

Ref: 8/SECT/BSE/2018-19

Date: 14.05.2018

To  
The General Manager  
Department of Corporate Services  
Bombay Stock Exchange Limited  
PJ Towers, Dalal Street,  
Mumbai - 400001

Dear Sir / Madam,

Sub : Quarter /Year ended Financial Results  
Ref : Reg. 33(3)(a) to (c) of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015

We wish to inform you that, the Board of Directors at their meeting held on 14<sup>th</sup> May, 2018 inter alia have approved the Audited Standalone and Consolidated Financial Results of the Company for the Quarter/Year ended 31 March 2018.

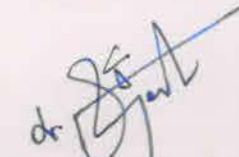
We are herewith enclosing the Audited Standalone and Consolidated Financial Results of the company for the Quarter/Year ended 31 March 2018 as approved by the Board of Directors.

Kindly take the information on record.

Thanking you,

Yours faithfully,


For LANCOR HOLDINGS LIMITED



Dr. V. Rajesh  
Company Secretary and Compliance Officer



| LANCOR HOLDINGS LIMITED  |   |                      |                       |                      |                       |                       |
|--|---|----------------------|-----------------------|----------------------|-----------------------|-----------------------|
| STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED MARCH 31, 2018 |   |                      |                       |                      |                       |                       |
| (RS. IN LAKHS)   |   |                      |                       |                      |                       |                       |
| S. No  | Particulars   | Quarter Ended        |                       |                      | Year ended            |                       |
|  |   | 31.3.2018<br>Audited | 31.12.2017<br>Audited | 31.3.2017<br>Audited | 31.03.2018<br>Audited | 31.03.2017<br>Audited |
| 1  | Income from operations  |                      |                       |                      |                       |                       |
|  | a) Income from operations   | 2,764.43             | 1,417.43              | 818.42               | 7,226.06              | 7,854.19              |
|  | b) Other income   | 10.53                | 6.30                  | 34.37                | 80.65                 | 109.55                |
|  | <b>Total income from operations (Net)</b>   | <b>2,774.97</b>      | <b>1,423.73</b>       | <b>852.79</b>        | <b>7,306.71</b>       | <b>7,963.74</b>       |
| 2  | Expenses  |                      |                       |                      |                       |                       |
|  | a) Land and land related expenses   | (20.06)              | 61.50                 | 3.00                 | 62.19                 | 478.14                |
|  | b) Cost of materials & construction expenses  | 688.81               | 290.95                | 564.76               | 1,654.80              | 1,325.35              |
|  | c) Changes in inventory of finished goods, work-in-progress and stock-in-trade        | 519.27               | 240.72                | (49.53)              | 1,382.34              | 806.71                |
|  | d) Employee benefits expense  | 134.87               | 110.59                | 175.91               | 457.23                | 455.94                |
|  | e) Depreciation and amortization expense  | 10.90                | 48.42                 | 51.21                | 158.46                | 210.34                |
|  | f) Finance cost   | 520.88               | 486.78                | 444.63               | 1,969.29              | 2,079.56              |
|  | g) Other expenses   | 309.04               | 175.66                | 208.30               | 949.26                | 744.76                |
|  | <b>Total Expenses</b>   | <b>2,163.71</b>      | <b>1,414.62</b>       | <b>1,398.28</b>      | <b>6,633.56</b>       | <b>6,100.81</b>       |
| 3  | <b>Profit before tax (1-2)</b>  | <b>611.26</b>        | <b>9.11</b>           | <b>(545.49)</b>      | <b>673.14</b>         | <b>1,862.93</b>       |
| 4  | Tax expense   |                      |                       |                      |                       |                       |
|  | (a) Current tax   | 134.05               | (29.46)               | (161.97)             | 147.89                | 369.96                |
|  | (b) Deferred tax  | 10.12                | (4.68)                | (133.84)             | (62.39)               | (74.66)               |
| 5  | <b>Profit for the period (3-4)</b>  | <b>467.08</b>        | <b>43.25</b>          | <b>(249.67)</b>      | <b>587.64</b>         | <b>1,567.63</b>       |
| 6  | Other Comprehensive Income (net of tax)   |                      |                       |                      |                       |                       |
|  | Items that will not be reclassified to profit or loss                                 | 7.21                 | (0.28)                | (2.70)               | 4.66                  | (3.35)                |
| 7  | <b>Total comprehensive income after tax (5+6)</b>                                     | <b>474.29</b>        | <b>42.97</b>          | <b>(252.38)</b>      | <b>592.30</b>         | <b>1,564.28</b>       |
| 8  | Paid up equity share capital (face value Rs.2 each)                                   | 810.00               | 810.00                | 810.00               | 810.00                | 810.00                |
| 9  | Earnings Per Share (EPS)<br>(Face Value of Rs.2/- each) (not annualized for quarters) |                      |                       |                      |                       |                       |
|  | a) Basic (in Rs.)   | 1.17                 | 0.11                  | (0.62)               | 1.46                  | 3.86                  |
|  | b) Diluted (in Rs.)   | 1.17                 | 0.11                  | (0.62)               | 1.46                  | 3.86                  |

**SIGNED FOR IDENTIFICATION BY**  
  
**NAYAN PARIKH & CO**  
**MUMBAI**


**For LANCOR HOLDINGS LIMITED**  
  
**R.V. SHEKAR**  
**DIRECTOR**

**Lancor Holdings Limited**

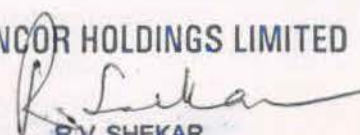
VTN Square, 2nd Floor, No.58, (Old No.104) G.N. Chetty Road,  
T. Nagar, Chennai - 600017 +91 44 28345880-83 | www.lancor.in  
CIN:- L65921TN1985PLC049092 GSTIN:- 33AAACD2547C1ZA

## AUDITED STANDALONE STATEMENT OF ASSETS &amp; LIABILITIES AS AT MARCH 31, 2018

| Particulars                         | As at March 31, 2018 | As at March 31, 2017 |
|-------------------------------------|----------------------|----------------------|
|                                     | Audited              | Audited              |
| <b>ASSETS</b>                       |                      |                      |
| <b>1 Non-Current Assets</b>         |                      |                      |
| a. Property, Plant and Equipment    | 638.70               | 301.12               |
| b. Capital Work In Progress         | -                    | 336.60               |
| c. Investment Property              | 3,763.98             | 3,998.48             |
| d. Other Intangible Assets          | 0.20                 | 0.20                 |
| e. Financial Assets                 |                      |                      |
| i) Investments                      | 267.71               | 277.55               |
| ii) Others                          | 1,173.40             | 41.00                |
| f. Deferred Tax Assets (Net)        | 1,027.83             | 967.90               |
| g. Non Current Tax Assets           | 5.75                 | -                    |
| h. Other Non-Current Assets         | 563.84               | 27.04                |
| <b>Total Non-Current Assets</b>     | <b>7,441.42</b>      | <b>5,949.89</b>      |
| <b>2 Current Assets</b>             |                      |                      |
| a. Inventories                      | 23,461.21            | 24,843.55            |
| b. Financial Assets                 |                      |                      |
| i) Trade Receivables                | 541.98               | 247.87               |
| ii) Cash and Cash Equivalents       | 438.69               | 644.62               |
| iii) Bank balance other than above  | 2.15                 | 7.54                 |
| v) Others                           | 969.10               | 132.99               |
| c. Current Tax Assets (Net)         | 103.66               | 193.27               |
| d. Other Current Assets             | 622.81               | 248.05               |
| <b>Total Current Assets</b>         | <b>26,139.60</b>     | <b>26,317.88</b>     |
| <b>Total Assets</b>                 | <b>33,581.02</b>     | <b>32,267.78</b>     |
| <b>1 EQUITY AND LIABILITIES</b>     |                      |                      |
| Equity                              |                      |                      |
| a. Equity Share Capital             | 810.00               | 810.00               |
| b. Other Equity                     | 14,934.34            | 14,439.52            |
| <b>Total Equity</b>                 | <b>15,744.34</b>     | <b>15,249.52</b>     |
| <b>2 Non-Current Liabilities</b>    |                      |                      |
| a. Financial Liabilities            |                      |                      |
| i) Borrowings                       | 5,073.86             | 1,902.51             |
| ii) Trade Payable                   | 191.61               | 70.40                |
| iii) Other Financial Liabilities    | 120.98               | 48.48                |
| b. Provisions                       | 55.15                | 57.75                |
| c. Other Non-Current Liabilities    | -                    | 4.00                 |
|                                     | <b>5,441.60</b>      | <b>2,083.14</b>      |
| <b>3 Current Liabilities</b>        |                      |                      |
| a. Financial Liabilities            |                      |                      |
| i) Borrowings                       | 10,761.52            | 7,982.52             |
| ii) Trade Payable                   | 434.40               | 635.54               |
| iii) Other Financial Liabilities    | 186.30               | 5,307.14             |
| b. Other Current Liabilities        | 911.32               | 784.78               |
| c. Provisions                       | 2.00                 | 1.90                 |
| d. Current Tax Liabilities (Net)    | 99.54                | 223.23               |
| <b>Total Current Liabilities</b>    | <b>12,395.08</b>     | <b>14,935.11</b>     |
| <b>Total Equity and Liabilities</b> | <b>33,581.02</b>     | <b>32,267.78</b>     |

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 MUMBAI

For LANCOR HOLDINGS LIMITED

  
**R.V. SHEKAR**  
 DIRECTOR

Lancor Holdings Limited

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**Notes:**

- 1 The above results have been reviewed by the audit committee and approved by the Board of Directors at their respective meeting held on **May 14, 2018**.
- 2 Results for the quarter and year ended March 31, 2018 are in compliance with the Indian Accounting Standards ('Ind AS') in terms of Securities Exchange Board of India's circular bearing no CIR/CFD/FAC/62/2016 dated July 5, 2016. The results for the quarter and year ended March 31, 2017 have been restated to comply with Ind AS. The figures for the corresponding periods have been regrouped wherever necessary, to make them comparable.
- 3 The figures for the quarter ended March 31, 2018 and March 31, 2017 are the balancing figures between audited figures in respect of the full financial year and the published year to date unaudited figures upto the third quarter of the year ended March 31, 2018 and March 31, 2017 respectively
- 4 Reconciliation of net profit as previously reported on account of transition from previous Indian GAAP to Ind AS for the quarter ended March 31, 2017.

**Reconciliation statement of Standalone financial results as on March 31, 2017**


| S.No | Particulars   | Quarter ended 31.03.2017 | Year ended 31.03.2017 |
|------|---|--------------------------|-----------------------|
| 1    | Net Profit/(loss) for the period under previous Indian GAAP             | (489.90)                 | 1,862.21              |
| 2    | <b>Benefit/charge:</b>  |                          |                       |
| i    | Fair valuation of Investment  | (1.77)                   | 0.08                  |
| ii   | Discounting of security deposit   |                          |                       |
|      | a) Adjustments on leasing income  | 0.00                     | 0.90                  |
|      | b) Finance element  | 0.00                     | (1.07)                |
| iii  | Adjustment on account of Business Combinations                          | (54.96)                  | -                     |
| iv   | Finance income on fair valuation of loan to Related Parties & employees | 5.08                     | 19.29                 |
| v    | Loss from Partner ship firm   | (14.22)                  | (14.22)               |
| vi   | Tax impact of Deferred tax adjustments                                  | 306.10                   | (299.55)              |
| 3    | Net Profit/(loss) for the period under Ind AS                           | (249.67)                 | 1,567.64              |

- 5 Reconciliation of other equity as reported under previous GAAP to Ind AS is as below

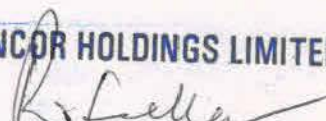
| S.NO | Particulars   | As at March 31, 2017 |
|------|---|----------------------|
| 1    | Other Equity as reported under previous GAAP            | 13,779.30            |
| 2    | <b>Increase/Decrease</b>                                |                      |
| i    | Effect of measuring financial instruments at fair value | (2.81)               |
| ii   | Deferred tax on revaluation of investment property      | 261.50               |
| iii  | Deferred tax on unabsorbed business loss                | 304.05               |
| iv   | Reversal of Dividend and tax on proposed on dividend    | 97.49                |
| v    | Remeasurement of defined benefit plans                  | 3.35                 |
| vi   | Other Comprehensive Income                              | (3.35)               |
| 3    | Other Equity as reported under Ind AS                   | 14,439.52            |

- 6 In connection with the dispute of the commercial property "Menon Eternity", the division bench of the Madras High Court on November 29, 2017 had ordered for mediation between the parties. On account of failure of mediation, the case has been referred back to the Hon'ble High Court. The case is expected to be heard post court vacation.
- 7 The slowdown in property development activity on some part of plot of land at Sriperumbudur and Guduvanchery, and also drop in demand is considered as part of operating cycle in the real estate sector. Accordingly the borrowing cost incurred during such period on entire project is capitalized. The management is of the opinion that, having considered various factors relating to development including preparatory work carried out for intended development and market value of property, net realisable value in case of projects undertaken for development would be higher than its book value. The auditors relied upon management's opinion.
- 8 Income from operations include other operating income as follows:

| Particulars            | Quarter ended 31.03.2018 | Quarter ended 31.12.2017 | Quarter ended 31.3.2017 | Year ended 31.3.2018 | Year ended 31.3.2017 |
|------------------------|--------------------------|--------------------------|-------------------------|----------------------|----------------------|
|                        | (Audited)                | (Unaudited)              | (Audited)               | (Audited)            | (Audited)            |
| Other operating income | 664.77                   | -                        | -                       | 664.77               | 1,728.23             |

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# NAYAN PARIKH & CO.

(REGISTERED)

CHARTERED ACCOUNTANTS

OFFICE NO. 9, 2<sup>ND</sup> FLOOR, JAIN CHAMBERS, 577, S.V. ROAD, BANDRA (WEST), MUMBAI 400050, INDIA.

PHONE : (91-22) 2640 0358, 2640 0359

## Auditor's Report on Annual Standalone Financial Results of Lancor Holdings Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To  
The Board of Directors  
Lancor Holdings Limited

1. We have audited the quarter and annual standalone financial results of **Lancor Holdings Limited** ("the Company") for year ended on March 31, 2018, ("the Statement") being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR / CFD / FAC / 62 / 2016 dated July 5, 2016.

This quarterly financial results as well as the year to date financial results have been prepared on the basis of year to date standalone financial results, which are the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") prescribed under Section 133 of The Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on these standalone financial results based on our audit of such standalone financial statements. Attention is drawn to the fact that the figures for the quarter ended March 31, 2018 as reported in these financial results are the balancing figures in respect of the year ended March 31, 2018 and published year to date figures up to the end of the third quarter of the relevant financial year. The figures up to the end of the third quarter are only reviewed and not subjected to audit.

2. We conducted our audit in accordance with the auditing standard referred to in the Companies Act, 2013. Those standards required that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone financial statements. 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. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by the management. We believe that the audit



evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

3. In our opinion and to the best of our information and according to the explanations given to us, these quarterly and year to date financial results:
- (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR / CFD / FAC / 62 / 2016 dated July 5, 2016 in this regard; and
  - (ii) give a true and fair view in conformity with the aforesaid Ind AS and other accounting principles generally accepted in India of the net profit and total comprehensive income and other financial information of the Company for the quarter ended March 31, 2018 as well as year to date results for the period April 1, 2017 to March 31, 2018.

**Emphasis of Matter**

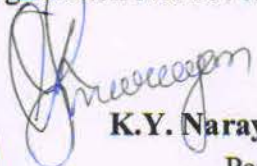
4. We draw your attention to
- a) note no. 7 to the audited standalone financial results relating to circumstances which have been considered for determining the period for capitalization of borrowing cost.
  - b) note no. 6 regarding pending litigation relating to one of the commercial property classified as investment property having carrying value of Rs. 3,424.09 lakhs.

Our opinion is not modified in respect of these matters.

Place: Chennai  
Dated: May 14, 2018



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

  
**K.Y. Narayana**  
Partner  
Membership No. 060639

| LANCOR HOLDINGS LIMITED  |   |                 |                 |                 |                 |                 |
|--|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED MARCH 31, 2018 |   |                 |                 |                 |                 |                 |
| (RS. IN LAKHS)   |   |                 |                 |                 |                 |                 |
| S. No  | Particulars   | Quarter Ended   |                 |                 | Year ended      |                 |
|  |   | 31.03.2018      | 31.12.2017      | 31.03.2017      | 31.03.2018      | 31.03.2017      |
|  |   | Audited         | Un-Audited      | Audited         | Audited         | Audited         |
| 1  | Income from operations  |                 |                 |                 |                 |                 |
|  | a) Income from operations   | 2,840.22        | 1,550.30        | 951.41          | 7,564.76        | 8,272.13        |
|  | b) Other income   | 59.31           | 6.32            | 36.90           | 163.00          | 101.73          |
|  | <b>Total income from operations (Net)</b>   | <b>2,899.53</b> | <b>1,556.62</b> | <b>988.31</b>   | <b>7,727.76</b> | <b>8,373.87</b> |
| 2  | Expenses  |                 |                 |                 |                 |                 |
|  | a) Land and land related expenses   | (20.06)         | 61.50           | 3.00            | 62.19           | 478.14          |
|  | b) Cost of materials & construction expenses  | 688.81          | 290.95          | 564.76          | 1,654.80        | 1,325.35        |
|  | c) Changes in inventory of finished goods, work-in-progress and stock-in-trade        | 519.27          | 240.72          | (49.53)         | 1,382.34        | 806.71          |
|  | d) Employee benefits expense  | 145.17          | 120.56          | 182.87          | 493.00          | 486.78          |
|  | e) Depreciation and amortization expense  | 22.94           | 60.25           | 68.07           | 206.01          | 271.85          |
|  | f) Finance cost   | 520.88          | 486.78          | 444.63          | 1,969.29        | 2,079.57        |
|  | g) Maintenance Expenditure  | 84.71           | 78.26           | 124.88          | 310.77          | 318.40          |
|  | h) Other expenses   | 310.84          | 174.27          | 180.70          | 947.78          | 733.97          |
|  | <b>Total Expenses</b>   | <b>2,272.55</b> | <b>1,513.29</b> | <b>1,519.37</b> | <b>7,026.17</b> | <b>6,500.77</b> |
| 3  | <b>Profit before tax (1-2)</b>  | <b>626.98</b>   | <b>43.33</b>    | <b>(531.06)</b> | <b>701.59</b>   | <b>1,873.09</b> |
| 4  | Tax expense   |                 |                 |                 |                 |                 |
|  | (a) Current tax   | 133.22          | (29.95)         | (165.08)        | 154.64          | 378.78          |
|  | (b) Deferred tax  | 23.57           | (13.24)         | (123.97)        | (52.22)         | (78.71)         |
| 5  | <b>Profit for the period (3-4)</b>  | <b>470.19</b>   | <b>86.52</b>    | <b>(242.01)</b> | <b>599.17</b>   | <b>1,573.02</b> |
| 6  | Non Controlling Interest  | 0.02            | 0.30            | (0.04)          | 0.08            | 0.05            |
| 7  | <b>Profit after Tax and non controlling Interest</b>                                  | <b>470.17</b>   | <b>86.22</b>    | <b>(241.98)</b> | <b>599.09</b>   | <b>1,572.97</b> |
| 8  | Other Comprehensive Income (net of tax)   |                 |                 |                 |                 |                 |
|  | Items that will not be reclassified to profit or loss                                 | 8.57            | (0.39)          | (4.92)          | 5.64            | (3.62)          |
|  | (a) Attributable to Owners of the parent  | 8.56            | (0.39)          | (4.91)          | 5.63            | (3.61)          |
|  | (b) Attributable to Non-Controlling Interest  | 0.01            | (0.00)          | (0.02)          | 0.01            | (0.00)          |
| 9  | Total comprehensive income after tax (5+8)  | 478.76          | 86.13           | (246.94)        | 604.81          | 1,569.41        |
|  | (a) Attributable to Owners of the parent (7+8(a))                                     | 478.73          | 85.83           | (246.89)        | 604.72          | 1,569.36        |
|  | (b) Attributable to Non-Controlling Interest (6+8(b))                                 | 0.03            | 0.30            | (0.05)          | 0.09            | 0.05            |
| 10   | Paid up equity share capital (face value Rs.2 each)                                   | 810.00          | 810.00          | 810.00          | 810.00          | 810.00          |
| 11   | Earnings Per Share (EPS)<br>(Face Value of Rs.2/- each) (not annualized for quarters) |                 |                 |                 |                 |                 |
|  | a) Basic (in Rs.)   | 1.18            | 0.21            | (0.61)          | 1.49            | 3.87            |
|  | b) Diluted (in Rs.)   | 1.18            | 0.21            | (0.61)          | 1.49            | 3.87            |

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| LANCOR HOLDINGS LIMITED   |                                 |                                 |
|---|---------------------------------|---------------------------------|
| AUDITED CONSOLIDATED STATEMENT OF ASSETS & LIABILITIES AS AT MARCH 31, 2018 |                                 |                                 |
| Particulars   | (RS. IN LAKHS)                  |                                 |
|   | As at March 31, 2018<br>Audited | As at March 31, 2017<br>Audited |
| <b>A. ASSETS</b>  |                                 |                                 |
| 1. Non-Current Assets   |                                 |                                 |
| a. Property, Plant and Equipment  | 1,590.17                        | 1,299.50                        |
| b. Capital Work In Progress   | -                               | 336.60                          |
| c. Investment Property  | 3,763.98                        | 3,998.48                        |
| d. Other Intangible Assets  | 2.21                            | 1.79                            |
| e. Financial Assets   |                                 |                                 |
| i) Investments  | 32.46                           | 34.17                           |
| ii) Trade Receivables   | -                               | -                               |
| iii) Others   | 1,194.08                        | 41.00                           |
| f. Deferred Tax Assets (Net)  | 1,042.79                        | 986.87                          |
| g. Non Current Tax Assets   | 5.75                            | 0.08                            |
| h. Other Non-Current Assets   | 567.95                          | 30.54                           |
| <b>Total Non-Current Assets</b>   | <b>8,199.39</b>                 | <b>6,729.02</b>                 |
| 2. Current Assets   |                                 |                                 |
| a. Inventories  | 23,461.21                       | 24,843.55                       |
| b. Financial Assets   |                                 |                                 |
| i) Investments  | 62.78                           | 108.19                          |
| ii) Trade Receivables   | 618.52                          | 289.78                          |
| iii) Cash and Cash Equivalents  | 461.32                          | 676.45                          |
| iv) Bank balance other than above   | 2.18                            | 7.57                            |
| v) Others   | 913.28                          | 111.05                          |
| c. Current Tax Assets (Net)   | 108.51                          | 193.27                          |
| d. Other Current Assets   | 642.84                          | 253.15                          |
| <b>Total Current Assets</b>   | <b>26,270.65</b>                | <b>26,483.00</b>                |
| <b>Total Assets</b>   | <b>34,470.04</b>                | <b>33,212.02</b>                |
| <b>B. EQUITY AND LIABILITIES</b>  |                                 |                                 |
| 1. Equity   |                                 |                                 |
| a. Equity Share Capital   | 810.00                          | 810.00                          |
| b. Other Equity   | 15,648.61                       | 15,141.37                       |
| c. Non -Controlling interests   | 4.91                            | 4.82                            |
| <b>Total Equity</b>   | <b>16,463.51</b>                | <b>15,956.19</b>                |
| 2. Non-Current Liabilities  |                                 |                                 |
| a. Financial Liabilities  |                                 |                                 |
| i) Borrowings   | 5,073.86                        | 1,902.51                        |
| ii) Trade Payable   | 191.61                          | 70.40                           |
| iii) Other Financial Liabilities  | 120.98                          | 48.48                           |
| b. Provisions   | 59.16                           | 63.87                           |
| c. Other Non-Current Liabilities  | 482.35                          | 530.04                          |
| <b>Total Non-Current Liabilities</b>  | <b>5,927.96</b>                 | <b>2,615.30</b>                 |
| 3. Current Liabilities  |                                 |                                 |
| a. Financial Liabilities  |                                 |                                 |
| i) Borrowings   | 10,761.52                       | 7,983.27                        |
| ii) Trade Payable   | 483.57                          | 672.98                          |
| iii) Other Financial Liabilities  | 269.65                          | 5,389.18                        |
| b. Other Current Liabilities  | 446.17                          | 360.20                          |
| c. Provisions   | 4.77                            | 5.59                            |
| d. Current Tax Liabilities (Net)  | 112.89                          | 229.32                          |
| <b>Total Current Liabilities</b>  | <b>12,078.57</b>                | <b>14,640.54</b>                |
| <b>Total Equity and Liabilities</b>   | <b>34,470.04</b>                | <b>33,212.02</b>                |

SIGNED FOR IDENTIFICATION  
BY

NAYAN PARIKH & CO  
MUMBAI

For LANCOR HOLDINGS LIMITED

R.V. SHEKAR  
DIRECTOR

• 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



**Notes:**

- The above results have been reviewed by the audit committee and approved by the Board of Directors at their meeting held on May 14, 2018.
- Results for the quarter and nine year ended March 31, 2018 are in compliance with the Indian Accounting Standards ('Ind AS') in terms of Securities Exchange Board of India's circular bearing no CIR/CFD/FAC/62/2016 dated July 5, 2016. The results for the quarter and year ended March 31, 2017 have been restated to comply with Ind AS. The figures for the corresponding periods have been regrouped wherever necessary, to make them comparable.
- The figures for the quarter ended March 31, 2018 and March 31, 2017 are the balancing figures between audited figures in respect of the full financial year and the published year to date unaudited figures upto the third quarter of the year ended March 31, 2018 and March 31, 2017 respectively.
- Reconciliation of net profit as previously reported on account of transition from previous Indian GAAP to Ind AS for the quarter ended and year ended March 31, 2017.

**Reconciliation statement of Consolidated financial results as on March 31, 2017**

| S.No | Particulars   | Quarter ended 31.03.2017 | Year ended 31.03.2017 |
|------|---|--------------------------|-----------------------|
| 1    | Net Profit/(loss) for the period under previous Indian GAAP | (715.79)                 | 1,881.69              |
| 2    | Benefit/charge:   |                          |                       |
| i    | Fair valuation of investment                                | (1.77)                   | 0.08                  |
| ii   | Discounting of security deposit                             | -                        | -                     |
|      | a) Adjustments on leasing income                            | 0.00                     | 0.90                  |
|      | b) Finance element  | 0.00                     | (1.07)                |
| iii  | Adjustment on account of Business Combinations              | 170.79                   | -                     |
| iv   | Expected credit loss on trade receivables                   | (11.13)                  | (20.79)               |
| v    | Finance income on fair valuation of loan to employees       | 7.33                     | 5.46                  |
| vi   | Tax impact of Deferred tax adjustments                      | 308.55                   | (293.25)              |
| 3    | Net Profit/(loss) for the period under Ind AS               | (242.02)                 | 1,573.02              |

**5 Reconciliation of other equity as reported under previous GAAP to Ind AS is as below**


| S.NO | Particulars  | As at March 31, 2017 |
|------|--|----------------------|
| 1    | Other Equity as reported under previous GAAP           | 14,537.77            |
| 2    | Increase/Decrease                                      |                      |
| i    | Effect of Measuring Financial Instrument at Fair Value | (2.80)               |
| ii   | Provision for Expected credit loss                     | (82.53)              |
| iii  | Deferred Tax on revaluation of Investment property     | 261.50               |
| iv   | Deferred tax on unabsorbed business loss               | 304.05               |
| v    | Deferred tax on Expected Credit Loss                   | 25.50                |
| vi   | Reversal of Dividend and tax on proposed on dividend   | 97.49                |
| vii  | Remeasurement of defined benefit plans                 | 3.61                 |
| viii | Other Comprehensive Income                             | (3.61)               |
| ix   | Share of loss attributable to Non controlling Interest | 0.40                 |
| 3    | Other Equity as reported under Ind AS                  | 15,141.37            |

- As permitted by the paragraph 4 of the Indian Accounting Standard (Ind AS 108), 'operating segment', if a single financial report contains both consolidated financial statements and separate financial statements of the holding company, segment information need to be presented only on the basis of the consolidated financial statements. Therefore, relevant disclosures are made in the consolidated quarterly result.
- In connection with the dispute of the commercial property "Menon Eternity", the division bench of the Madras High Court on November 29, 2017 had ordered for mediation between the parties. On account of failure of mediation, the case has been referred back to the Hon'ble High Court. The case is expected to be heard post court vacation.
- The slowdown in property development activity on some part of plot of land at Sriperumbudur and Guduvanchery, and also drop in demand is considered as part of operating cycle in the real estate sector. Accordingly the borrowing cost incurred during such period on entire project is capitalized. The management is of the opinion that, having considered various factors relating to development including preparatory work carried out for intended development and market value of property, net realisable value in case of projects undertaken for development would be higher than its book value. The auditors relied upon management's opinion.
- Income from operations include other operating income as follows:

| Particulars            | Quarter ended 31.03.2018 | Quarter ended 31.12.2017 | Quarter ended 31.03.2017 | Year ended 31.03.2018 | Year ended 31.03.2017 |
|------------------------|--------------------------|--------------------------|--------------------------|-----------------------|-----------------------|
|                        | (Audited)                | (Unaudited)              | (Audited)                | (Audited)             | (Audited)             |
| Other operating income | 664.77                   | -                        | -                        | 664.77                | 1,728.23              |

**10 The key Standalone financial results of the Company are as follows:**

| Particulars                  | Quarter ended 31.03.2018 | Quarter ended 31.12.2017 | Quarter ended 31.03.2017 | Year ended 31.03.2018 | Year ended 31.03.2017 |
|------------------------------|--------------------------|--------------------------|--------------------------|-----------------------|-----------------------|
|                              | (Audited)                | (Unaudited)              | (Audited)                | (Audited)             | (Audited)             |
| Total income from operations | 2,774.97                 | 1,423.73                 | 852.79                   | 7,306.71              | 7,963.74              |
| Profit/(loss) before tax     | 611.26                   | 9.11                     | (545.49)                 | 673.14                | 1,862.93              |
| Net profit/(loss) after tax  | 467.08                   | 43.25                    | (249.67)                 | 587.64                | 1,567.63              |
| Other Comprehensive Income   | 7.21                     | (0.28)                   | (2.70)                   | 4.66                  | (3.35)                |
| Total Comprehensive Income   | 474.29                   | 42.97                    | (252.38)                 | 592.30                | 1,564.28              |

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# NAYAN PARIKH & CO.

(REGISTERED)

CHARTERED ACCOUNTANTS

OFFICE NO. 9, 2<sup>ND</sup> FLOOR, JAIN CHAMBERS, 577, S.V. ROAD, BANDRA (WEST), MUMBAI 400050, INDIA.

PHONE : (91-22) 2640 0358, 2640 0359

## Auditor's Report on Annual Consolidated Financial Results of Lancor Holdings Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

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To  
The Board of Directors  
Lancor Holdings Limited

1. We have audited the quarter and annual consolidated financial results of **Lancor Holdings Limited** ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") attached herewith ("the Statement), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR / CFD / FAC / 62 / 2016 dated July 5, 2016.

This consolidated quarterly financial results as well as the year to date financial results, which are the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related consolidated financial statements which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") prescribed under Section 133 of The Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements. Attention is drawn to the fact that the figures for the quarter ended March 31, 2018 as reported in these financial results are the balancing figures in respect of the year ended March 31, 2018 and published year to date figures up to the end of the third quarter of the relevant financial years. The figures up to the end of the third quarter are only reviewed and not subjected to audit.

2. We conducted our audit in accordance with the auditing standards referred to in the Companies Act, 2013. Those standards requires that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

3. We did not audit the financial statements of one of the subsidiary whose financial statements reflect total assets of Rs. 907.34 lakhs as at March 31, 2018; as well as the total revenue of Rs. 329.77 lakhs for the year ended March 31, 2018. The financial statement and other financial information of this subsidiary have been audited by other auditor whose report has been furnished to us, and our opinion in so far as it relates to the amounts included in respect of the entity, is based solely on the reports of the other auditor.
4. 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 other auditor on separate financial statement and other financial information of subsidiary referred to in Para 3 above, these consolidated year to date results:

(i) Includes year to date of the following entities:

| S. No | Name of the Entities                  |
|-------|---------------------------------------|
|       | <b>Subsidiaries</b>                   |
| 1     | Lancor Maintenance & Services Limited |
| 2     | Lancor Egatoor Developments Limited   |
| 3     | Central Park West Venture             |



- (ii) Have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular bearing No. CIR / CFD / FAC / 62 / 2016 dated July 5, 2016; and
- (iii) Give a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the consolidated net profit, consolidated total comprehensive income and other financial information of the Company for the year to date results for the period April 1, 2017 to March 31, 2018.

**Emphasis of Matter**

5. We draw your attention to

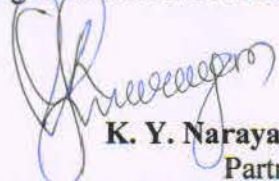
- a) note no. 8 to the audited consolidated financial results relating to circumstances which have been considered for determining the period for capitalization of borrowing cost.
- b) note no. 7 regarding pending litigation relating to one of the commercial property classified as investment property having a carrying value of Rs. 3,424.09 lakhs.

Our opinion is not modified in respect of these matters.

Place: Chennai  
Dated: May 14, 2018



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

  
**K. Y. Narayana**  
Partner  
Membership No: 060639