



VASCON

Date: November 2, 2018

To,
National Stock Exchange of India Limited,
Listing Department,
Exchange Plaza,
Bandra (E), Mumbai – 400 051

To,
BSE Limited,
The Department of Corporate Services
Phiroze Jeejeebhoy Towers, Dalal Street
Fort, Mumbai 400 001

Ref Symbol: **VASCONEQ**

Ref: **Scrip Code: 533156**

Subject: Outcome of the Meeting

Dear Sir/ Madam,

Please find attached herewith outcome of the meeting of Board of Directors of Vascon Engineers Limited, commenced at 10:00 a.m. and concluded at 11:30 a.m. on November 2, 2018.

Request you to take the same on record.

Thanking you,

For Vascon Engineers Limited

Vibhuti Dani
Company Secretary & Compliance Officer



Enclosures: As above

VASCON ENGINEERS LTD.

Registered & Corporate Office: Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune Nagar Road, Pune Maharashtra, India, 411014

Tel.: +91 20 3056 2100/200/300, Fax: +91 20 3056 2600, Web: www.vascon.com

CIN: L70100PN1986PLC175750



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Date: November 2, 2018

To,
National Stock Exchange of India Limited,
Listing Department,
Exchange Plaza,
Bandra (E), Mumbai - 400 051

To,
BSE Limited,
The Department of Corporate Services
Phiroze Jeejeebhoy Towers, Dalal Street
Fort, Mumbai 400 001

Ref Symbol: **VASCONEQ**

Ref: **Scrip Code: 533156**

Subject: Outcome of the Board Meeting of Vascon Engineers Limited held on November 2, 2018.

Dear Sir/ Madam,

In continuation to our letter dated 24th October, 2018, and pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose the statement of Unaudited Financial Results (Standalone) of the Company for the quarter/half year ended September 30, 2018 duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company at its meeting held today.

The Meeting of Board of Directors commenced at 10:00 a.m. and concluded at 11:30 a.m.

We also enclose of a copy of the Limited Review Report of the Auditors of the Company on the Unaudited Financial Results of the Company as required under Regulation 33 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('LODR').

This is for your information and records.

Thanking you,

For Vascon Engineers Limited

Vibhuti Dani
Company Secretary & Compliance Officer



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INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF VASCON ENGINEERS LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **VASCON ENGINEERS LIMITED** ("the Company"), for the quarter and half year ended September 30, 2018 and the Standalone Unaudited Statement of Assets and Liabilities as at September 30, 2018 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants
(Firm's Registration No. 117366W/W-100018)


Hemant M. Joshi
(Partner)
(Membership No. 038019)

Pune, November 02, 2018

Vascon Engineers Limited

CIN: L70100PN1986PLC175750

Registered Office: Vascon Weikfield Chambers , Behind Novotel Hotel , Opposite Hyatt Hotel, Pune Nagar Road, Pune - 411014

Tel. No. + 91 20 3562100 Fax no. + 91 20 30562600 Website www.vascon.com Email : compliance@vascon.com

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2018

		(Rs. In Lakhs)					
Sr. No.	PARTICULARS	STANDALONE					
		Quarter Ended			Half Year Ended		Year Ended
		September 30, 2018	June 30, 2018	September 30, 2017	September 30, 2018	September 30, 2017	March 31, 2018
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	a) Revenue from Operations	6,965	9,388	5,460	16,353	13,598	33,535
	b) Other income	1,198	412	304	1,610	724	2,406
	Total Income	8,163	9,800	5,764	17,963	14,322	35,941
2	Expenses						
	a) Construction Expenses / Cost of materials consumed including cost of land	7,134	7,547	4,740	14,681	12,462	28,163
	b) Purchase of stock- in- trade	5	-	-	5	-	-
	c) Changes in inventories of finished goods, work in progress and stock-in-trade	(1601)	(580)	(1471)	(2181)	(2912)	(3218)
	d) Employee benefits expenses	1,302	1,186	1,112	2,488	1,963	4,645
	e) Finance costs	512	517	552	1,029	1,127	1,936
	f) Depreciation and amortisation expenses	204	184	183	388	350	752
	g) Other expenses	819	797	497	1,616	1,033	2,522
	Total Expenses	8,375	9,651	5,613	18,026	14,023	34,800
3	Profit/(Loss) before tax (1-2)	(212)	149	151	(63)	299	1,141
4	Tax Expense						
	a) Current tax (includes earlier year taxation)	(99)	-	-	(99)	-	(55)
	b) Deferred tax	-	-	-	-	-	57
	Total Tax Expense	(99)	-	-	(99)	-	2
5	Net profit/(Loss) after tax (3-4)	(113)	149	151	36	299	1,139
6	Other comprehensive income						
	Items that will not be reclassified to profit or loss (Net of Tax)	(55)	34	11	(21)	(3)	24
7	Total Comprehensive income (5+6)	(168)	183	162	15	296	1,163
8	Paid-up Equity Share Capital (Face Value Rs. 10/- per share)	17,814	17,414	16,766	17,814	16,766	17,414
9	Other Equity						47,769
10	Earnings Per Share (EPS) *						
	a) Basic EPS (in Rs.)	-0.07	0.09	0.09	0.02	0.18	0.67
	b) Diluted EPS(in Rs.)	-0.07	0.09	0.09	0.02	0.18	0.66
	* Basic and diluted EPS for all periods except for the year ended March 31, 2018 are not annualised						



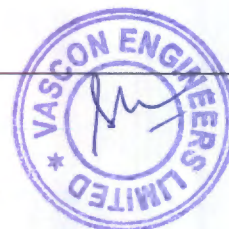
Segment wise Revenue, Results, Assets and Liabilities for quarter ended and half year ended September 30, 2018

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2018	June 30, 2018	September 30, 2017	September 30, 2018	September 30, 2017	March 31, 2018
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1. Segment Revenue						
Engineering, Procurement and Construction (EPC)	6,125	8,350	3,515	14,475	10,484	24,855
Real Estate Development	840	1,038	1,945	1,878	3,114	8,680
Net Sales/Income from operations	6,965	9,388	5,460	16,353	13,598	33,535
Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2018	June 30, 2018	September 30, 2017	September 30, 2018	September 30, 2017	March 31, 2018
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
2. Segment Results						
Engineering, Procurement and Construction (EPC)	976	1,876	900	2,852	1,729	5,079
Real Estate Development	(508)	(203)	710	(711)	1,176	1,266
Subtotal	468	1,673	1,610	2,141	2,905	6,345
Less: Interest	(512)	(517)	(552)	(1029)	(1127)	(1936)
Other Unallocable expenditure net off Unallocable income	(168)	(1007)	(907)	(1175)	(1479)	(3268)
Total Profit/ (Loss) before Tax	(212)	149	151	(63)	299	1,141
Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2018	June 30, 2018	September 30, 2017	September 30, 2018	September 30, 2017	March 31, 2018
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
3. Segment Assets and Liabilities						
Segments Assets						
Engineering, Procurement and Construction (EPC)	24,639	24,571	20,222	24,639	20,222	26,195
Real Estate Development	65,849	64,931	62,738	65,849	62,738	62,463
Unallocable	29,902	30,837	31,420	29,902	31,420	30,735
Total	120,390	120,339	114,380	120,390	114,380	119,393
Segments Liabilities						
Engineering, Procurement and Construction (EPC)	12,032	11,694	10,948	12,032	10,948	13,494
Real Estate Development	22,353	23,085	17,899	22,353	17,899	20,002
Unallocable	19,550	20,293	23,372	19,550	23,372	20,714
Total	53,935	55,072	52,219	53,935	52,219	54,210

Statement of Assets and Liabilities as on September 30, 2018

(Rs in Lakhs)

Particulars	STANDALONE	
	as on	
	September 30, 2018	March 31, 2018
	(Unaudited)	(Audited)
A Assets		
1 Non Current Assets		
Property, Plant and Equipment	3,630	3,517
Capital work-in-progress	6	-
Investment Property	1,952	2,000
Other Intangible assets	51	127
Financial Assets		
- Investments	16,824	16,772
- Other Financial Assets	10,214	10,063
Income Tax Assets (net)	2,281	2,784
Other Non Current Assets	1,807	2,177
	36,765	37,440
2 Current Assets		
Inventories	47,574	45,533
Financial Assets		
- Investments	634	779
- Trade Receivables	11,932	13,089
- Cash and cash equivalents	1,637	2,031
- Bank balances other than cash and cash equivalents	2,098	1,851
- Loans	7,143	7,526
- Other Financial Assets	10,299	8,975
Other Current Assets	2,308	2,169
	83,625	81,953
Total Assets [1+2]	120,390	119,393



B	Equity and Liabilities		
1	Equity		
	Equity Share Capital	17,814	17,414
	Other Equity	48,641	47,769
	Equity attributable to owners of the Company	66,455	65,183
2	Non Current Liabilities		
	Financial Liabilities		
	- Borrowings	6,104	8,913
	- Other financial liabilities	2,936	2,402
		9,040	11,315
3	Current Liabilities		
	Financial Liabilities		
	- Borrowings	8,682	8,070
	- Trade Payables		
	Total outstanding Dues of Micro Enterprises and small	2	5
	Total outstanding Dues of Creditors other than Micro Enterprises and Small Enterprise	17,227	15,425
	Other financial liabilities	9,794	8,681
	Provisions	1,382	1,168
	Other Current Liabilities	7,808	9,546
		44,895	42,895
	Total Equity and Liabilities (1+2+3)	120,390	119,393

Notes:

1. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on November 2, 2018.

2. The Company has reported segment information as per Indian Accounting Standard 108 "Operating Segments" (Ind AS 108) read with SEBI circular dated 5th July, 2016. The identification of operating segments is consistent with performance assessment and resource allocation by the Chief Operating Decision Maker (CODM). The Company's Chief Operating Decision Maker (CODM) is CEO and Managing Director.

Primary reporting business segments are as follows :

- Engineering, Procurement and Construction (EPC)
- Real Estate Development

The Company is engaged in its business mainly within India.

3. The Company has applied the modified retrospective approach to its real estate residential contracts that were not completed as of April 1, 2018 and has given impact of adoption of Ind AS 115 by debit to retained earnings as at the said date by Rs. 413 lakhs.

a) Due to the application of Ind AS 115 for the half year ended September 30, 2018 Revenue from Operations is lower by Rs. 896 lakhs (including impact of Ind AS 115 on share of profit from partnership firm, which has also applied modified retrospective approach), Construction Expenses / Cost of materials consumed including cost of land is lower by Rs. 630 lakhs and net profit after tax is lower by Rs. 266 Lakhs (including impact of Ind AS 115 on share of profit from partnership firm, which has also applied modified retrospective approach). Similarly, the basic and diluted EPS for the period are Rs. 0.02 instead of Rs 0.17 per share. These changes are due to recognition of revenue based on satisfaction of performance obligation (at a point in time), as opposed to the previously permitted percentage of completion method. Accordingly, the comparatives have not been restated for the half year ended September 30, 2017 and hence not comparable with previous period figures.

b) Due to application of Ind AS 115 for the quarter ended September 30, 2018 Revenue from Operations is lower by Rs. 608 lakhs (including impact of Ind AS 115 on share of profit from partnership firm, which has also applied modified retrospective approach), Construction Expenses / Cost of materials consumed including cost of land is lower by Rs. 369 lakhs and net profit after tax is lower by Rs. 33 Lakhs (including impact of Ind AS 115 on share of profit from partnership firm, which has also applied modified retrospective approach). Similarly, the basic and diluted EPS for the quarter are Rs. (0.07) instead of Rs (0.05) per share. Accordingly, the comparatives have been not been restated for the quarter ended 30 September 30, 2017 and hence not comparable with previous period figures.

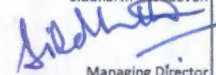
c) Due to application of Ind AS 115, Inventory is higher by Rs.630 lakhs, Trade receivable is lower by Rs 335 lakhs, Financial Assets - Loans is lower by Rs.267 lakhs, Other financial Assets is Lower by Rs.706 lakhs and other Equity is lower by Rs 679 Lakhs as at September 30, 2018.

4. During the period ended September 30, 2018, the Company renegotiated the terms with debenture holders and agreed for full and final payment of Rs. 3,865 lakhs towards Zero coupon, rupee denominated unlisted secured non-convertible debentures of Rs. 4,865 lakhs. The terms of debenture deed were earlier negotiated on March 30, 2018 wherein the settlement was agreed at Rs. 5,865 lakhs. Accordingly, the Company paid an instalment of Rs. 1,000 lakhs on April 30, 2018 as per the initially negotiated terms. In the subsequent period, the Company further paid an instalment of Rs. 500 lakhs on October 30, 2018 as per the renegotiated terms.

5. The figures for the corresponding period/year have been regrouped and reclassified wherever necessary to conform to current period's classification.

By Order of the Board of Directors

Siddharth Vasudevan



Managing Director

Place : Pune

Date: November 2, 2018

