders should log on to the e-voting website www.evotingindia.com.
2. Click on "Shareholders" module.
3. Now enter your User ID
 - (a) For CDSL: 16 digits beneficiary ID,
 - (b) For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - (c) Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
4. Next enter the Image Verification as displayed and Click on Login.
5. If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
6. If you are a first-time user follow the steps given below:

	For Physical shareholders and other than individual shareholders holding shares in Demat.
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field.

- (vi) After entering these details appropriately, click on "SUBMIT" tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

- (ix) Click on the EVSN for the relevant <Company Name> on which you choose to vote.
- (x) On the voting page, you will see “RESOLUTION DESCRIPTION” and against the same the option “YES/NO” for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xi) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.
- (xii) After selecting the resolution, you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to change your vote, click on “CANCEL” and accordingly modify your vote.
- (xiii) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take a print of the votes cast by clicking on “Click here to print” option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.
- (xvii) Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**
 - Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the “Corporates” module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cDSLindia.com.
 - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
 - The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
 - It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
 - Alternatively Non Individual shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; compsecy@lancor.in (designated email address by company), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The procedure for attending meeting & e-Voting on the day of the AGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.

5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast 6 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at (company email id). The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance 6 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at (company email id). These queries will be replied to by the company suitably by email.
8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.
9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES.

1. For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to **Company/RTA email id.**
2. For Demat shareholders -, Please update your email id & mobile no. with your respective **Depository Participant (DP)**
3. **For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.**
4. If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33.
5. All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Com- pounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call toll free no. 1800 22 55 33.

Place: Chennai

Date : 14th July, 2023

**By order of the Board of Directors
For Lancor Holdings Limited**

**RV Shekar,
(DIN: 00259129)
Chairman**

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

As required by Section 102 of the Companies Act, 2013 (Act), the following Explanatory Statement sets out all material facts relating to the business mentioned under Item Nos. 3 to 6 of the accompanying Notice dated 14th July, 2023.

Item No. 3**Appointment of Statutory Auditor**

In line with the requirements of Section 139(2) the Companies Act, 2013, M/s. Nayan Parikh & Co., Chartered Accountants (Firm Registration No. 107023W) was appointed as Statutory Auditor of the Company at the 33rd AGM held on September 24, 2018 to hold office from the conclusion of the said meeting till the conclusion of the 38th AGM to be held in the year 2023. The term of office of M/s. Nayan Parikh & Co., as Statutory Auditors of the Company will conclude from the close of the forthcoming AGM of the Company.

After evaluating and considering various factors such as industry experience, competency of the audit team, efficiency

in conduct of audit, independence, etc., and on completion of term of M/s. Nayan Parikh & Co., the Board of Directors of the Company, based on the recommendation of the audit committee, at its meeting held on May 29, 2023, recommended the appointment of M/s. G M Kapadia & Co., Chartered Accountants (Firm's Registration No. 104767W) as the Statutory Auditor of the Company to hold office for a term of five consecutive years from the 38th AGM till the conclusion of the 43th AGM to be held for F.Y. 2027-28 at a remuneration as may be decided by the Board of Directors in consultation with the Statutory Auditors plus applicable service tax and out of pocket expenses incurred by them for the purpose of audit and placed for the approval of the shareholders at this AGM. The Company has received a confirmation from G M Kapadia & Co., Chartered Accountants that they are eligible for appointment as Statutory Auditors of the Company under Section 139 of Companies Act, 2013 and meet the criteria for appointment as specified in Section 141 of the Companies Act, 2013.

G. M. Kapadia & Co. is a firm of Chartered Accountants in India. The Firm provides services in the fields of audit and assurance, tax and regulatory, transaction advisory and consulting keeping in mind the regulatory and commercial environment within which the Firm's clientele operate.

The Firm was established in 1938, by late Mr. G. M. Kapadia. Given the high rates of taxation prevailing in India in the second half of the last century, the Firm's area of specialization was tax planning. With the rationalization of tax rates over the last four decades coupled with the globalization of the Indian economy, the Firm has graduated to a full service firm, offering its clients the entire bouquet of services.

The Firm has been instrumental in establishing Indian operations for many foreign companies and involves itself in creating efficient investment models for foreign investments into India. The Firm also renders transaction advisory services and has advised clients on a large number of domestic and international mergers and acquisitions.

The Firm's domestic and international clients range from privately owned entities to public listed companies including fortune 500 companies, banks, insurance companies, investment banks, venture capital funds, mutual funds, private equity funds, brokers and high net-worth individuals. Over the years, the Firm has established excellent working relationships with statutory authorities, international firms of Chartered Accountants, Lawyers and Investment Bankers. The Firm's relationships with its clients are essentially based on its commitment to the quality of service and on the trust and confidence reposed in the partners of the Firm. The Firm is proud to service its heritage clients, some in their fourth successive generation.

With the help of state of the art systems, the Firm offers an enhanced level of service to its clients. The Firm also invests in building human resources which are paramount to any service function. A staff of dedicated professionals with diverse skills and proficiency give the Firm the ability to quickly respond to client queries and also to set-up separate dedicated teams to deal with the complexities involved.

No Director, Key Managerial Personnel or their relatives is in any way concerned or interested in the resolution. The Board of Directors recommends the Ordinary Resolution set forth at Item No. 3 of the Notice for approval of the Members of the Company.

ITEM No. 4

To approve issue Bonus Shares.

In appreciation to the continuing support from the members of the Company and in view to increase the liquidity of the equity shares and to expand the retail shareholder base and to encourage the participation of small investors by making equity shares of the company affordable, the Board of Directors of the Company, at its meeting held on 14th July, 2023, subject to approval of the shareholders of the Company and any other statutory and regulatory approvals as applicable, approved and recommended bonus issue of equity shares in the proportion of One (1) equity share of Rs.2 (Rupees Two) each fully paid-up for every Two (2) existing equity share of 2 (Rupees Two) each fully paid-up of the Company held by the shareholders as on the Record Date by capitalizing a sum not exceeding Rs. 405,00,000/- out of the Free Reserves or any other permitted Reserves / Surplus being eligible for the purpose as per the Audited Financial Statements of the Company for the financial year ended 31st March 2023. Further, the Board of Directors has approved the record date for the purpose of determination of the shareholders who shall be entitled to Bonus Shares, as Friday, August 18, 2023.

Presently, the Authorised Share Capital of the Company is Rs. 18,06,00,000/- consisting of 9,03,00,000 Equity Shares having face value Rs. 2/- each and Issued Subscribed and Paid-up Capital is Rs. 8,10,00,000/- consisting of 4,05,00,000 Equity shares having face value Rs. 2/- each. Post approval of the shareholders for the bonus issue, the paid-up equity share capital of the Company would increase to Rs.12,15,00,000/- consisting of 6,07,50,000 equity shares of face value of Rs. 2/- each.

The proposed issue of bonus shares will be made in line with the provisions of Section 63 of the Companies Act 2013, guidelines and regulations issued by SEBI and subject to such approvals, if required, from the statutory authorities. , the issue of bonus shares of the Company requires approval of the Members of the Company. Accordingly, approval of the Shareholders of the Company is hereby sought by way of Ordinary resolution as set out in this AGM Notice. Accordingly, the Equity Share Capital of the Company post bonus issue is projected below:

Equity Capital	Existing Capital	Ratio of 1:2	
		1 (one) Bonus share for every 2 (two) shares held	
		Pre-Bonus Issue	Post- Bonus Issue
	(A)	(B)	(A+B)
Authorised (Shares)	9,03,00,000	9,03,00,000	9,03,00,000
Authorised (Rs.)	18,06,00,000	18,06,00,000	18,06,00,000
Issued Subscribed and Paid-up (shares)	4,05,00,000	405,00,000	6,07,50,000
Issued Subscribed and Paid-up (Rs.)	8,10,00,000	8,10,00,000	12,15,00,000

The Bonus Shares so allotted shall rank pari-passu in all respects with the existing fully paid-up equity shares of the Company and shall always be subject to the terms and conditions contained in the Memorandum and Articles of Association of the Company and carry the same rights as the existing fully paid Equity Shares of the Company.

In case of fractional entitlements arising out of the issue of bonus equity shares, the Board of Directors will make suitable arrangements to deal with such fractions for the benefit of the eligible Members, including but not limited to, aggregating of such fractions and allotting the total number of new equity shares representing such fractions to a person(s) to be appointed by the Board who would hold them in trust for such Members and shall as soon as possible sell such equity shares at the prevailing market rate and the net sale proceeds of such shares, after adjusting the cost and the expenses in respect thereof, be distributed among such Members.

Further, pursuant to the Regulation 294(6) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, the allotment of shares in bonus issue shall be made in dematerialized form only and thus, in case of members who holds equity shares in dematerialized form, the bonus equity shares shall be credited to the respective beneficiary accounts of the Members with their respective Depository Participant(s) and in the case of Members who hold equity shares in physical form, the bonus equity shares shall be transferred to the Suspense Account opened for such purpose, within such time as prescribed by law and the relevant authorities, subject to guidelines issued by SEBI in this regard.

Save and except the above, none of the Directors, Key Managerial Personnel of the Company, and any relatives of such Director, Key Managerial Personnel are in anyway concerned or interested in the proposed item no. 4, except to the extent of their shareholding in the Company.

The Board recommends the resolution set out in item No. 4 for approval by the shareholders by way of an Ordinary Resolution.

Note:

Documents required: Request letter in Form ISR-4 by ticking the box “claim from Bonus unclaimed suspense account” in column B (Annexure -1) duly signed by the shareholder(s) along with the other documents mentioned therein and a self -attested copy of the PAN card.

The above Documents to be sent to RTA on the below mentioned address if the shareholders holding shares of the company in physical mode as on the record date

Name: Cameo Corporate Services Ltd.

Unit: LANCOR HOLDINGS LIMITED

Address: “Subramanian Building” No.1, Club House Road, Chennai - 600002.

Phone: 044-40020742 / 710

Email: investor@cameoindia.com

Procedure:

1. The applicant should ensure that they have a valid demat account.
2. On submission of ISR-4 Form, RTA will verify the same, if all the documents are in order, will process the claim & credit the shares into the demat account of the claimant(s) accordingly.

ITEM No.5

Appointment of Mrs.Vinodhini Sendhil Manian(DIN: 08719578) as Independent Director of the Company

Mrs. Vinodhini Sendhil Manian(DIN: 08719578) was appointed as an Additional Director of the Company in the capacity of Independent Director on 28th June, 2023 subject to the approval of the Members of the Company. The Nomination and Remuneration Committee and the Board have recommended the appointment of Mrs. Vinodhini Sendhil Manian(DIN: 08719578) as an Independent Director pursuant to the provisions of Sections 149 and 152 of the Companies Act, 2013.

The Company has received declaration from Mrs. Vinodhini Sendhil Manian(DIN: 08719578) confirming that she meets the criteria of independence as prescribed under Section 149(6) of the Act and Regulation 16(1) (b) of the SEBI ()Regulations 2015 and also she is also not disqualified from being appointed as a Director in terms of Section 164 of the Act and has given her consent to act as Director of the Company.

In line with the Company's remuneration policy for Independent Directors, will be entitled to receive sitting fees as approved by the Board of Directors and will not be liable to retire by rotation.

Mrs.Vinodhini was a Marketing Professional with 10+ years of experience in the corporate with FMCG & Auto ancillary companies like Cavin Kare Ltd, Castrol India Ltd and Amara Raja Batteries Group. She is also a Management Faculty with 10 years of academic experience with reputed institutions – Department of Management studies-M.O. P Vaishnav college and Meenakshi Sundararajan School of Management, Chennai. She is holding Directorship as an Independent Women Director at Igarashi Motors India Ltd- Chennai, since March 2020. She was actively involved in Budgeting, Sales planning & Product Pricing and has handled Retail & Institutional sales, sales promotional

activities in markets at Delhi, Chennai & Trichy. She has experience in Developing Brand strategy, logo ideation & development for Mangal Precision- An Amara Raja group company. She is an effective communicator with good cross-cultural communication, excellent relationship building, interpersonal skills & leadership qualities. She has hands in devising & developing marketing support material like Website, Direct mailers, Brouchers, handouts, price list, Banners, posters, T shirts etc to support the sales and marketing goals of the organisation. She has good Vendor Management experience in sourcing corporate gifts and other marketing promotional material.

No Director, Key Managerial Personnel or their relatives is in any way concerned or interested in the resolution.

The Board of Directors recommends the Ordinary Resolution set forth at Item No. 5 of the Notice for approval of the Members of the Company.

ITEM No. 6

To Appoint M/s. B Y & Associates, as Cost Auditor of the Company

The Company is required under Section 148 of the Act, read with the Companies (Cost Records and Audit) Rules, 2014, as amended from time to time, to have the audit of its cost records for products covered under the aforesaid Rules conducted by a Cost Accountant in practice. The Board of Directors of the Company had based on the recommendation of the Audit Committee approved the appointment and remuneration of M/s. B Y & Associates, Cost Accountants (Firm Registration Number 003498) as the Cost Auditors to examine and conduct audit of cost records of the Company for the year ending 31st March, 2024, at a remuneration of Rs. 1,00,000/- (Rupees One Lakh) plus applicable taxes and reimbursement of out of pocket expenses incurred in connection in accordance with the provisions of Section 148 of the Act, read with the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditors has to be ratified by the Members of the Company.

M/s. B Y & Associates, Cost Accountants have the necessary experience in the field of cost audit and have submitted a certificate regarding their eligibility for appointment as Cost Auditors of the Company.

Accordingly, consent of the Members is being sought for passing an Ordinary Resolution as set out in Item No. 6 of the Notice for ratification of the remuneration payable to the Cost Auditors for the year ending 31st March, 2024.

The Board commends the Resolution at Item No. 6 of the Notice for approval by the Members. None of the Directors or Key Managerial Personnel of the Company and their respective relatives are, in any way, concerned or interested, financially or otherwise, in the Resolution as set out at Item No.6 of the accompanying Notice.

Annexure to Item No. 2 & 5

Pursuant to Regulation 36(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards on General Meeting (SS-2) issued by The Institute of Company Secretaries of India (ICSI), the details of Director seeking appointment / re-appointment at the Annual General Meeting are given below:

S. No	CATEGORY		
1.	Name of the Director	Mr. S.Sridharan	Mrs. Vinodhini Sendhil Manian
2.	Age	69 years	47
3.	Nationality	India	India
5.	Qualification, brief resume/expertise in specific functional areas	He is a Chartered Accountant. He is having a vast experience in the field of Audit , Taxation & Strategic Planning	She is a BA, MBA, UGC NET. She had also Qualified Online Certification in International Business (IIT-NPTEL). She is a Marketing Professional with 10+ years of experience in the corporate
6.	Date of first appointment to the Board	13/11/2014	28/06/2023

7.	Terms and conditions Appointment/ Re-appointment	Item No.2	Items No. 5
8.	Revised Remuneration sought to be paid	NA	NA
9.	Remuneration for FY 2021-22	60,000 (Sitting Fees)	NA
10.	Shareholding in this Company	10,99,918 shares (These Shares are held jointly by Mrs. Rajeshwari Sridharan W/o. Mr. S.Sridharan and Mr. S.Sridharan)	NIL
11.	Relationship	Relationship with directors: Nil Relationship with Manager: Nil Relationship with Key Managerial Personnel: Nil	Relationship with directors: Nil Relationship with Manager: Nil Relationship with Key Managerial Personnel: Nil
12.	No of Board meetings attended and held during the year	4 out of 5 meetings	NA
13.	Directorship in Other listed entities	Shree Renuka Sugars Ltd.	Igarashi Motors India limited
14.	Name(s) of other entities in which holding of directorship	<ol style="list-style-type: none"> 1. Galfar Engineering & Contracting (India) Private Limited. 2. Tecton Engineering & Construction (India) Private Limited. 3. Chellammal Ganesan Homes Private Limited. 4. Ashadiya Foundation. 5. Geri Home Care Services Private Limited. 6. Investors Financial Education Academy 7. MFAR Constructions Pvt. Ltd. 8. Shree Renuka Sugars Ltd. 9. Srismart Services LLP 10. Maha Hydraulics Private Limited 	Igarashi Motors India limited
15.	Chairpersonship/ Membership in committees of other Entities	Sree Renuka Sugars Limited Audit Committee- Member	Igarashi Motors India limited Audit Committee- Member Nomination and Remuneration committee- Member Risk Management Committee- Member Corporate Social Responsibility Committee- Member Stake holder relationship committee- Chairman & Member
16.	Names of listed entities from which she/he/Director has resigned in the past 3(three) years	NA	NA

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RERA No:TN/29/Building/0105/2023



Homeleigh



rathirupa

RERA not applicable

RERA No: TN/29/Building/00271/2023



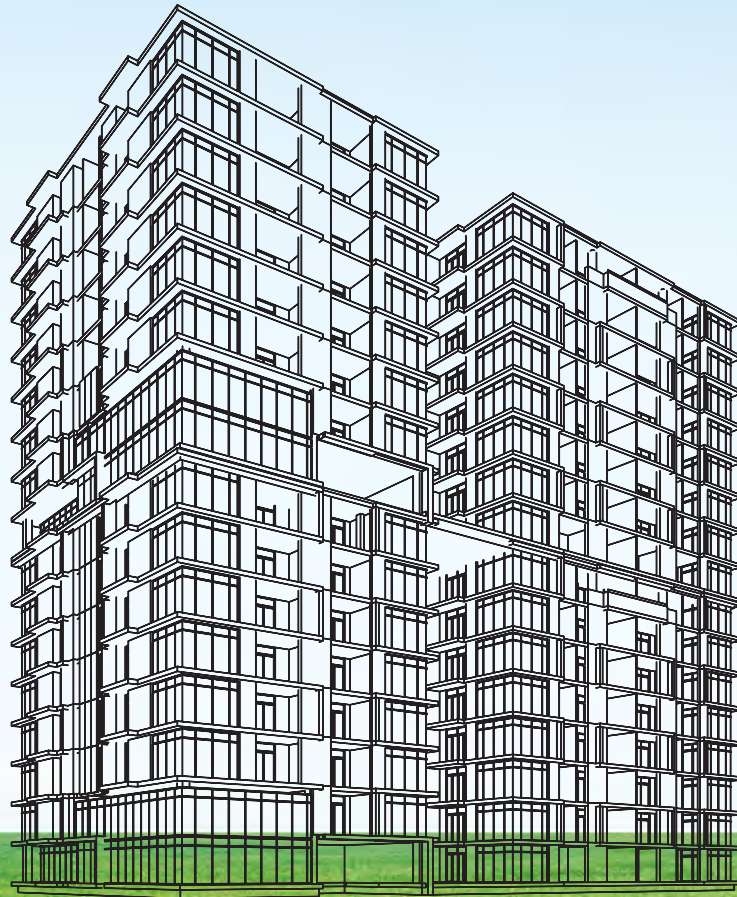
Sahana



HIRANMAYI

RERA No:TN/29/Building/0274/2023

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Lancor Holdings Limited

58, II Floor, VTN Square, G.N.Chetty Road, T.Nagar, Chennai - 600 017.

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