LANCOR
CREATING ENDURING VALUE

PASSION. INTEGRITY. TRANSPARENCY.

36TH ANNUAL REPORT **2020-2021**

LANCOR INFINYS

LAUNCHING
IN SOUTH OF
NANGANALLUR

OPENS DOORS TO FINE LIVING

RERA NUMBER: TN/01/Building/0210/2021 dated 23-07-2021

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.	02025846	Mr. N. Vasudevan	Non – Executive & Non – Independent
04.	08217157	Dr. Gowri Ramachandran	Non – Executive & Independent
05.	08400170	Mr. M. Hariharan	Non – Executive & Independent
06.	08453883	Mr. K. Harishankar	Non – Executive & Independent
07.	08684304	Mrs. N. Nagalakshmi	Non – Executive & Independent

KEY MANAGERIAL PERSONNEL		
Sl. No	**Name of the Person**	**Designation**
01.	Mr. K. Prakash	Chief Financial Officer
02.	Mr. B. Sanjeev Anand	Company Secretary and Compliance Officer

	Audit Committee	Stake Holders Relationship Committee	Nomination And Remuneration Committee	Corporate Social Responsibility Committee
Dr.Gowri Ramachandran	Chairperson cum member			
Mr.M.Hariharan	Member			
Mr.K.Harishankar	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, 6th Floor, Apex Plaza, Nungambakkam High Road, Nungambakkam, Chennai 600 034

BANKERS AND FINANCIAL INSTITUTIONS	
Sl. No	**Name of the Bankers**
01.	M/s. The Catholic Syrian Bank Limited
02.	M/s. City Union Bank Limited
03.	M/s. LIC Housing Finance Limited
04.	M/s. Axis Finance Limited
05.	M/s. Kotak Mahindra Investments Ltd.
06.	M/s. IDBI Bank Limited
07.	M/s. Axis Bank Limited

Registered Office

"VTN Square", 2nd floor, No: 58,
G.N. Chetty Road, T. Nagar, Chennai – 600017.

Share Transfer Agent (STA)

Cameo Corporate Services Limited,
"Subramanian Buildings" No: 1, Club House Road,
Chennai – 600 002.

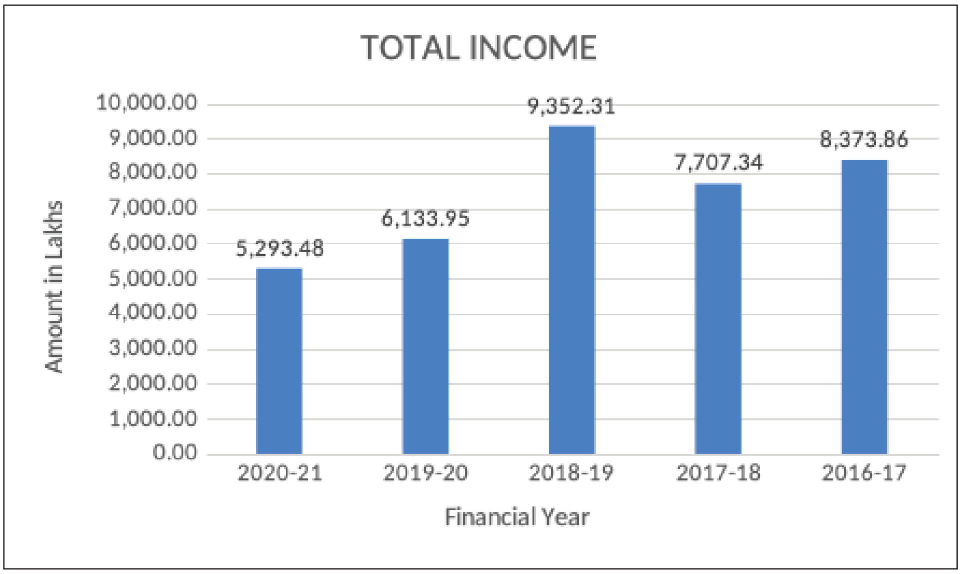
MISSION STATEMENT

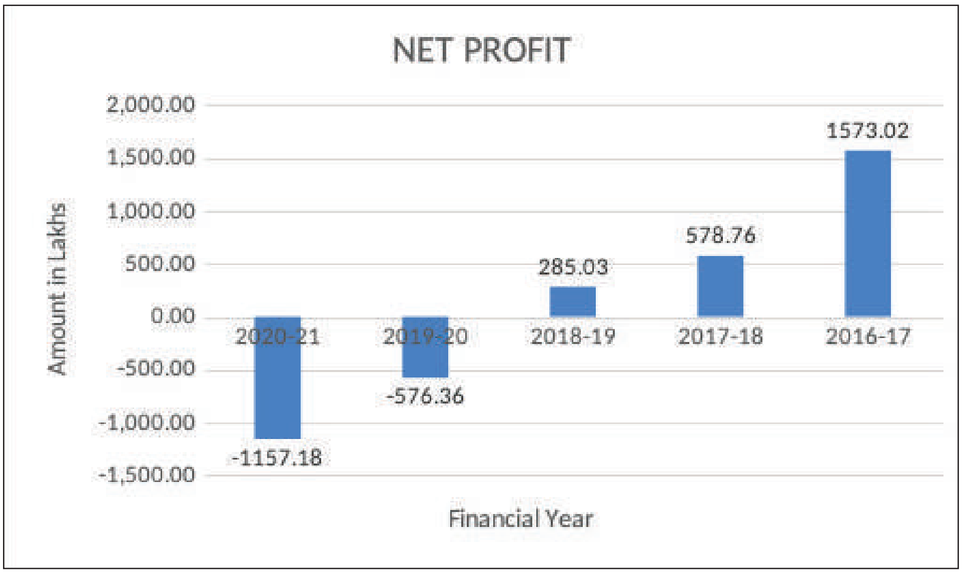
To create profitable developments with enduring value, distinguishing characteristics leading to high customer satisfaction, with full compliance to building standards, rules and regulations.

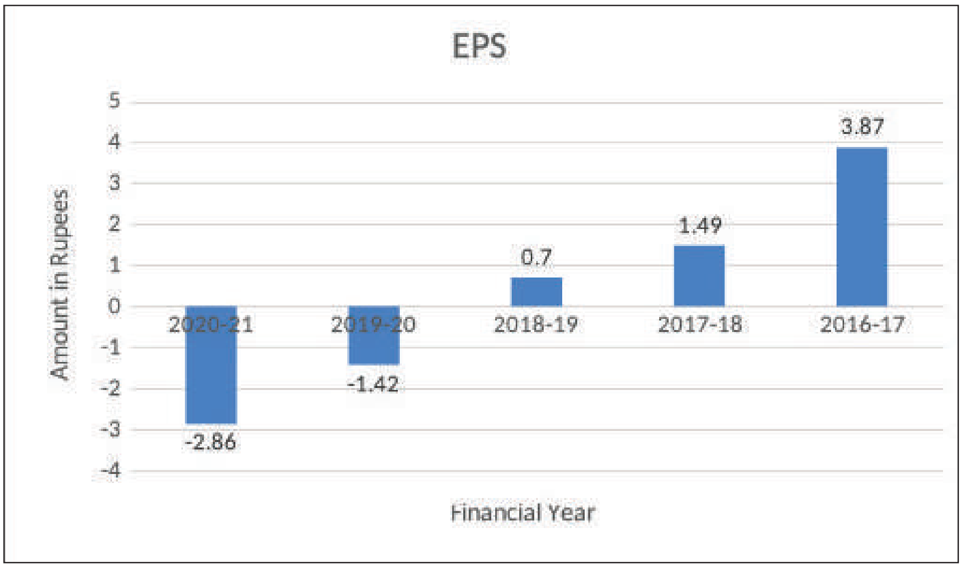
FINANCIAL HIGHLIGHTS OF LANCOR HOLDINGS LIMITED, ITS SUBSIDIARY AND INTEREST IN JOINT VENTURE – PARTNERSHIP FIRM (on consolidated basis)

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

S. No	PARTICULARS	2020-2021	2019 - 2020	2018 - 2019	2017 - 2018	2016 – 2017
1	CONSTUCTED AREA (SQ.FT)	**41,167**	1,05,161	1,17,719	1,10,226	45,573
2	CONSTUCTED AREA LINKED TO SALES (SQ.FT)	**1,12,514**	1,03,425	1,54,856	1,17,140	95,809
3	INCOME FROM OPERATIONS	**5,215.03**	5,826.30	9,208.89	7,544.34	8,272.13
4	TOTAL INCOME	**5,293.48**	6,133.95	9,352.31	7,707.34	8,373.86
5	EBITDA	**1,391.58**	**2,215.96**	**2,942.66**	**2,876.88**	**4,224.51**
6	INTEREST	**2,768.59**	2,720.58	2,240.49	1,969.29	2,079.57
7	DEPRECIATION	**145.05**	161.65	189.50	206.01	271.85
8	TAX	**NIL**	NIL	227.64	102.42	300.07
9	NET PROFIT	**-1,157.18**	**-576.36**	**285.03**	**578.76**	**1,573.02**
10	EQUITY SHARE CAPITAL	**810.00**	810.00	810.00	810.00	810.00
11	NETWORTH	**14,808.93**	15,948.08	16,626.60	16,458.61	15,951.37
12	TOTAL ASSETS	**37,408.57**	37,846.87	35,317.30	34,470.04	33,212.02
13	BOOK VALUE PER SHARE (Rs.)	**36.57**	39.38	41.05	40.64	39.39
14	TURNOVER PER SHARE (Rs.)	**12.88**	14.39	22.74	18.68	20.43
15	EARNINGS PER SHARE (Rs.)	**-2.86**	-1.42	0.70	1.49	3.87
16	EBITDA/GROSS TURNOVER (%)	**26.68%**	38.03%	31.95%	38.03	51.07
17	ROCE (%)	**4%**	8%	10%	4%	10%


TOTAL INCOME
Amount in Lakhs
10,000.00
9,000.00
8,000.00
7,000.00
6,000.00
5,000.00
4,000.00
3,000.00
2,000.00
1,000.00
0.00
5,293.48
6,133.95
9,352.31
7,707.34
8,373.86
2020-21
2019-20
2018-19
2017-18
2016-17
Financial Year


NET PROFIT
Amount in Lakhs
2,000.00
1,500.00
1,000.00
500.00
0.00
-500.00
-1,000.00
-1,500.00
1573.02
578.76
285.03
-576.36
-1157.18
2020-21
2019-20
2018-19
2017-18
2016-17
Financial Year


EPS
Amount in Rupees
5
4
3
2
1
0
-1
-2
-3
-4
3.87
1.49
0.7
-1.42
-2.86
2020-21
2019-20
2018-19
2017-18
2016-17
Financial Year

DIRECTORS' REPORT TO THE MEMBERS

Dear Member(s), Your Directors have great pleasure in presenting the Thirty Sixth (36th) 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 2021 and the Auditors' report thereon.

FINANCIAL SUMMARY AND HIGHLIGHTS **(Amount in lakhs)**

Particulars	Standalone		Consolidated	
	2020 - 21	2019 - 20	2020 - 21	2019 - 20
Total Revenue	**5,226.75**	**6,161.24**	**5,293.48**	**6,133.95**
Expenditure	6,759.41	6,814.43	6815.54	6,800.22
EBITDA	**1,352.91**	**2,196.19**	**1,391.58**	**2,215.96**
Interest	2,768.59	2,720.57	2,768.59	2,720.57
Depreciation	116.97	128.82	145.05	161.65
EBT or Profit/(Loss) before Tax	**-1,532.66**	**-653.19**	**1,522.06**	**-666.26**
Tax (Earlier Years)	-17.25	8.60	-16.28	8.60
Current tax	-	-	-	-
Deferred tax	-357.45	-103.17	-348.60	-98.52
EAT or Profit /(Loss) after tax	**-1,157.95**	**-558.63**	**-1,157.18**	**-576.35**
ADD: Other Comprehensive Income	17.99	-4.37	17.99	-4.37
LESS: Non - Controlling Interest	-	-	-	-0.02
Total Comprehensive Income	**-1,139.96**	**-562.99**	**-1,139.20**	**-580.72**
ADD: Balance Brought from PY	11,541.39	12,202.19	12,128.70	12,807.22
Available for appropriation	**10,401.43**	**11,639.20**	**10,989.50**	**12,226.48**
LESS: Dividend	0	81.00	0	81.00
LESS: Tax on Dividend	0	16.81	0	16.81
Balance Carried to Balance sheet	**10,401.43**	**11,541.39**	**10,989.50**	**12,128.70**

FINANCIAL OVERVIEW STANDALONE & CONSOLIDATED

During the financial year 2020-21, the company on a standalone basis, registered a total revenue of Rs. 5,226.75 lakhs as compared to Rs. 6,161.24 lakhs in the previous year resulting in a drop of 15.17%. On the consolidated level in the current financial year the company made revenue of Rs. 5,293.48 lakhs as against Rs. 6,133.95 lakhs in FY 2019-20, resulting in a drop of 13.70%. The slowdown in the property development business continued in 2020-21 and it impacted our company as well.

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 Annual General Meeting. The Company continues to be engaged in the development of residential and commercial properties. The Company is now seriously engaged in identifying more lands for joint development primarily through joint development route.

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

The second corona virus pandemic wave hit the country and the state of Tamilnadu quite hard resulting in near total closure of operations for the months of April, May & June. Some construction activities were continued to be carried out albeit slowly keeping in mind the welfare of the staff, engineers and construction labours.

Post the lifting of the lock down sales did not pick up in the month of June and July like it happened on the lifting of the lock down last year. Financial stress on the company increased considerably while there was no moratorium of any kind given for either payment of interest or repayment of principal by the Government.

The interest cost incurred along with salary and other expenses have been debited to the P&L account without matching income, which has led to an unfortunate stress on the cash flow.

However in the month of August 2021, the Company had received the RERA approval for its marquee project "Infinys" at Keelkatalai in Chennai and as on date of writing this report nearly thirty apartments have been sold and advance payments collected, which has brought cheer to one and all. Similarly the 'C' block of "TCP Altura" in Sholinganallur is nearly complete and the completion certificate will be received any time from the authorities and this would leave only one more block 'D' to be constructed and hand over by next year end.

DIVIDEND AND RESERVES

In view of the losses incurred by the Company, the Board of Directors of the Company has not recommended any dividend for the financial year under review.

As the Company has incurred losses during the year, no amount has been transferred to Reserves.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

There is no change in the ground situation in the matter of CSR since no operations could be carried on due to Covid-19.

As per the provisions applicable to CSR under Companies Act, 2013 an amount of Rs.3.72 lakhs has to be spent before 31.03.2021. Due to Covid 19 there was delay in construction and hence couldn't spent the amount within the stipulated time hence company has taken steps to transfer the unspent amount to Unspent CSR account. Slowly the company will start spending from the unspent CSR account in the furtherance of the primary objective of CSR fund, which is the training centre.

SHARE CAPITAL

As on 31st March, 2021, 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 operations in future. However in the ongoing dispute in the matter of "Menon Eternity" the Company had 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. Thereafter it has not been listed for arguments.

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 six other Non-Executive Directors, including four Independent Directors. The Company has two Women Directors who are also Non Executive. 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 Seven (07) 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 12th September, 2020.

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, 2021 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 there were few changes in Directors and Key Managerial Personnel. With effect from 02nd March, 2021 Mrs.Mallika Ravi, Managing Director of the Company had step down from her position citing personal reason. The Board places on record its gratitude for the services rendered by Mr. Mrs.Mallika Ravi during her long association with the Company. At the EGM held on 31st March, 2021 Mr. R.V. Shekar who had attained more than 70 years of age was appointed as Chairman and Managing Director of the company. In the 35th Annual General Meeting held on 10th December, 2020 Mrs.N.Nagalakshmi was appointed as Non-Executive & Independent Director.

Ms. Swathi Shekar, was appointed as Compliance Officer and Company Secretary of the Company with effect from 1st July 2020 consequent to the resignation of Mr. B.Vignesh Ram as Compliance Officer and Company Secretary with effect from 15th June 2020. Subsequently Ms. Swathi Shekar, Compliance Officer and Company Secretary resigned from the company with effect from 14th July 2020 and Mr. B. Sanjeev Anand was appointed as Compliance Officer and Company Secretary of the company with effect from 16th September 2020. Also Mr.K. Prakash was once again appointed as Chief Financial Officer (CFO) of the company with effect from 12th September 2020 consequent to the resignation of Mr.K.Suryanarayanan as Chief Financial Officer (CFO) of the company with effect from 26th May 2020.

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 2020-21 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

The Company in its 33rd Annual General Meeting held on 19th September, 2018 had appointed M/s. Nayan Parikh & Co., (ICAI Firm Registration No.107023W) as the Statutory Auditors of the Company for a term of 5 years. Pursuant to the amendments made to Section 139 of the Companies Act, 2013 by the Companies (Amendment) Act, 2017 effective from 07th May 2018 the requirement of seeking ratification of the members for the appointment of Statutory Auditors has been withdrawn from the Statute. Hence the resolution seeking ratification of the members for continuance of their appointment at this AGM is not being sought. However the company has obtained consent from the Statutory Auditors under the provisions of the Companies Act, 2013.

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 for Financial Year 2020-21 is annexed herewith, as **Annexure 1** to this report.

There was few observations in the Secretarial Audit Report.

1. Ms. Swathi Shekar was appointed as Company Secretary of the Company on June 30, 2020 and resigned from the office on July 14, 2020. The intimation to the Registrar of Companies has not been filed for both appointment and resignation.

   Management view: Ms Swathi Shekar did not furnish consent letter and the appointment as Company Secretary became infructuous ipso facto.

2. The Statement of shares transferred to the Investor Education and Protection Fund vide the Form IEPF-4 is not yet completed.

   Management view: Share are to be transferred to Investor Education and Protection Fund and we in the process and hopefully will be completed in few months.

3. Delay on payment of Principal and Interest amount on loans from Banks/Financial Institutions for one month and consequently the credit rating of the Company was downgraded by CARE Rating "D .

   Management view: Financial stress of the company resulted in delay on payment of Principal and Interest amount on loans from Banks/Financial Institutions

4. As per the Regulation 3 (5) of SEBI (Prohibition of Insider Trading) Regulations, 2015, the board of directors or head(s) of the organisation is required to handle unpublished price sensitive information shall ensure that a

structured digital database is maintained containing the nature of unpublished price sensitive information and the names of such persons who have shared the information and that the same is not maintained by the Company

Management view: We are under the process of understanding this new regulation/ procedure and will try to comply with it soon.

D. Cost Auditor & Cost Records

As per Sec. 148 (6) of Companies Act 2013 and rule 6(6) of the Companies (Cost records and audit) Rules, 2014 the applicability of Cost audit is based on overall annual turnover of the company from all its products and services during the immediate preceding financial year of rupees one hundred crore or more and the aggregate turnover of the individual product or products or service or services for which cost records are required to be maintained under rule 3 is Rupees thirty five crore or more.

Since, your company's annual turnover does not exceed the threshold limit as mentioned above; appointment of cost auditor is not applicable for the FY 2021-22.

Pursuant to Rule 8 of the Companies (Accounts) Rules, 2014 read with Section 134 your Company has duly maintained the cost audit records as per sub-section 1 of section 148 of Companies Act, 2013.

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 2021-22. M/s. N V S R S & Associates who were are internal auditors during the financial year 2020-21 had to resign due to Internal challenges faced within their firm.

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/.

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 a 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/

As reported earlier the Company had created a Registered Trust under the name and style of Lancor Foundation, a non-profit Trust to pursue the Corporate Social Responsibility Policy. The Foundation works closely with the Board and the committee in identifying and implementing CSR activities. The Foundation also assists the Board and the committee in reporting progress of deployed initiatives and in making appropriate disclosures on a periodic basis.

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 9 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 the Annual Report on Corporate Social Responsibility activities of the Company is given in **Annexure – 2** to this report.

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/

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/

OTHER MATTERS

A. Debentures

During the year under review, the Company has not issued any debentures. As on date, the Company does not have any outstanding 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. 20,622.46 lakhs during the Financial Year ended 31st March, 2021.

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 2012-13 which were lying unclaimed with the Company for the past seven years was transferred to the Investor Education and Protection Fund during the Financial Year 2020-21.

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 31stMarch, 2021 was 98, which include 22 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 - 3** to the Board's Report.

G. Credit Rating:

CARE has rated the Company's long term bank loans as CARE D.

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 - 4** 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 - 5**.

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://lancor.in/investors/. All the Board Members and Senior Management Personnel have affirmed their compliance with the Code for the financial year ended 31st March, 2021. 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 6**.

K. Extract of Annual Return

In accordance with Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2021, is available on the website of the Company at https://lancor.in/investors/.

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.2.06 and 2.15) Notes to Standalone Financial Statements

M. Subsidiaries, Joint Ventures And Associates

Lancor Egatoor Developments Limited (LEDL) and Lancor South Chennai Developments Limited (LSCDL), wholly owned subsidiaries of Lancor Holdings Limited had filed application for strike off of the name of the Companies from the records of the Registrar of Companies, Chennai on 09th November, 2019 and 20th November, 2019 respectively. Notice of strike off and dissolution was received from the office of ROC, Chennai on 05th August, 2021 for striking off Lancor South Chennai Developments Limited and on 10th August, 2021 for striking off Lancor Egatoor Developments Limited. Apart from these two subsidiaries there is also one wholly owned subsidiary viz. Lancor Maintenance & Services 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 7**.

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/ 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/ the related party transactions undertaken during the financial year 2020-21 are detailed in Notes (Note No.4.13) 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 8** 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 2020-21 and Notice of the Thirty Sixth 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. 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 Catholic Syrian Bank Limited, City Union Bank Limited, LIC Housing Finance Limited, Axis Finance Limited, Kotak Mahindra Investments Ltd., IDBI Bank Limited and Axis Bank 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 August, 2021

For and on behalf of the Board of Directors of

LANCOR HOLDINGS LIMITED

RV Shekar	**S. Sridharan**
Managing Director	**Director**
DIN:00259129	**DIN: 01773791**

ANNEXURE 1

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2021

[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, 2021, 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, 2021 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 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 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) The Laws as applicable specifically to the Company are as under:

(i) Transfer of Property Act, 1882

(ii) Indian Easements Act, 1882,

(iii) Registration Act, 1908

(iv) The Land Acquisition Act, 1894,

(v) Real Estate (Development and Regulation) Act, 2016

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 subject to the following observations.

1. Ms. Swathi Shekar was appointed as Company Secretary of the Company on June 30, 2020 and resigned from the office on July 14, 2020. The intimation to the Registrar of Companies has not been filed for both appointment and resignation. As per the management, Ms Swathi Shekar did not furnish consent letter and the appointment as Company Secretary became infructuous ipso facto.

2. The Statement of shares transferred to the Investor Education and Protection Fund vide the Form IEPF-4 is in the process and not yet completed.

3. There have been delay on payment of Principal and Interest amount on loans from Banks/Financial Institutions for one month and consequently the credit rating of the Company was downgraded by CARE Rating "D".

4. As per the Regulation 3 (5) of SEBI (Prohibition of Insider Trading) Regulations, 2015, the board of directors or head(s) of the organisation is required to handle unpublished price sensitive information shall ensure that a structured digital database is maintained containing the nature of unpublished price sensitive information and the names of such persons who have shared the information. We note that the same is not maintained by the Company. As per the management, they are under the process of understanding this new regulation/ procedure and will try to comply with it soon.

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 in advance, and 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) Majority decision is carried through where there were no dissenting members.

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. Mr. K. Suryanarayanan, Chief Financial Officer (CFO) of the Company resigned from his position with effect from May 26, 2020.
2. Mr. B. Vignesh Ram, Company Secretary of the Company has resigned with effect from the closure of business hours on June 15, 2020.
3. Ms. Swathi Shekar was appointed as Company Secretary of the Company on June 30, 2020 and resigned from the office on July 14, 2020.
4. Mr. B. Sanjeev Anand is appointed as the whole time Company Secretary of the Company with effect from September 16, 2020.
5. Mr. K. Prakash is appointed as the Chief Financial Officer (CFO) of the Company with effect from September 12, 2020.
6. Mr. V K Ashok is appointed as Chief Operating Officer (COO) of the Company with effect from January 20, 2021.
7. Mrs. Mallika Ravi (DIN: 03355908), Managing Director of the company resigned from her position from the close of business hours of March 2, 2021.
8. To be in conformity with the Companies Act, 2013, the Company has adopted a new set of Articles of Association (AoA) vide Board of Directors' meeting held on March 2, 2021 and subsequent consent of the members obtained vide Extra Ordinary General Meeting dated March 31, 2021.
9. Mr. R.V. Shekar (DIN: 00259129), of age 71 years, is been appointed by the Board of Directors as the Chairman and Managing Director of the Company on March 2, 2021 and is subsequently approved by the members at the Extra Ordinary General Meeting held on March 31, 2021.
10. M/s. Lancor Egatoor Developments Limited and M/s. Lancor South Chennai Developments, wholly owned Subsidiaries of the Company are under the process of striking off.
11. The Company has filed an appeal with the Debts Recovery Appellate Tribunal (DRAT) against the order passed by Debts Recovery Tribunal (DRT) in connection with the land purchased by the company in the auction.
12. 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 matter is pending before the Supreme Court.
13. The Composition of the Board of Directors of the Company as on March 31, 2021 is given in "Annexure B".
14. Constitution of Audit Committee, Stakeholder Relationship Committee, Nomination and Remuneration Committee, Banking, Finance & Operations Committee and Corporate Social Responsibility Committee of the Company as on 31-03-2021 is given in "Annexure C".

For Mohan Kumar & Associates

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
UDIN: F004347C000535658

Place: Chennai
Date: 29-06-2021

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: 29-06-2021

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
UDIN: F004347C000535658

ANNEXURE B

Composition of Board of Directors as on March 31, 2021:

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. Narasimachari Vasudevan	Non-Executive -Non-Independent Director	29/03/2019	25/09/2019
4.	Mr. Maitreyan Hariharan	Non-Executive - Independent Director	29/03/2019	25/09/2019
5.	Mr. Krishnaswami Harishankar	Non-Executive - Independent Director	05/06/2019	25/09/2019
6.	Ms. Gowri Ramachandran	Non-Executive - Independent Director	05/06/2019	25/09/2019
7.	Ms. Naganathan Nagalakshmi	Non-Executive - Independent Director	05/02/2020	10/12/2020

ANNEXURE C

COMPOSITION OF COMMITTEES OF BOARD AS ON MARCH 31, 2021:

1. AUDIT COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson
2.	Mr. Maitreyan Hariharan	Independent Non-Executive Director	Member
3.	Mr. Krishnaswami Harishankar	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
2.	Mr. Maitreyan Hariharan	Independent Non-Executive Director	Member
3.	Mr. Krishnaswami Harishankar	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
2.	Mr. Maitreyan Hariharan	Independent Non-Executive Director	Member
3.	Mr. Krishnaswami Harishankar	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
2.	Mr. Seetharaman Sridharan	Non-Executive Non-Independent Director	Member
3.	Mr. Narasimachari Vasudevan	Non-Executive -Non-Independent Director	Member

5. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE:

S. No.	Name	Designation	Position held in the Committee
1.	Ms. Gowri Ramachandran	Independent Non-Executive Director	Chairperson
2.	Mr. Maitreyan Hariharan	Independent Non-Executive Director	Member
3.	Mr. Krishnaswami Harishankar	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,
Lancor Holdings Limited,
Arihant VTN Square, II Floor,
58 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 Floor, 58 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, 2021 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs.

Sr. No.	Name of Director	DIN	Date of appointment at current designation	Original Date of appointment in 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.	Ms. Gowri Ramachandran	08217157	25/09/2019	05/06/2019
5.	Mr. Maitreyan Hariharan	08400170	25/09/2019	29/03/2019
6.	Mr. Krishnaswami Harishankar	08453883	25/09/2019	05/06/2019
7.	Ms. Naganathan Nagalakshmi	08684304	10/12/2020	05/02/2020

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our 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
UDIN: F004347C000535801

Place: Chennai
Date: 29-06-2021

ANNEXURE – 2

ANNUAL REPORT ON CSR ACTIVITIES

1. CSR policy aims at promoting education, employment, enhancing vocation skills especially among children, women, elderly, and the differently abled persons, by providing required skills sets, necessary infrastructure facilities. The CSR activities of the company are routed through the Lancor Foundation specifically formed for the purpose of carrying out the CSR activities as mandated under section 135 of the Companies Act, 2013.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Dr. Gowri Ramachandran	Chairperson	1	1
2.	Mr.M.Hariharan	Member	1	1
3.	Mr.K.Harishankar	Member	1	1

3. Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company - https://lancor.in/investors/.

4. Details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report) – Not Applicable.

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any – Not Applicable.

6. Average net profit of the company as per section 135(5) - Rs. 185.78 lakhs.

7. **(a)** Two percent of average net profit of the company as per section 135(5) – Rs. 3.72 lakhs

   (b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years - NIL.

   (c) Amount required to be set off for the financial year, if any - NIL

   (d) Total CSR obligation for the financial year (7a+7b- 7c) - Rs. 3.72 lakhs.

8. **(a)** CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.
NIL	Rs. 3.72 lakhs	17/08/2021	-	-	-

(b) Details of CSR amount spent against ongoing projects for the financial year:

Sl. No	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/ No).	Location of the project.		Project duration.	Amount allocated for the project (in Rs.).	Amount spent in the current financial Year (in Rs.).	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.).	Mode of Implementation- Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State.	District.						Name	CSR Registration number.
-	-	-	-	-	-	-	-	-	-	-	-	-

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/ No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementati on- Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State.	District.			Name.	CSR registrationnumber.
-	-	-	-	-	-	-	-	-	-

(d) Amount spent in Administrative Overheads - NIL

(e) Amount spent on Impact Assessment, if applicable - NIL

(f) Total amount spent for the Financial Year (8b+8c+8d+8e) – NIL

(g) Excess amount for set off, if any – NIL

9. (a) Details of Unspent CSR amount for the preceding three financial years:

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial Year (in Rs.).	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the Fund	Amount (in Rs).	Date of transfer.	
-	-	-	-	-	-	-	-

(b) Details of CSR amount spent in the financial year for **ongoing projects** of the preceding financial year(s):

Sl. No.	Project ID.	Name of the Project.	Financial Year in which the project was commenced.	Project duration.	Total amount allocated for the project (in Rs.).	Amount spent on the project in the reporting Financial Year (in Rs).	Cumulative amount spent at the end of reporting Financial Year. (in Rs.)	Status of the project - Completed/ Ongoing.
-	-	-	-	-	-	-	-	-

Not Applicable, as the concept of 'ongoing projects' has been introduced in the Companies (Corporate Social Responsibility Policy) Amendment Rules, 2021, relevant for the financial year 2020-21 onwards only

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year – NIL

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5) – Due to Covid 19 the contractor could not mobilise manpower and hence there is delay in construction.

For Lancor Holdings Limited

Gowri Ramachandran	**M.Hariharan**
Director	**Director**
DIN:08217157	**DIN: 08400170**

ANNEXURE – 3

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	0.34
Mrs. Mallika Ravi	17.71
Mr. S.Sridharan	0.29
Mr. M.Hariharan	0.46

Name	Ratio
Dr. Gowri Ramachandran	0.38
Mr. K.Harishankar	0.42
Mr. N.Vasudevan	0.34
Ms. N.Nagalakshmi	0.24

Note:

- Mrs. Mallika Ravi's ratio has been calculated from 01.04.2020 upto 02.03.2021.
- Except Mrs. Mallika Ravi for all other directors ratio is calculated based on the sitting fees that they receive as remuneration.

(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 2020-2021.

Sl. No	Name of the KMPs	Designation	% of increase in remuneration during FY 2020–2021
01.	Mrs. Mallika Ravi	MD	(8)
02.	Mr. K. Prakash	C.F.O	(14)
03	Mr. K.Suryanarayanan	C.F.O	(81)
04.	Mr. B.Vignesh Ram	Company Secretary	(80)
05.	Mr. B. Sanjeev Anand	Company Secretary	NIL

Note:

- Mrs. Mallika Ravi left her service on 02.03.2021.
- Mr. K.Prakash got re-appointed as CFO from 12.09.2020 and before which he was the Financial Advisor of the company between 09.11.2019 and 11.09.2020 and therefore the fees which he had received for his service as Financial Advisor is also considered for calculation of remuneration.
- Mr.K.Suryanarayanan resigned from the position of CFO with effect from 26.05.2020.
- Mr. B.Vignesh Ram resigned from the position of Company Secretary with effect from 15.06.2020.
- Mr. B. Sanjeev Anand joined the company as Company Secretary on 16.09.2020.

(iii) The percentage increase in the median remuneration of employees for the financial year 2020-2021

The Median Remuneration of Employees (MRE) was Rs. 3.25 lakhs and Rs. 3.12 lakhs in FY 2019-20 and FY 2020-2021 respectively. The decrease in Median Remuneration of Employees (MRE) in fiscal 2020-2021 as compared to fiscal 2019-20, is 4%. The decrease in the average remuneration of the employees was due to salary cut.

(iv) The number of permanent employees on the rolls of Company as on 31.03.2021 is 98 including 22 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 average decrease in salaries of employees other than managerial personnel in FY 2021-22 was 33%. The average increase in salaries of managerial personnel in FY 2021-22 was 2.67%.

(vi) 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 3**. 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 – 4

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, clients, 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.

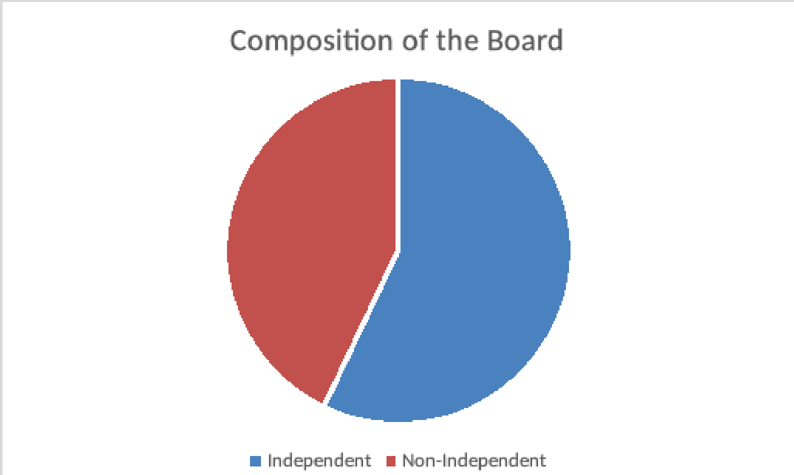
We comply with the Securities and Exchange Board of India (SEBI)'s guidelines and it's Regulations (Listing Obligation and Disclosure Requirement) Regulations 2015 on corporate governance and the Board periodically reviewing and monitoring the effectiveness of the Company's governance practices and making 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) also a Key Managerial Personnel (KMP) who is under the direct control and supervision of the Board of Directors. The Board of Directors of the Company at present, having six non-executive Directors including two woman directors who are non-executive in the Board.



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.

The Board of Directors of the Company comprises of Executive Chairman and six other Non-Executive Directors, including four 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 three 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 seven 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, 2021 the Board of Directors of the Company consists of Seven Directors. Mr. R.V.Shekar is the Executive Director and all others are Non-executive Directors (out of which four are Independent Directors).

The Board met 7 (Seven) times during the financial year on 26th May, 2020, 30th June, 2020, 12th September, 2020, 11th November, 2020, 13th January, 2021, 13th February, 2021 and 02nd March, 2021. 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 2021.

Name of the Director	Title of Directors	Attendance of Board meetings	Attendance of Last AGM	No. of Di- rectorships held in the other com- panies	No. of Board committee memberships held in other companies
R.V.Shekar	Chairman and Executive	07	Yes	3	Nil
S. Sridharan	Non – Executive and Non – Independent	06	Yes	7	Nil
N.Vasudevan	Non – Executive and Non – Independent	07	Yes	Nil	Nil
Gowri Ramachandran	Non – Executive and Independent	06	Yes	1	Nil
M.Hariharan	Non – Executive and Independent	07	Yes	2	Nil
K.Harishankar	Non – Executive and Independent	06	No	Nil	Nil
N.Nagalakshmi	Non – Executive and Independent	05	No	1	Nil

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 07 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 2020 was held on 10th December, 2020 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 March 31, 2021 none of the Directors are holding directorship in any other listed company.

Details of Shareholding of Directors as on March 31, 2021

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- Sixth Annual General Meeting.

Limit and tenure of Independent Directorships:

As per the declaration furnished by the Independent Directors as on 31st March 2021, 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 Committee and the same is annexed to the Annual Report.

The performance evaluation of Independent Directors had been done for the Board of Directors (excluding the Director being evaluated) at their meeting held on Saturday, 12th September, 2020.

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 Saturday, 12th September, 2020 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 at least seven days in advance to all the Directors. Board Meetings were held at the Registered Office of the Company. 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:

During the year under review none of the Independent Director has resigned from the Board.

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/.

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. M.Hariharan	✓	✓	✓	✓	✓
6	Mr. K.Harishankar	✓	✓	✓	✓	✓
7	Mrs. N.Nagalakshmi	-	-	-	✓	✓

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 Remuneration and Governance 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 30/06/2020, 12/09/2020, 11/11/2020 and 13/02/2021 with maximum time gap of 120 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 10th December, 2020.

The Audit Committee met Four (04) times during the financial year, with maximum time gap of three months 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	
	Held	Attended
Dr.Gowri Ramachandran, Chairperson	04	03
Mr.M.Hariharan, Member	04	04
Mr.K.Harishankar, Member	04	04

INVITEES

Mr. B. Sanjeev Anand, Company Secretary is the Compliance Officer of the committee. The Chief Financial Officer, Managing Director and General Manager – Finance & Accounts have attended the Audit Committee Meetings held during the financial year 2020-21 in the capacity of invitees.

2. STAKE HOLDERS RELATIONSHIP COMMITTEE

Your Company has constituted a Stake Holders Relationship Committee in line with the Regulation 20 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.M.Hariharan, Member,
3. Mr.K.Harishankar, Member

The Chairperson Dr.Gowri Ramachandran, an Independent Director was present at the Annual General Meeting held on 10th December, 2020. 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 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 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.

Mr. B. Sanjeev Anand, Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee

ATTENDANCE

The Stakeholders Relationship Committee met Four (04) times during the financial year and attendance record of the members are as follows.

Name of the Director	No. of Meetings	
	Held	Attended
Dr.Gowri Ramachandran, Chairperson	04	04
Mr.M.Hariharan	04	04
Mr.K.Harishankar	04	04

Investor Grievances and Queries

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

Particulars	Balance as on 01.04.2020	Received during the year	Resolved during the year	Balance as on 31.03.2021
Dematerialisation and Re-materialisation	-	-	-	-
SEBI SCORES Website	-	-	-	-
Registrar of Companies	-	-	-	-
Stock Exchange	-	-	-	-
Non-Receipt / Revalidation of Dividend Warrants	-	-	-	-
Miscellaneous *	-	-	-	-

* 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, 2021.

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 Dr.Gowri Ramachandran, Mr.M.Hariharan and Mr.K.Harishankar 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 10th December, 2020. 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 present at the meeting. The Nomination, Remuneration and Governance Committee has met on 26.05.2020, 30.06.2020, 12.09.2020, 11.11.2020, 13.01.2021 and 02.03.2021 during the financial year 2020-21 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	
	Held	Attended
Dr.Gowri Ramachandran, Chairperson	6	6
Mr.M.Hariharan	6	6
Mr.K.Harishankar	6	6

Mr. B. Sanjeev Anand, Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee.

Remuneration of Executive Directors

SN.	Particulars of Remuneration	Name of Managing Director Mrs. Mallika Ravi (01.04.2020 – 02.03.2021)	Total Amount
1	Gross salary	55,32,413	55,32,413
	(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)	55,32,413	55,32,413

Note:

Since the company reported loss for the period 2019-20 applicability of slab limit based on effective capital as prescribed under section 197 of Companies Act, 2013 read with schedule V with reference to payment of managerial remuneration becomes applicable. The effective slab rate of the company for FY 2019-20 is between Rs.100 to 250 crs and hence the amount of managerial remuneration paid to Mrs.Mallika Ravi, Managing Director is well within the limits specified. After Mrs. Mallika Ravi's resignation, 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 also 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 any instance of 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 2020-21 is as under:-

S.No	Name	Commission	Sitting Fees	Total
1	Mr. R.V.Shekar	-	1,05,000	1,05,000
2	Mr. S.Sridharan	-	90,000	90,000
3	Mr. M.Hariharan	-	1,45,000	1,45,000
4	Dr.Gowri Ramachandran	-	1,20,000	1,20,000
5	Mr. K.Harishankar	-	1,30,000	1,30,000
6	Mr.N.Vasudevan	-	1,05,000	1,05,000
7	Mrs.N.Nagalakshmi	-	75,000	75,000
Total			**7,70,000**	**7,70,000**

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/

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 composition and attendance of the members of the Corporate Social Responsibility Committee are as Follows. The committee consists of three Independent Directors namely, Dr.Gowri Ramachandran, Mr.M.Hariharan and Mr.K.Harishankar, are the members of the Committee.

Meetings

The quorum for the meeting shall be any two members present at the meeting. The Committee has met on 12th September, 2020 during the financial year 2020-21.

Name of the Director	No. of Meetings	
	Held	Attended
Dr.Gowri Ramachandran, Chairperson	1	1
Mr.M.Hariharan	1	1
Mr.K.Harishankar	1	1

Mr. B. Sanjeev Anand, Company Secretary and Compliance Officer of the Company, acted as the secretary to the Committee.

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 namely, Mr. R.V. Shekar, Mr. S. Sridharan and Mr. N. Vasudevan, are the members of the Committee.

Meetings

The quorum for the meeting shall be any two members present at the meeting. The Committee has met on 17th March, 2021 and 24th March, 2021 during the financial year 2020-21.

Name of the Director	No. of Meetings	
	Held	**Attended**
Mr. R.V. Shekar, Chairman	2	2
Mr. S. Sridharan	2	2
Mr. N. Vasudevan	2	2

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 can accessed from the website of the Company at https://lancor.in/investors/. 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

Lancor Egatoor Developments Limited (LEDL) and Lancor South Chennai Developments Limited (LSCDL), wholly owned subsidiaries of Lancor Holdings Limited had filed application for strike off of the name of the Companies from the records of the Registrar of Companies, Chennai on 09th November, 2019 and 20th November, 2019 respectively. Notice of strike off and dissolution was received from the office of ROC, Chennai on 05th August, 2021 for striking off Lancor South Chennai Developments Limited and on 10th August, 2021 for striking off Lancor Egatoor Developments Limited. Apart from these two subsidiaries there is also one wholly owned subsidiary viz. Lancor Maintenance & Services 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 Material non-listed Indian Subsidiary Company.

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 Regulations 21 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 disclosed in the Company's website and is available at https://lancor.in/investors/.

During the financial year 2020-21 the Company has not disposed of any shares in its material subsidiary 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 2020-21 has not sold, disposed and leased of assets amounting to more than twenty percent of the assets of the material 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/. All Board Members and Senior Management Personnel have affirmed their compliance with the Code for the financial year ended 31st March, 2021. 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, 2021 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: 14.08.2021

Code of Conduct for Prevention of Insider Trading

The Company had earlier adopted a Code of Conduct for Prevention of Insider Trading in terms of the SEBI (Prohibition of Insider Trading) Regulations, 1992. In view of the enactment of SEBI (Prohibition of Insider Trading) Regulations 2015, the Board of Directors of the Company has adopted a new Code of Conduct for Prohibition of Insider Trading at its meeting held on 07.05.2015. This code is applicable to all Promoters, Directors, Key Managerial Personnel and Designated Persons. The new Code is available on the website of the Company at https://lancor.in/investors/.

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.

Remuneration to Statutory Auditors

During the financial year 2020-21, the details of the fees paid to the Statutory Auditors of the Company are as follows:

Audit fees [includes fees for quarterly reviews]	13 lakhs
Other services (Tax Audit)	2.25 Lakhs
Out of pocket expenses	
Total (excluding service tax)	15.25 Lakhs

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 2020-21, no complaints were received by the Committee. As such, there are no complaints pending as at the end of the financial year.

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 2020-21 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
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, 10th December, 2020 @ 10.00 am	No special resolutions were passed
2018 - 2019	Lancor Classic Sports and Recreation Centre Kumarasamy Nagar Main Road, Elcot Avenue, Sholinganallur, Chennai 600 119	September 25, 2019 @ 11.00 am	Yes six special resolutions were passed
2017 – 2018	Quality Inn Sabari, 29, Thirumalai Pillai Road, T.Nagar, Chennai 600 017	September 19, 2018 @ 2.30 pm	No special resolutions were passed

Extraordinary General Meeting

One Extraordinary General Meeting was held during the financial year 2020-21 and it was held on 31.03.2021, but there was no Extraordinary General Meeting held during the financial years 2018 – 19 and 2019-20.

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 2020-21 have been given in Note 4.13 of the Notes to accounts to the Annual financial statement. There were no other material transactions 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 2020-21.

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, the 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

9. GENERAL SHAREHOLDER'S INFORMATION

Financial calendar **(Tentative)**

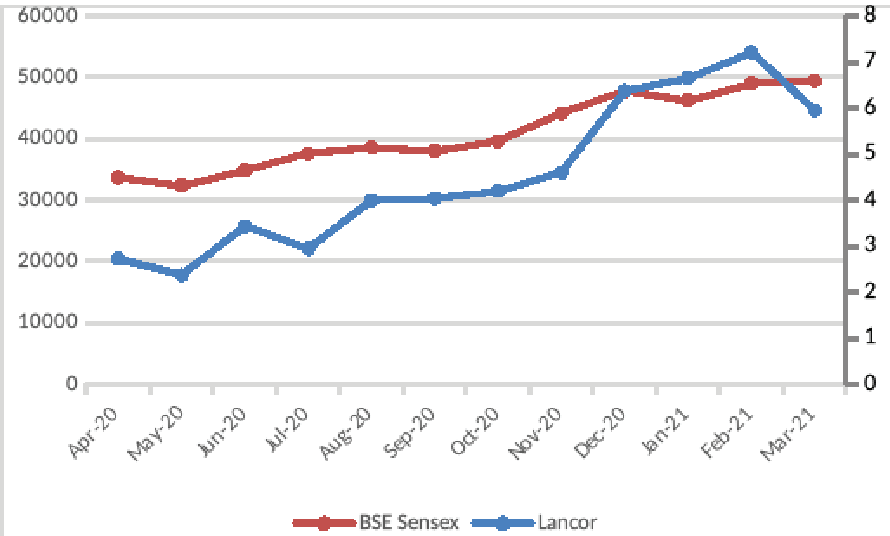
Financial Year	April 01, 2021 to March 31, 2022
Calendar of Board Meetings for the financial year (Tentative and subject to change)	
First Quarter Result (Qtr ending June 30, 2021)	August 14, 2021
Second Quarter Result (Qtr ending September 30, 2021)	November 11, 2021
Third Quarter Result (Qtr ending December 31, 2021)	February 10, 2022
Fourth Quarter Result (Qtr ending March 31,2021)	May 10, 2022
Date of Book Closure	Tuesday, 21st September, 2021, to Monday, 27th September, 2021 (both days inclusive)..
36th ANNUAL GENERAL MEETING	
Date	27th September, 2021
Day	Monday
Time	03.00 PM
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 2021-22 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, 2021 the Company does not have any Outstanding GDRs/ADRs/Warrants or any Convertible instru- ments,
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 Lim- ited (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 2020-21 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, 2020 to March 31, 2021 and graphical representation of volume of shares traded at BSE for the year 2020 – 2021.

Month	Open Price	High Price	Low Price	Close Price
Apr-20	3.81	4.28	2.54	2.73
May-20	2.60	2.95	2.20	2.38
Jun-20	2.54	3.70	2.15	3.43
Jul-20	3.30	3.74	2.76	2.95
Aug-20	3.00	4.27	2.85	4.00
Sep-20	4.20	5.32	3.60	4.04
Oct-20	4.24	4.32	3.65	4.20
Nov-20	4.40	4.60	3.66	4.60
Dec-20	4.83	6.98	4.83	6.38
Jan-21	6.65	8.14	6.50	6.66
Feb-21	6.80	7.21	5.40	7.21
Mar-21	7.57	7.73	5.56	5.96

The chart given hereunder plots the movements of the Company's share price on Bombay Stock exchange Limited for the year **2020-2021**



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, 2021 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	3,29,95,972	81.47
3	Held in Dematerialisation form – CDSL	73,09,958	18.05
4	Physical shares	1,94,070	0.48
	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.

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, 2021

Share holding	No. of Cases	% of Cases	Total Shares (In Rupees)	% of Amount
1-5000	3631	87.1788	14,30,322	3.5316
5001-10000	216	5.186	8,18,422	2.0207
10001 – 20000	141	3.3853	10,91,153	2.6942
20001 – 30000	52	1.2484	6,47,749	1.5993
30001 – 40000	34	0.8163	6,01,262	1.4845
40001 – 50000	14	0.3361	3,24,189	0.8004
50001 – 100000	28	0.6722	9,87,298	2.4377
100001 - And Above	49	1.1764	3,45,99,605	85.4311
Total	**4165**	**100**	**4,05,00,000**	**100.0000**

CATEGORIES OF SHAREHOLDING AS ON MARCH 31, 2021

S. No	CATEGORY	NO.OF HOLDERS	TOTAL SHARES	% TO EQUITY
1	Resident	4,054	1,14,87,816	28.3649
2	NRI	48	12,12,319	2.9933
3	Corporate Body	40	25,01,058	6.1754
4	Clearing Member	14	49,818	0.1230
5	FPI	1	1,00,000	0.2469
6	IEPF	1	7,325	0.0180
7	Promoters	7	2,51,41,664	62.0781
	TOTAL	4,165	4,05,00,000	100

MAJOR SHAREHOLDERS

Details of shareholders holding more than 1% of the paid up capital of the Company as on March 31, 2021 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
M/s. Securities Research & Analysis LLP	13,17,166	3.25	Public
Mrs.Rajeswari Sridharan	11,93,292	2.95	Public
M/s. Netlink Solutions (India) Ltd.	7,00,000	1.73	Public
Mr. Mahendra Girdharilal	6,81,530	1.68	Public
Ms. Sonia Gulati	4,23,326	1.05	Public
Mr. Rajashekar Iyer	4,07,682	1.01	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 2020-21, the Company was required to transfer a sum of Rs. 1,08,862 /- (Rupees One Lakh Eight Thousand Eight Hundred and Sixty Two only) to the Investor Education and Protection Fund, pertaining to the dividends declared in the Annual General Meeting held for the FY 2012-13 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. 1,08,862 /- (Rupees One Lakh Eight Thousand Eight Hundred and Sixty Two only) to the Investor Education and Protection Fund on 23rd October, 2020.

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
2013 – 2014	26.12.2014	27.12.2014	27.12.2021
2014 – 2015	28.09.2015	27.09.2015	27.09.2022
2015 – 2016	29.09.2016	03.09.2016	28.09.2023
2016 – 2017	22.09.2017	25.09.2017	28.10.2024
2017 – 2018	13.09.2018	20.09.2018	19.09.2025
2018 - 2019	25.09.2019	30.09.2019	29.09.2026

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 identified 1 (one) shareholder holding 15 shares, who has not claimed dividend for seven consecutive years starting from interim dividend declared in the year 2010. In this regard his 15 shares which was supposed to be transferred earlier could not be transferred within the stipulated time due to administrative reasons and therefore now the company has initiated the process for transfer of shares as prescribed under Companies Act, 2013 by sending personal intimation to the sole shareholder and a notice of advertisement in newspaper requesting to claim his shares before, 20th September 2021, otherwise the company shall transfer the shares concerned to the Demat account of IEPF as per the procedure set out in the IEPF Rules.

In this connection, the board through its resolution appointed Mr. B. Sanjeev Anand, the Company Secretary as Nodal officer and authorized to coordinate with M/s. Cameo Corporate Services (RTA) to finalize, to execute, to take necessary action to effectuate the transfer of shares belongs to the persons in respect of whom unpaid or unclaimed amount has remained unpaid or unclaimed for a period of consecutive seven years to the IEPF as per the requirements of various provisions under the Companies Act 2013 and to issue new share certificates, to exercise through corporate action the conversion of newly issued physical share certificates to demat format.

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. Thereafter it has not been listed for arguments.

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	Mr. B. Sanjeev Anand 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.in as email id for redressal of investor request / complaint.

Place: Chennai
Date :14th August, 2021

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

RV Shekar	**S. Sridharan**
Managing Director	**Director**
DIN:00259129	**DIN: 01773791**

ANNEXURE-5

CORPORATE GOVERNANCE COMPLIANCE CERTIFICATE

To
The Members,
Lancor Holdings Limited.

I have examined the compliance of conditions of Corporate Governance by Lancor Holdings Limited (hereinafter referred to as 'the Company'), for the year ended March 31, 2021 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.

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, except the following:

1. The board of directors or head(s) of the organisation who is required to handle unpublished price sensitive information shall ensure that a structured digital database is maintained containing the nature of unpublished price sensitive information and the names of such persons who have shared the information in accordance with the Regulation 3(5) of SEBI (Prohibition of Insider Trading) Regulations, 2015. We note that the same is not maintained by the Company. As per the management, they are under the process of understanding this new regulation/ procedure and will try to comply with it soon.

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.

For Mohan Kumar & Associates

A. Mohan Kumar
Practicing Company Secretary
Membership Number: FCS 4347
Certificate of Practice Number: 19145
UDIN: F004347C000535746

Place: Chennai
Date: 29-06-2021

ANNEXURE 6

MANAGEMENT DICUSSION AND ANALYSIS REPORT

INDUSTRIAL OVERVIEW

The real estate development activity continues to be subdued greatly impacted by second covid wave and hopefully this will not persist for several more months in the current financial year, which will then definitely show revival. The market continues to be dominated by buyers although now the buyers have to pay higher prices in view of the increase to input costs.

FUTURE OUTLOOK

The future outlook for real estate development in the near terms will be guided by covid free period of time for at least six to nine months before confidence returns to buyers wanting to invest in properties.

Future outlook for property business in general remains positive and buoyant and your company will take advantage of the same.

GST being a settled issue now has also created a stable outlook from a taxation perspective which then definitely a case to reduce the GST rate from 18% and 28% slabs, which we are sure will happen in the next twelve to eighteen months.

ECONOMIC OVERVIEW

The real estate financing is poised towards publicly raised equity capital, private equity capital and private debt, where cost of financing to the enterprise and the promoter is going to increase. However, large amounts of monies will become available to real estate publicly listed entities, who can take up bigger projects with a strategic overview.

Financing from NBFCs and Banks over the next few years will almost become extinct due to the policies of the RBI and the Government of India.

RESIDENTIAL SEGMENT

As of date of writing this report Lancor Infinys has been launched and initial feedback has been encouraging.

The Company is about to launch another project in Annanagar in Chennai under luxury segment and this is likely to do well. The Company is in advance stage of negotiation for joint development projects in Chennai and hopefully in the next three to four months there will be more development opportunities available to your company, which will boost its turnover and profit.

COMMERCIAL SEGMENT

The full impact of Covid is now seen on commercial property development, sales and leasing, negatively, which is unfortunate. Hopefully form April next year commercial property will bounce back as people return to offices.

GOVERNMENT POLICIES

There has been no tangible benefits that have been made available to the real estate companies either from the Central Government or State Government and hence there is nothing to report on this account.

REAL ESTATE

The Company's land bank of 34 acres in Sriperumbudur is being promoted to be sold as approved plots. The Company had made an application to Director Town & Country Planning(DTCP) for his sanction to lay out as plots.

Preliminary expression of interest has been received by the company from an employees group of a large auto company to take a substantial portion of the initial development for their employees co-operative housing society.

The Company is expected to do well in the residential apartment segment.

The Company also started well in the development and sale of Senior Homes in Sriperumbudur and in the last eighteen months sold more than 20 villas and the outlook is looking positive.

The company's project at Lumina, Guduvancherry comprising of H1 H2 & ABC blocks will also be sold as Senior Homes so much so "Senior Harmonia Homes" will be developed at two locations; Harmonia at Sriperumbudur and Harmonia at Guduvancherry.

OPPORTUNITIES AND STRENGTH

- Affordable projects in Residential segment
- Strong brand value
- Use of new and innovative technologies for marketing the projects
- Positive profit contribution on the existing and proposed ongoing projects
- Huge land bank
- Committed employees

THREAT AND WEAKNESS

- Business majorly focused in Tamil Nadu
- Huge delay to project launches due to delay in approvals
- Increasing construction costs
- Challenging land costs in Chennai
- High cost of registration and stamp duty

RISK MANAGEMENT

Economic Risk

The real estate business is absolutely dependent upon the residual saving of the citizens, which currently is under threat because of salary cuts, job losses etc. Although interest rate on housing loan has dropped the housing real estate market has shrunk while the eligibility of the buyers to obtain a certain amount of loan has also gone down due to salary and income reduction. Therefore the reduction to the interest rate on home loans has not created a favourable impact on buying decisions.

Mitigation Measures

Post the second wave of Covid-19, the market is now slowly bouncing in Chennai for real estate market. The profile of the customers, who are eager to own apartments are coming from sectors like automobile, IT and service sectors where the combined income for the buyers is between ten to twenty lakhs per year.

The retail loans offered by Banks/Financial Institutions have also become very attractive with downward revision in interest rates and complete waiver of all other charges with eligibility for loan has been hiked and hence proportionate share of buyers margin has come down.

The Company assessing the market is going in for projects catering to these sectors above mentioned with apartment sizes anywhere between 900 to 1200 sq.ft, which has an encouraging response from the customers.

In respect of diversification the Company has also gone in for villa projects with all infrastructure being provided just outside the city limits which has a sylvan atmosphere and therefore is welcome by senior citizens as well as people who wants to enjoy the fruits of a quiet life away from the hustle and bustle of city life. There is good response from customers for this kind of villa projects which is of ideal fit with full greenery, infrastructure, housekeeping, medical, food and catering combined with fruits of community living, which enables the customers to live in a quiet, peaceful and secured township.

Liquidity Risk

During the period under report your company somehow managed the liquidity risk but it is now increasingly under pressure due to Covid related lockdown, having obtained moratorium for payments of interest and return of the principal.

Mitigation Measures

Lancor's projects are mostly completed on time and its reputation is its mitigation measures against difficulties.

Execution Risk

Delay in regulatory clearances and in execution of projects lead to increase in cost overrun,

Mitigation Measures

The long standing employees and experienced contractors have mitigated the risks in execution. The execution risk with reference to approvals from the various Government bodies however still continues and your Company is seriously looking at alternate methods to manage it.

Financial Performance

During the financial year 2020-21, the company on a standalone basis, registered a total revenue of Rs. 5,226.75 lakhs as compared to Rs. 6,161.24 lakhs in the previous year resulting in a drop of 15.17%. On the consolidated level the company made revenue of Rs. 5,293.48 lakhs as against Rs. 6,133.95 lakhs in FY 2019-20, resulting in a drop of 13.70%.

The performance of the Company will definitely change for the better during the current year in view of the company launching new project Infinys at Keelkatalai and taking up for development its residual area in Guduvancherry as Harmonia and launching of 'D' block in Sholinganallur now that lockdown fears are preceded considerably. The projected turnover of the company is likely to substantially increase.

Place: Chennai
Date :14th August, 2021

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

RV Shekar	**S. Sridharan**
Managing Director	**Director**
DIN:00259129	**DIN: 01773791**

ANNEXURE - 7

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 1, 2020 to March 31, 2021
Reporting Currency : INR

(Rs. In Lakhs)

Particulars	Name of the subsidiaries		
	Lancor Maintenance and Services Limited	**Lancor Egatoor Developments Limited**	**Lancor South Chennai Developments Limited**
Share Capital	25.18	5.00	5.00
Reserves & Surplus	635.70	-5.00	-5.00
Other Liabilities	94.80		
Total Liabilities	755.67	-	-
Investments	10.00	-	-
Turnover	14.40	-	-
Profit before Tax	1.06		
Provisions for Tax	0.28	-	-
Profit after Tax	0.77	-	-
Proposed Dividend	NIL		
% of Shareholding	100%		

Notes:

1. Lancor Egatoor Development Limited has not commence operations and application for strike off has been filed and order for strike off has been received on 10th August, 2021
2. No subsidiary has been sold during the year.
3. Lancor South Chennai Developments Limited has not commence operations and application for strike off has been filed and order for strike off has been received on 05th August, 2021

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	31.03.2021
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.443.25
Profit/Loss for the year	Rs.13.65
Considered in Consolidation	Yes
Not considered in consolidation	Not Applicable

Place: Chennai
Date :14th August, 2021

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

RV Shekar	**S. Sridharan**
Managing Director	**Director**
DIN:00259129	**DIN: 01773791**

ANNEXURE – 8

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

Sl 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)

Sl. 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)	19.72	44.00	101.12	60.81
E	Duration of the contracts/ arrangemen ts/transactions	2020-21	2020-21	2020-21	2020-21
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

ANNEXURE - 9

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 over financial reporting 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 over financial reporting 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 over financial reporting, 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 over financial reporting 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

	R.V. Shekar	**Kothandaraman Prakash**
Place: Chennai	**Managing Director**	**Chief Financial Officer**
Date :14th August, 2021	**DIN: 00259129**	

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 31st March 2021, the statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Cash Flow Statements 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, 2021, and it's 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 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 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,

a) note no. 4.02(a) regarding pending litigation to one of the commercial properties accounted as investment property having a carrying value of Rs. 3,149.43 lakhs.

b) note no. 4.12(b) relating to circumstances which have been considered for determining the period for capitalization of borrowing cost as part of construction work in progress.

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

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 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	The Company derives revenue primarily form real estate activity. 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. 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.	We have performed analytical reviews of the revenue and the margins reported and has also discussed these matters with the management. We have discussed with the management the principles, methods and assumptions based on which the budget estimates relating to the project are made. We have reviewed the project completion percentage and the project cost and we also reviewed revenue related transactions recorded based on the underlying contracts with the customers like sale deed, construction contract and the handing over documents. We further reviewed the analysis made by the management relating to cost overrun and its impact on the project. Assessed the adequacy of disclosure made in the financial statements.
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.	Our review included the following details **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	Valuation of Inventories includes work in progress and completed premises held for sale. 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	The value of the inventory for the ongoing and completed projects amounting to Rs. 26,514.66 lakhs and the same has been valued lower of cost and net realizable value. Our audit procedures / testing included, among others: **a)** Review of the management's process and methodology of using key assumptions for determination of NRV of the inventories; **b)** Compared the NRV of the inventories to it carrying value in books on sample basis.

Matter	Key Audit Matter	How the matter was addressed in our audit
Claims, litigation and contingencies	The Company is having various ongoing legal disputes in the nature of tax matters and other legal matters. Management estimates the possible outflow of economic resources based on the legal status of the proceedings. Considering that the above matter involves judgement and estimation, it is considered as key audit matter.	We have adopted the following procedure in relation to the review of the legal matters. **a)** Ongoing legal status and development in the proceedings in comparison to the comparative year where ever applicable. **b)** Reading the minutes of the board meeting in relation to such matters including the details of proceedings before relevant authority. **c)** Provision made if any and its basis of determination. **d)** Sufficiency of the disclosure made by the management in the notes no. 4.02 in relation to contingent matter.

Information other than the Standalone Financial Statements and our Report thereon

The Company's management and Board of Directors is 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 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 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 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 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 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, 2016 ("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.
2. Further to our comments in Annexure A, 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 thereunder and relevant provisions of the Act;
   - **e)** On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 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 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 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 the 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 stadards for material forseeable losses if any on the long term contracts including derivative contracts.
     - **iii.** There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31, 2021.

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

K.Y.Narayana
Partner
Membership No. 060639
UDIN: 21060639AAAAIV5932

Place: Mumbai
Dated: June 29, 2021

ANNEXURE 'A' TO THE 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, 2021.

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

b) As per the plan and programme of the management, property, plant & equipments and the investment properties have been physically verified. The programme of physical verification of property, plant & equipments 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) The title deeds of all the Immovable Properties classified under the head property, plant and equipments and investment properties are held in the name of the Company. However, in one case, with respect to a commercial property which is classified under investment property having gross block value Rs. 3626.02 lakhs & net block value Rs. 3,149.43 lakhs as on March 31, 2021, the dispute with the landowner relating to the land on which the property is situated, the division bench has 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 the note no. 4.02 (a) regarding this matter.

Further in another matter, the Company has purchased certain portion land under an agreement for which entire payment is being done, part of which is classified as property, plant and equipment having a gross block value and net block value of Rs. 92.07 lakhs and another portion as investment property having a gross block value and net block value of Rs. 13.41 lakhs. As per the information and explanation provided by the management though the land is yet to be registered, the Company derives the title under such agreement.

ii. According to the information and explanation provided to us, the physical verification of construction work in progress is carried out by the 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 of verification is reasonable and adequate in relation to the size of the Company and to nature of its business. We have been informed that no material discrepancies were noticed on verification.

iii. The Company has granted unsecured loans to one of the firm covered in the register maintained under Section 189 of the Act.

a) 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 not prima facie, prejudicial to the interest of the Company;

b) In the case of the firm, as per the information and explanation given to us, no repayment schedule has been specified and accordingly the regularity in repayment of principal and interest amount wherever applicable does not arise.

c) As stated in sub clause (b), as no repayment schedule has been specified, the question of total amount over due for more than 90 days and reasonable step taken for recovery in this regard does not arise

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 not accepted any 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 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.

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 provident fund, employees' state insurance, income-tax, sales-tax, goods and services tax, service tax, duty of customs, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

b) There are no dues in respect of sales tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute except in the case of tax details as given below:

S. No.	Name of the Statue	Nature of Dues	Period to which the amount relates	Forum where dispute is pending	Amount (Rs.)
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.	TNVAT Act, 2006	Value Added Tax	2011-12 to 2015-16	Hon'ble High Court of Madras	65.82 lakhs
5.	Central Sales Tax Act, 1956	Central Sales Tax	2012-13 to 2014-15	Hon'ble High Court of Madras	84.24 lakhs

viii. According to the information and explanation given to us and on the basis of our examination of the books of accounts, the Company has generally paid the dues to banks and financial institutions as per the terms and conditions stated in the loan agreement, except in below mentioned cases.

Name of the Bank / Financial Institution	Principal / Interest	Amount of default as on the Balance Sheet date in Rs.	Period of Delay	Remarks if any
LIC Housing Finance Limited	Principal	2.15 lakhs	58 days	
LIC Housing Finance Limited	Principal	100 lakhs	30 days	

The Company has not received any loan from Government and also has not issued any debenture. Accordingly reporting relating to default in repayment of dues to Government and debenture holders does not arise.

ix. In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments). The term loans obtained have been applied for the purposes for which the loans were obtained.

x. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanation given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year, nor have we been informed of such case by the management.

xi. In our opinion and according to the information and explanations given to us and on the basis of our examination of the books of account, the Company has paid / provided managerial remuneration in accordance with the requisite approvals mandated by the provision of section 197 read with schedule V of the Companies Act 2013.

xii. The Company is not a Nidhi Company. Therefore, the provisions of paragraph 3(xii) of the Order are not applicable to the Company.

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 Section 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. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, the paragraph 3(xiv) of the Order is not applicable to the Company.

xv. According to the information and explanations given to us and based on the examination of the books of accounts, the Company has not entered into any non-cash transactions with the directors or persons connected with them. Accordingly, the paragraph 3(xv) of the Order is not applicable to the Company.

xvi. As per the information and explanation provided to us, the Company is not required to register under Section 45-IA of the Reserve Bank of India Act, 1934.

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

K.Y.Narayana
Partner
Membership No. 060639
UDIN: 21060639AAAAIV5932

Place: Mumbai
Dated: June 29, 2021

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 report on even date to the members of the Company on the Standalone Financial Statements for the year ended March 31, 2021

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, 2021 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 with reference to standalone financial statements, were operating effectively as at March 31, 2021, 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. 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 standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the 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 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 obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to standalone financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements.

A Company's internal financial controls with reference to 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 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 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 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 the 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: 21060639AAAAIV5932

Place: Mumbai
Dated: June 29, 2021

BALANCE SHEET AS AT MARCH 31, 2021

(Figures in Lakhs)

	Particulars	Note	As at March 31, 2021	As at March 31, 2020
	Assets			
I.	**Non-current assets**			
	a. Property, plant and equipment	2.01	645.69	572.56
	b. Right of Use Asset	2.02	1.14	8.01
	c. Capital work-in-progress	2.03	356.36	326.91
	d. Investment property	2.04	3,238.89	3,347.93
	e. Intangible assets	2.05	0.26	0.31
	f. Financial Assets			
	i. Investments	2.06	300.22	286.82
	ii. Other financial assets	2.07	108.62	108.62
	g. Deferred tax assets (net)	2.08	1,379.25	1,028.73
	h. Non current tax assets	2.09	18.16	27.23
	i. Other non-current assets	2.10	849.41	641.38
	Total non-current assets		**6,898.01**	**6,348.49**
II.	**Current assets**			
	a. Inventories	2.11	26,514.66	28,032.72
	b. Financial Assets			
	i. Trade receivables	2.12	854.19	513.24
	ii. Cash and cash equivalents	2.13	311.99	519.41
	iii. Bank balances other than Cash & Cash Equivalents	2.14	52.62	2.57
	iv. Other financial assets	2.15	594.95	367.42
	c. Current tax assets (net)	2.16	29.31	33.16
	d. Other current assets	2.17	1,058.19	868.17
	Total current assets		**29,415.92**	**30,336.69**
	Total Assets		**36,313.92**	**36,685.18**
I.	**Equity & liability**			
	Equity			
	a. Equity share capital	2.18	810.00	810.00
	b. Other equity	2.19	13,366.96	14,506.92
	Total equity		**14,176.96**	**15,316.92**
	Liabilities			
II.	**Non current liabilities**			
	a. Financial liabilities			
	i. Borrowings	2.20	6,856.22	10,312.04
	ii. Trade payables			

	Particulars	Note	As at March 31, 2020	As at March 31, 2019
	Total outstanding dues of Micro enterprises and Smallenterprises	2.21	-	-
	Total outstanding dues of creditors other than Microenterprises and Small enterprises	2.21	136.32	195.52
	b. Provisions	2.22	43.03	84.34
	Total non current liabilities		**7,035.57**	**10,591.90**
III.	**Current liabilities**			
	a. Financial liabilities			
	i. Borrowings	2.23	4,824.47	4,205.11
	ii. Trade payables			
	Total outstanding dues of Micro enterprises and Small enterprises	2.24	0.33	2.11
	Total outstanding dues of creditors other than Micro enterprises and Small enterprises	2.24	529.15	547.50
	iii. Other financial liabilities	2.25	9,008.55	5,621.78
	b. Other current liabilities	2.26	728.14	395.07
	c. Short-term provisions	2.27	10.74	4.79
	Total current liabilities		**15,101.39**	**10,776.36**
	Total Equity And Liabilities		**36,313.92**	**36,685.18**
	Significant accounting policies The accompanyingnotes are an integral part of the financial statements.	**1**		

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

B Sanjeev Anand
Company Secretary

Place: Chennai
Date: Company Secretary

Place: Chennai
Date:June 29, 2021

Place: Chennai
Date:June 29, 2021

STATEMENT OF PROFIT & LOSS AS AT MARCH 31, 2021

(Figures in Lakhs)

	Particulars	Note	For the year ended March 31, 2021	For the year ended March 31, 2020
I.	**Revenue**			
	a. Revenue from operations	3.01	5,131.56	5,837.97
	b. Other income	3.02	95.19	323.27
	Total income		**5,226.76**	**6,161.24**
II.	**Expenses**			
	a. Land and land related expenses		-	4,103.07
	b. Cost of materials and construction expenses	3.03	1,157.99	3,187.69
	c. Changes in inventories of constructed premises, construction work-in-progress and construction materials	3.04	1,500.33	(5,097.67)
	d. Employee benefits expenses	3.05	512.97	697.45
	e. Finance costs	3.06	2,768.59	2,720.57
	f. Depreciation and amortization expenses	3.07	116.97	128.82
	g. Other expenses	3.08	702.57	1,074.50
	Total expenses		**6,759.40**	**6,814.43**
III.	**Profit/(loss) before tax**		**(1,532.66)**	**(653.19)**
IV.	**Tax expense:**			
	a. Current tax (including earlier year's)	3.09	(17.25)	8.60
	b. Deferred tax	3.09	(357.46)	(103.17)
V.	**Profit/(Loss) for the period**		**(1,157.96)**	**(558.63)**
VI.	**Other comprehensive income**			
	Items that will not be reclassified to profit or loss			
	a. Remeasurements of defined benefit plans		24.92	(6.05)
	b. Income tax effect relating to items that will not be reclassified to profit or loss	3.09	(6.93)	1.68
VII.	**Total other comprehensive income, net of tax**		**17.99**	**(4.37)**
VIII.	**Total Comprehensive income/ (losses) for the year**		**(1,139.97)**	**(562.99)**
IX.	**Earnings per equity share (face value of Rs. 2 each)**			
	Basic & Diluted	4.01	(2.86)	(1.38)
	Significant accounting policies			
	The accompanyingnotes are an integral part of the financial statements.	1		

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

B Sanjeev Anand
Company Secretary

Place: Chennai
Date:June 29, 2021

Place: Chennai
Date:June 29, 2021

Place: Chennai
Date:June 29, 2021

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2021

A. Equity Share Capital

(Figures in Lakhs)

	Particulars			Note	Amount
	Balance as at April 1, 2019			**2.18**	**810.00**
	Changes in equity share capital				-
	Balance as at March 31, 2020			**2.18**	**810.00**
	Balance as at April 1, 2020			**2.18**	**810.00**
	Changes in equity share capital				-
	Balance as at March 31, 2021			**2.18**	**810.00**

B. Other Equity

		Securities Premium account	General Reserve	Surplus / Deficit in statement of profit & loss	Total
	Balance at April 1, 2019	**1,245.40**	**1,720.14**	**12,202.19**	**15,167.73**
	Add: Profit/(loss) for the year	-	-	(558.63)	(558.63)
	Add: Other Comprehensive Income / (loss) for the year	-	-	(4.37)	(4.37)
	Total Comprehensive Income for the year	-	-	**(562.99)**	**(562.99)**
	Transactions with owners in their capacity as owners				
	Less: Equity dividend	-	-	(81.00)	(81.00)
	Less: Related income tax on dividend	-	-	(16.81)	(16.81)
	Less: Expired during the year	-	-	-	-
	Balance as at March 31, 2020	**1,245.40**	**1,720.14**	**11,540.39**	**14,506.92**
	Balance at April 1, 2020	**1,245.40**	**1,720.14**	**11,540.39**	**14,506.92**
	Add: Profit/(loss) for the year	-	-	(1,157.96)	(1,157.96)
	Add: Other Comprehensive Income / (loss) for the year	-	-	17.99	17.99
	Total Comprehensive Income for the year	-	-	**(1,139.97)**	**(1,139.97)**
	Balance as at March 31, 2021	**1,245.40**	**1,720.14**	**10,401.42**	**13,366.96**
	Significant Accounting Policies: Refer Note 1				

The accompanyingnotes 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

B Sanjeev Anand
Company Secretary

Place: Chennai
Date:June 29, 2021

Place: Chennai
Date:June 29, 2021

Place: Chennai
Date:June 29, 2021

STATEMENT OF CASH FLOWS AS AT MARCH 31, 2021

(Figures in Lakhs)

	Particulars	Year ended March 31, 2021	Year ended March 31, 2020
I.	**Cash flow from operating activities**		
	Net profit before tax	**(1,532.66)**	**(653.19)**
	Adjustment of Non Cash items		
	Interest income on fair valuation of loan to related parties & employees	(18.40)	(12.24)
	Provision for (Gain)/loss on fair valuation of investment	(40.78)	(11.66)
	Employee benefit expense on account of fair valuation	-	0.14
	Provision for expected credit loss	15.59	5.14
	Estimated provision for Inventory	165.00	-
	Depreciation and amortisation	116.97	128.82
	Interest income	(8.70)	(30.04)
	Finance cost	383.05	241.79
	Provision for gratuity / bonus	19.89	14.63
	Property Plant and Equipment written off /Advances written off / Trade payables written back	24.73	(48.18)
	Profit or loss on sale of Propert Plant and Equipment	0.12	-
	Profit on sale of Invesments	(1.34)	-
	Share of (profit)/loss from investment in partnership firm	(13.65)	(8.37)
	Operating profit before working capital changes	**(890.17)**	**(373.15)**
	Changes in assets and liabilities		
	(Increase)/ decrease in inventories	3,790.70	(2,618.89)
	(Increase)/ decrease in trade and other receivables	(356.54)	(205.64)
	(Increase)/ decrease in other financial assets	(246.16)	2,523.37
	(Increase)/ decrease in other assets	(398.04)	(30.01)
	Increase/(decrease) in provisions and employee benefits	(30.33)	2.57
	Increase/(decrease) in other financial liabilities	(236.71)	58.27
	Increase/(decrease) in other current Liabilities	333.07	(290.84)
	Increase/(decrease) in trade payables	(79.32)	(78.64)
	Cash generated from operations	**1,886.50**	**(1,012.96)**
	Less: Income Taxes Paid (Net of Refunds)	(19.33)	(75.59)
	Net cash flows from operating activities	**1,867.17**	**(1,088.56)**
II.	**Cash flow from investing activities**		
	Payment for acquisition of Propert Plant and Equipment/ Capital work in progress/ Intangible assets	(104.71)	(133.13)
	Proceeds from sale of Property Plant and Equipment	0.09	0.00
	Payment for purchase of Investments	(4.43)	(5.00)
	Proceeds from sale of Investments	33.51	0.00
	Finance income	8.70	30.04
	Net cash flows from investing activities	**(66.85)**	**(108.09)**
III.	**Cash flow from financing activities**		
	Proceeds from Non current borrowings	4,759.51	6,070.54

	Particulars	Year ended March 31, 2021	Year ended March 31, 2020
	Repayment of Non current borrowings	(3,616.36)	(1,915.44)
	Increase/(Decrease) in current borrowings	(400.33)	(940.54)
	Payment towards lease liability	(7.96)	(7.96)
	Finance charges paid	(2,768.59)	(2,435.15)
	Interest on Income Tax	25.94	-
	Dividends paid on equity shares	0.05	(80.43)
	Tax on equity dividend paid	-	(16.81)
	Net cash flows from financing activities	**(2,007.74)**	**674.20**
	Net increase / (decrease) in cash and cash equivalents	**(207.42)**	**(522.45)**
	Cash and cash equivalents at the beginning of the year	519.41	1,041.85
	Effect of exchanges rate changes on cash and cash equivalents		
	Cash and cash equivalents at the end of the year	311.99	519.41
	Components of Cash and Cash Equivalent		
	Balances with banks under various accounts	311.96	519.37
	Cash on hand	0.03	0.03
	Cash and cash equivalents reported in balance sheet	**311.99**	**519.41**
	Cash and cash equivalents reported in cash flow statement	**311.99**	**519.41**

Note: Above statements has been prepared by using Indirect methodas per Ind AS 7 on Statement of Cash flows
Change in Liability arising from financing activities

Particulars	As at March 31, 2020	Cash flow	Non Cash changes - Fair value changes	As at March 31, 2021
Non current borrowings (Refer note no 2.20)	10,312.04	(3,507.93)	52.11	6,856.22
Current borrowings (Refer note no 2.23)	4,205.11	619.36	-	4,824.47
Current maturities of non current borrowings (Refer note no 2.25)	5,310.44	3,631.40	-	8,941.84
	19,827.59	**742.82**	**52.11**	**20,622.52**
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

B Sanjeev Anand
Company Secretary

Place: Chennai
Date: June 29, 2021

Place: Chennai
Date: June 29, 2021

Place: Chennai
Date: June 29, 2021

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. It's 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 June 29, 2021.

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, 2021 standalone financial statements are identical to those applied to and described in the financial statement year ended March 31, 2020.

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

There are no recent notifications which are applicable from April 1, 2021.

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 4.09)

(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 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

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred. Intangible assets comprises of Softwares.

Intangible assets with finite useful lives that are acquired are recognized only if they are separately identifiable and the Company expects to receive future economic benefits arising out of them. Such assets are stated at cost less accumulated amortization and impairment losses. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less impairment losses.

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.

Amortisation of intangible assets

Intangible assets with finite useful lives are amortised on a straight line basis over their useful economic lives and assessed for impairment whenever there is indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at each year end. The amortisation expense on Intangible assets with finite lives and impairment loss is recognised in the Statement of Profit and Loss.

Estimated lives for current and comparative periods in relation to application of straight line method of amortisation of intangible assets (acquired) are as follows:

Softwares are amortised over five years.

The estimated useful lives, residual values, amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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 and Financial liabilities

Financial assets and financial liabilities are initially measured at fair value and adjusted for transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities except for those financial assets and financial liabilities which are measured at fair value through profit or loss. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the statement of profit and loss.

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 (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 no 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. 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. 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 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 toequity 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. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

1.26 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, 2021 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2020	Addition	Adjustment	Disposal	As at March31, 2021	As at April 1, 2020	For the year	Adjustment	Disposal	As at March31, 2021	As at March31, 2021	As at March 31, 2020
Own Assets												
Land*	198.03	-	-	-	198.03	-	-	-	-	-	198.03	198.03
Buildings*	345.70	46.09	-	-	391.78	14.53	5.92	-	-	20.45	371.34	331.71
Plant & equipment	63.56	4.21	20.30		88.06	62.27	4.35	-		66.62	21.45	1.29
Vehicles	30.54	7.79	-	10.50	27.83	17.25	3.64	-	10.05	10.83	16.99	13.30
Computers	9.15	1.68	-	2.10	8.73	7.39	0.91	-	1.82	6.47	2.25	1.76
Office equipment	6.54	2.18		1.02	7.70	4.07	0.56	-	0.64	3.98	3.72	2.48
Furniture & fixtures	43.39	3.11	-	-	46.50	30.10	3.20	-	-	33.29	13.21	13.30
Air conditioners	5.81	3.61	-	-	9.42	4.72	0.48	-	-	5.20	4.23	1.09
Electrical fittings	18.35	6.60	-	-	24.95	8.20	2.27	-	-	10.48	14.47	10.15
Closing Balance	**721.08**	**75.26**	**20.30**	**13.62**	**803.01**	**148.51**	**21.32**	-	**12.52**	**157.32**	**645.69**	**572.56**

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2020 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2019	Addition	Adjustment	Disposal	As at March 31, 2020	As at April 1, 209	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
Own Assets												
Land*	198.03	-	-	-	198.03	-	-	-	-	-	198.03	198.03
Buildings*	345.70	-	-	-	345.70	8.61	5.92	-	-	14.53	331.17	337.09
Plant & equipment	63.56	-	-	-	63.56	55.99	6.28	-	-	62.27	1.29	7.57
Vehicles	30.54	-	-	-	30.54	11.64	5.61	-	-	17.25	13.30	18.91
Computers	7.80	1.35	-	-	9.15	5.32	2.07	-	-	7.39	1.76	2.48
Office equipment	3.72	2.14	0.68	-	6.54	3.53	0.36	0.17	-	4.07	2.48	0.19
Furniture & fixtures	42.80	0.60	-	-	43.39	25.85	4.24	-	-	30.10	13.30	16.94
Air conditioners	5.81	-	-	-	5.81	3.88	0.84	-	-	4.72	1.09	1.93
Electrical fittings	18.35	-	-	-	18.35	5.13	3.07	-	-	8.20	10.15	13.22
Closing Balance	**716.31**	**4.09**	**0.68**	-	**721.08**	**119.95**	**28.40**	**0.17**	-	**148.51**	**572.56**	**596.36**

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

^ Land Includes Rs. 92.07 lakhs purchased under an agreement which is pending to be registered.

Plant and equipment of Rs.20,30,210/- (March 31, 2020 : Nil) under the head Property, Plant and Equipment was classified earlier as Plant and equipment under Investment Property . The same has been rectified during current year.

2.02 The changes in the carrying value of Right of Use Asset for the year ended March 31, 2021 are as follows:

	Gross carrying amount					Depreciation					Net Block	
Particulars	**As at April 1, 2020**	**Addition**	**Adjustment**	**Disposal**	**As at March 31, 2021**	**As at April 1, 2020**	**For the year**	**Adjustment**	**Disposal**	**As at March 31, 2021**	**As at March 31, 2021**	**As at March 31, 2020**
Right of use*	14.87	-	-	-	14.87	6.86	6.86	-	-	13.73	1.14	8.01
	14.87											
	-	**-**	**-**	**-**	**14.87**	**6.86**	**6.86**	**-**	**-**	**13.73**	**1.14**	**8.01**

The changes in the carrying value of Right of Use Asset for the year ended March 31, 2020 are as follows:

	Gross carrying amount					Depreciation					Net Block	
Particulars	**As at April 1, 2019**	**Addition**	**Adjustment**	**Disposal**	**As at March 31, 2020**	**As at April 1, 2019**	**For the year**	**Adjustment**	**Disposal**	**As at March 31, 2020**	**As at March 31, 2020**	**As at March 31, 2019**
Right of use*	-	14.87	-	-	14.87	-	6.86	-	-	6.86	8.01	-
	-											
	-	14.87	**-**	**-**	**14.87**	**-**	**6.86**	**-**	**-**	**6.86**	**8.01**	**-**

*Refer note 4.06 in relation to relation to leases.

2.03

Capital Work In Progress	As at March 31, 2021	As at March 31, 2020
Particulars		
Opening Capital Work in Progress	326.91	198.07
Add :- Additions during the year	83.62	128.84
Less :- Transfer to Property, Plant & Equipment	54.17	-
Closing Capital Work in Progress	**356.36**	**326.91**

* Contractual commiments for acquistion ofProperty, plant and equipment , Refer note 4.03 for details

2.04 Investment property

The changes in the carrying value of investment property for the year ended March 31, 2021 are as follows:

	Gross carrying amount					Depreciation					Net Block	
Particulars	**As at April 1, 2020**	**Addition**	**Adjustments**	**Disposal**	**As at March 31, 2021**	**As at April 1, 2020**	**For the year**	**Adjustment**	**Disposal**	**As at March 31, 2021**	**As at March 31, 2021**	**As at March 31, 2020**
Land*^	307.15	-	-	-	307.15	-	-	-	-	-	307.15	307.15
Buildings*	3,072.60	-	-	-	3,072.60	252.77	63.80	-	-	316.58	2,756.03	2,819.83
Plant & equipment	159.96	-	(20.30)	-	139.66	72.75	10.70	-	-	83.45	56.21	87.21
Furniture & fixtures	5.16	-	-	-	5.16	3.06	0.58	-	-	3.64	1.53	2.10
Air conditioners	94.99	-	-	-	94.99	36.96	6.14	-	-	43.10	51.89	58.03
Electrical fittings	110.06	-	-	-	110.06	36.45	7.52	-	-	43.97	66.09	73.60
Closing Balance	**3.749.92**	**-**	**(20.30)**	**-**	**3,729.62**	**402.00**	**88.74**	**-**	**-**	**490.74**	**3,238.89**	**3,347.93**

The changes in the carrying value of investment property for the year ended March 31, 2020 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2019	Addition	Adjustments	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
Land*^	307.15	-	-	-	307.15	-	-	-	-	-	307.15	307.15
Buildings*	3,072.60	-	-	-	3,072.60	188.97	63.80	-	-	252.77	2,819.83	2,883.63
Plant & equipment	159.96	-	-	-	159.96	59.58	13.16	-	-	72.75	87.21	100.37
Office equipment	0.68	-	(0.68)	-	-	0.17	-	(0.17)	-	-	-	0.52
Furniture & fixtures	5.16	-	-	-	5.16	2.25	0.81	-	-	3.06	2.10	2.91
Air conditioners	94.99	-	-	-	94.99	29.82	7.15	-	-	36.96	58.03	65.17
Electrical fittings	110.06	-	-	-	110.06	27.91	8.54	-	-	36.45	73.60	82.15
Closing Balance	**3,750.61**	**-**	**(0.68)**	**-**	**3,749.92**	**308.70**	**93.46**	**(0.17)**	**-**	**402.00**	**3,347.93**	**3,441.91**

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

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

^ Land Includes Rs. 13.41 lakhs purchased under an agreement which is pending to be registered.

Plant and equipment of Rs. 20.30 lakhs (March 31, 2020 : Nil) under the head Property, Plant and Equipment was classified earlier as Plant and equipment under Investment Property . The same has been rectified during current year.

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

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Rental income derived from investment properties (including other operating income)	-	0.02
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	-	0.57
Profit arising from investment properties before depreciation and indirect expenses	-	(0.55)
Less : Depreciation	88.74	93.46
Profit arising from investment properties before indirect expenses	**(88.74)**	**(94.01)**

Leasing arrangements

Certain investment properties are leased to tenants under operating lease with rent payable monthly basis. Please refer note no 4.06 for details

Fair value

Particulars	As at	
	March 31, 2021	March 31, 2020
Fair Value	**15,198.02**	**15,198.02**

Fair value hierarchy and valuation technique

a) The fair valuation of one of the property "Menon eternity" investment property has been determined by an independent valuer, who holds a recognised and professional qualification, and has recent experience in the location & category of the investment being valued. The said property is under litigation and the matter is pending at the Honorable High court of Madras. (Refer note no. 4.02(a))

b) Considering valuation has not been carried out for one of the commercial property having written down value of Rs.90.97 lakhs (Gross cost Rs. 101.64 lakhs) by an independent valuer, no value has been disclosed under fair value as stated above.

Reconciliation of Fair value	Amount in Rs.
Opening balance as on Apirl 1, 2020	15,198.02
Add: Increase in Fair value	-
Less: Decrease in Fair value	-
Closing balance as on March 31,2021	**15,198.02**

2.05 Intangible asset

The changes in the carrying value of intangible assets for the year ended March 31, 2021 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block	
	As at April 1, 2020	Addition	Disposal	As at March 31, 2021	As at April 1, 2020	For the year	Disposal	As at March 31, 2021	As at March 31, 2021	As at March 31, 2020
Computer software	0.85	-	-	0.85	0.54	0.05	-	0.59	0.26	0.31
Closing Balance	**0.65**	**-**	**-**	**0.85**	**0.54**	**0.05**	**-**	**0.59**	**0.26**	**0.31**

The changes in the carrying value of intangible assets for the year ended March 31, 2020 are as follows:

Particulars	Gross carrying amount				Depreciation				Net Block	
	As at April 1, 2019	Addition	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31,2019
Computer software	0.65	0.20	-	0.85	0.45	0.09	-	0.54	0.31	0.20
Closing Balance	**0.65**	**0.20**	**-**	**0.85**	**0.45**	**0.09**	**-**	**0.54**	**0.31**	**0.20**

Range of remaining period of amortisation as at March 31, 2021 Intangible assets is as below :

Assets	0-5 years	6-10 years		More than 10 years	Net Block as at March 31, 2020
Software	0.26	-		-	0.26

2.06 Non-Current Investments

Particulars	Face Value Rs. per unit	As at			
		March 31, 2021		March 31, 2020	
		Quantity	Amount	Quantity	Amount
Investments in equity instruments (Fully paid up)					
A. Investment in equity instruments of other Companies (designated as FVTPL) Quoted					
Catholic Syrian Bank Ltd	10	22,711	52.85	37,333	44.24
Total (A)			**52.85**		**44.24**
B. Investment in equity instruments of subsidiaries (measured at cost)* Unquoted					
Lancor Egatoor Developments Limited	10	50,000	5.00	50,000	5.00
Lancor Maintenance & Services Limited	10	2,52,000	5.43	2,50,000	1.00
Lancor South Chennai Developments Limited	10	50,000	5.00	50,000	5.00
			15.43		**11.00**
Less: Impairment in value of investment			(10.00)		(10.00)
Total (B)			**5.43**		**1.00**
C. Investment in partnership firms (measured at amortised cost)					
Central Park West Venture			241.94		241.58
Total (C)			**241.94**		**241.58**
Total investments(A+B+C)			**300.22**		**286.82**
Aggregate amount of quoted investments at market value			**52.85**		**44.24**
Aggregate amount of Unquoted investments			**247.37**		**242.58**
Aggregate amount of impairment in value of investments			**10.00**		**10.00**
Details of investments in partnership firm		**Profit sharing ratio(%) March 31, 2021**	**Amount of Investment in capital March 31, 2021**	**Profit sharing ratio(%) March 31, 2020**	**Amount of Investment in capital March 31, 2020**
Investment in Central Park West Venture**					
Lancor Holdings Limited		100	200.00	100.00	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**	**100.00**	**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 profits/loss of the entity.

*Refer Note No. 4.09 for further details

2.07 Other Non Current Financial Assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Deposits with original maturity for more than 12 months (refer note 2.14)*	108.62	108.62
	108.62	108.62

*Deposit 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 held as Security against borrowings from Financial Institutions (Refer Note 2.20)

*Deposit held as Security for Corporate credit card availed by the Company (Refer Note 2.25)

Note: No amount is receivable from any directors or officersof 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

2.08 Deferred tax assets/ liabilities(net)

Particulars	As at	
	March 31, 2021	March 31, 2020
Deferred tax asset		
Employee benefits	6.99	26.48
Estimated provision for Inventory	45.90	-
Provision for expected credit loss of financial asset	8.55	4.21
Unabsorbed business loss	796.25	504.30
Property, plant & equipment (Depreciation)	(5.38)	9.11
	852.32	**544.09**
Deferred tax liability		
Interest expense (Adjustment on account of Income Computation Disclosure standards)	104.95	147.25
	104.95	**147.25**
	747.37	**396.85**
Minimum alternative tax credit entitlement	631.88	631.88
Net deferred tax asset	**1,379.25**	**1,028.73**

Movement in deferred tax assets (net)

Particulars	April 1, 2020	Recognised in OCI	Recognised in profit or loss	March 31, 2021
Deferred tax asset				
Employee benefits	26.48	(6.93)	(12.55)	6.99
Estimated provision for Inventory	-		45.09	45.90
Provision for expected credit loss of financial asset	4.21	-	4.34	8.55
Unabsorbed business loss	504.30	-	291.96	796.25
Property, plant & equipment (Depreciation)	9.11	-	(14.49)	(5.38)
	544.09	**(6.93)**	**315.16**	**852.32**
Deferred tax liability				
Interest expense (Adjustment on account of Income Computation Disclosure standards)	147.25	-	(42.30)	104.95
	147.25	**-**	**(42.30)**	**104.95**
Minimum alternative tax credit entitlement	631.88	-	-	631.88
Net deferred tax asset	**1,028.73**	**(6.93)**	**357.46**	**1,379.25**

Particulars	As at April 1, 2019	Recognised in OCI	Recognised in profit or loss	March 31, 2020
Deferred tax asset				
Employee benefits	18.14	1.68	6.66	26.48
Estimated provision for Inventory	-	-	-	-
Provision for expected credit Loss of Finanial Asset	2.78	-	1.43	4.21
Unabsorbed business loss	282.60	-	221.70	504.30
Property, plant & equipment (Depreciation)	17.06	-	(7.96)	9.11
	320.58	**1.68**	**221.83**	**544.09**
Deferred tax liability				
Interest expense (Adjustment on account of Income Computation Disclosure standards)	36.31	-	110.94	147.25
	36.31	**-**	**110.94**	**147.25**
Minimum alternative tax credit entitlement	**639.60**	-	(7.72)	631.88
Net deferred tax asset	**923.88**	**1.68**	**103.17**	**1,028.73**

2.09 Non Current Tax asset

Particulars	As at March 31, 2021	As at March 31, 2020
Income tax paid (net of provisions)	18.16	27.23
	18.16	**27.23**

2.10 Other Non current assets

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured, considered good		
Security deposit	329.27	207.24
Advances recoverable in kind		
Advance paid for the purchase of property*	288.87	263.61
Advances to contractors & suppliers	231.27	170.54
	849.41	**641.38**

*Capital advance for purchase of property held as security for borrowings from financial institution, Refer note no. 2.20.

^Borrowing costs capitalised for the year ended March 31, 2021 for Rs. 25.26 Lakhs (March 31, 2020: Rs. Nil), Refer Note No. 4.12 for details.

2.11 Inventories^*

Particulars	As at March 31, 2021	As at March 31, 2020
a) Constructed premises Held for sale	2,412.37	4,692.48
b) Construction materials	54.25	68.33
c) Land held for property development	706.61	706.61
d) Work-in-progress	23,506.43	22,565.29
	26,679.66	28,032.72
Less: Estimated provision for inventory	(165.00)	-
	26,514.66	**28,032.72**

^During the year ended March 31, 2021 , the Company has capitalised borrowing cost to the extent of Rs. 2437.65 lakhs (March 31, 2020: Rs. 2478.78 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.

2.12 Trade Receivables

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, Considered Good*	874.92	518.38
Less: Allowance for Expected Credit Loss	(20.73)	(5.14)
	854.19	**513.24**

Note: No amount is receivable from any directors or officersof 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. 4.10 for details.

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

2.13 Cash and Cash Equivalents

Particulars	As at	
	March 31, 2021	March 31, 2020
Balances with Bank		
In current account	311.96	519.37
Cash in hand	0.03	0.03
	311.99	**519.41**

2.14 Other Bank Balances

Particulars	As at	
	March 31, 2021	March 31, 2020
Deposit with original maturity for more than 12 months	108.62	108.62
Deposit with original maturity for less than 12 months*	50.00	-
Unpaid dividend (Ear marked)	2.62	2.57
	161.24	111.19
Less: Amount disclosed under the head "other non current asset" (refer note 2.07)	108.62	108.62
	52.62	**2.57**

*Deposits include money given as security against borrowings. Refer Note No.2.23 for details.

2.15 Other Current Financial Assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, Considered Good		
Loan to Related Parties*		
Due from subsidiaries	190.57	160.93
Refund claimed towards Service tax	-	44.95
Other advances	53.33	60.38
Interest accrued but not due on deposits	24.32	17.26
Security deposit	14.40	14.40
Unbilled revenue	312.33	69.50
	594.95	**367.42**

* Further information about these loans is set out in note no: 4.13

2.16 Current Tax Assets(Net)

Particulars	As at	
	March 31, 2021	March 31, 2020
Advance income-tax (net of provision for taxation)	29.31	9.60
Income tax refund receivables	-	23.56
	29.31	**33.16**

2.17 Other Current Assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, Considered Good		
Security deposit	5.00	5.00
Advances recoverable in kind	-	-
Advances to contractors & suppliers	859.11	457.92
Prepaid expenses	3.81	5.70
Expenses for Adambakkam Land	85.17	85.17
Other advances (including doubtful)	115.10	324.38
	1,068.19	**878.17**
Impairment of Non financial assets	(10.00)	(10.00)
	1,058.19	**868.17**

Note: No amount is receivable from any directors or officersof 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

2.18 Equity share Capital

Particulars	March 31, 2021	March 31, 2020
Authorised Capital		
9,03,00,000 (March 31, 2020: 9,03,00,000) shares of Rs 2 each	1,806.00	1,806.00
	1,806.00	**1,806.00**
Issued & subscribed capital comprises		
4,05,00,000 (March 31, 2020: 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

	As at			
	March 31, 2021		March 31, 2020	
Particulars	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, 2021		March 31, 2020	
	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	7,81,115	19.29%	7,81,115	19.29%
Sangeetha Shekar	27,537	6.80%	27,537	6.80%
Shwetha Shekar	27,536	6.80%	27,536	6.80%

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

2.19 Other Equity

Particulars	As at	
	March 31, 2021	March 31, 2020
Securities Premium	1,245.40	1,245.40
General Reserve	1,720.14	1,720.14
Retained Earnings	10,401.42	11,541.39
	13,366.96	**14,506.92**

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, debenture redemption reserve 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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Secured				
From bank	4,598.22	10,028.85	8,941.84	4,378.44
Unsecured				
From bank	2,258.00	143.20	-	48.39
Loan from Related parties	-	140.00	-	932.00
Total	**6,856.22**	**10,312.04**	**8,941.84**	**5,358.83**
Less : Current maturities of long term borrowing shown as other financialliabilities (Refer note no: 2.25)	-	-	8,941.84	5,358.83
	6,856.22	**10,312.04**	**-**	**-**

Terms and Conditions for repayment of Borrowings:

a. Term Loan from Axis Finance Limited - I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Term Loan from Axis Finance Limited - I	-	424.97	454.87	415.38

i. The total loan sanctioned to the Company is amounting to Rs.47,00,00,000/-.The term loan is repayable in 10 quarterly installments of Rs. 4,70,00,000 /- commencing from March 31, 2019 including moratorium period of 18 months or collection from receivables whichever is earlier.

ii. The term loan from Axis Finance Limited is secured by: (a) 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 on escrow of all receivables, including future receivables, from various present and potential customers/ obligors in respect of the inventory of identified unsold flats/ villas in the project; (c) Charge on escrow account of the Projects.

b. Term Loan from Axis Finance Limited - II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Term Loan from Axis Finance Limited - II	427.50	2,104.52	1,602.90	780.23

i. As per the revised terms, the loan is repayable on 7 equal quarterly instalments of Rs. 4,00,72,500.

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.

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2019
Term Loan from Axis Finance Limited - III	731.21	-	31.79	-

i. The total loan sanctioned to the Company is amounting to Rs. 7,63,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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 & 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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited I	193.55	3,793.98	4,200.00	1,280.90

i. The total loan sanctioned to the Company is amounting to Rs. 70,00,00,000/-.The term loan is repayable in 18 installments of Rs. 3,50,00,000/-, 2 installments of Rs. 2,50,00,000/- and last installment of Rs. 2,00,00,000/- commencing after moratorium period of 21 months from the date of disbursement.

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited II	1,099.56	1,878.67	1,700.00	1,342.14

i. The total loan sanctioned to the Company is amounting to Rs. 46,00,00,000/-. As per revised schedule the term loan is repayable in 14 installments of Rs. 1,00,00,000/-, 6 installments of Rs. 2,00,00,000/-, 2 installments of Rs. 2,25,00,000/- and 1 installment of Rs. 2,77,07,006/- commencing from 1st September 2020.

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited III	1,035.00	-	-	-

i. The total loan sanctioned to the Company is amounting to Rs. 10,35,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited IV	649.00	-	-	-

i The total loan sanctioned to the Company is amounting to Rs.6,49,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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

h. Kotak Mahindra Investments Limited I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Kotak Mahindra Investments Limited I	875.80	1,523.25	934.48	240.00

i. The total amount of loan sanctioned to the Company was amounting to Rs. 27 crore. As per revised repayment schedule the loan is repayable in 20 monthly installments of Rs. 93,44,824/- and one installment of Rs. 34,88,364/- from June 2021.

ii. The Loan is secured by: (a) First and exclusive charge by way of registered mortgage of land measuring 1.49 acres situated at Old survey no. 316/4, 316/5, 316/6B, 316/1A1, 316/1A2, 316/1A3, T.S. No. 64/4 & 65, Block no. 10, ward no. H, Mount Medavakkam main road, Keelkattalai, Pallavaram municipality, Sholingnallur taluka, Kancheepuram district, Chennai owned by Presstech Metal Products LLP along with structures/ buildings/ projects construed/ to be constructed thereon. (b) Escrow of receivables from properties offered as security. (c) Amount equivalaent to three months interest to be kept as Term deposit.

i. Term Loan under Guaranteed Emergency Credit Line from Kotak Mahindra Investments Limited II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Kotak Mahindra Investments Limited II	352.50	-	7.50	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 3.60 crore. The tenure of the loan is 60 months. It has principle moratorium of 12 months and is repayable in 48 equal monthly installments after moratorium is completed.

ii. The Loan is secured by: (a) First and exclusive charge by way of registered mortgage of land measuring 1.49 acres situated at Old survey no. 316/4, 316/5, 316/6B, 316/1A1, 316/1A2, 316/1A3, T.S. No. 64/4 & 65, Block no. 10, ward no. H, Mount Medavakkam main road, Keelkattalai, Pallavaram municipality, Sholingnallur taluka, Kancheepuram district, Chennai owned by Presstech Metal Products LLP along with structures/ buildings/ projects construed/ to be constructed thereon. (b) Escrow of receivables from properties offered as security. (c) Amount equivalent to three months interest to be kept as Term deposit.

j. City Union Bank Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan I	175.33	73.50	-	138.31

i. The total amount of loan sanctioned to the Company was amounting to Rs. 13.50 crore. The loan is repayable in 119 equal monthly installments at Rs.20,16,675/- and 1 installment of Rs.20,42,287/-. (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

k. City Union Bank Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan II	331.56	229.95	-	133.09

i. The total amount of loan sanctioned to the Company was amounting to Rs. 4,00,00,000/-. The loan is repayable in 32 monthly installments of Rs. 14,48,675/- and 1 installment of Rs. 20,28,438/-. 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

l. City Union Bank Term Loan III

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan III	174.50	143.20	-	48.39

i. The total amount of loan sanctioned to the Company was amounting to Rs.3,00,00,000/-. However the Company has availed Rs. 1,95,75,000/- which is repayable in 35 monthly installments of Rs. 6,59,560/- and 1 installment of Rs.6,55,573/-. 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, No 58, GN Chetty Road, T Nagar (proposed to be purchased by Lancor Holdings Limited) Chennai

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan IV	236.71	-	10.29	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 2.47 crore. The loan has 12 months holiday period and is repayable in 48 months after the completion of holiday period by January 2026.

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

n. Under Guaranteed Emergency Credit Line from The Catholic Syrian Bank Limited Term Loan

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
The Catholic Syrian Bank Term Loan	574.00	-	-	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 5.74 crore. The tenure of loan is 60 months including 12 months holiday for principle and is repayable in 48 monthly installments of Rs.11,96,000/-.

ii. The loan is secured 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. Loan from Related parties

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Loan from Related parties	-	140.00	-	932.00

i. The total amount of loan sanctioned was amounting to Rs. 16,00,00,000/-. The term loan I is repayable in 12 monthly equal installments at Rs. 66,00,000/- from August 2019 and the term loan II is repayable in 12 monthly equal installments at Rs. 66,00,000/- from June 2020. As per revised term, it has been converted into loan repayable on demand. Accordingly is reclassified as current borrowing , Refer note no. 2.23 for details.

ii. The loan is an unsecured loan.

2.21 Trade Payables

Particulars	As at	
	March 31, 2021	March 31, 2020
Total outstanding dues of Micro and Small Enterprises*	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	136.32	195.52
	136.32	**195.52**

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

2.22 Non Current Provisions

Particulars	As at	
	March 31, 2021	March 31, 2020
Provision for employee benefits		
Provision for gratuity*	43.03	84.34
	43.03	**84.34**

* Refer note no 4.04 for details on employee benefits.

2.23 Borrowings

Particulars	As at	
	March 31, 2021	March 31, 2020
Secured		
Overdraft facilities from Bank	3,049.47	3,405.11
Total	**3,049.47**	**3,405.11**
Unsecured		
Loans and advances from related parties	1,775.00	800.00
	1,775.00	**800.00**
	4,824.47	**4,205.11**

Security disclosure for the outstanding short-term borrowings as at March 31, 2021

Overdraft facility from Banks:

i. The Overdraft from City Union Bank Limited

	As at	
	March 31, 2021	March 31, 2020
City Union Bank	496.28	500.45

The loan from City Union Bank Limited is secured by mortgage of1) 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 Catholic Syrian Bank

	As at	
	March 31, 2021	March 31, 2020
Catholic Syrian Bank	2,508.51	2,904.66

Secured by equitable mortgage of premises owned bythe Companyin the building ''Menon Eternity" and Dry Land at Sri Perumbudur.

iii. Axis Bank Limited

	As at	
	March 31, 2021	March 31, 2020
Axis Bank Limited	44.68	-

Secured by 100% Cash Margin by way of Fixed Deposit to be lien marked in favour of M/s Axis Bank including Interest accrued thereon.

iv. Loan from director

	As at	
	March 31, 2021	March 31, 2020
Loan from Director	1,775.00	800.00

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, 2021	March 31, 2020
Total outstanding dues of micro enterprises and small enterprises*	0.33	2.11
Total outstanding dues of creditors other than micro enterprises and small enterprises	529.15	547.50
	529.49	**549.61**

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

2.25 Other Financial Liabilities

Particulars	As at	
	March 31, 2021	March 31, 2020
Current maturities of long term secured borrowings(Refer note no: 2.20)*	8,941.84	5,310.44
Interest accrued but not due	-	196.21
Rental deposits	10.82	12.85
Contractually reimbursable expenses	1.35	3.63
Other payable#	51.92	96.08
Unclaimed dividend^	2.62	2.57
	9,008.55	**5,621.78**

*Refer Note 4.16 for default/ delay in payment to dues to financial institutions.

includes corporate credit card liability amounting to Rs. 1.70 lakhs (March 31, 2020 : Rs. 6.11 lakhs).

Other payable includes lease liabilities to the extent of Rs. 1.30 lakhs (For March 31, 2020 : Rs.8.55 lakhs).

^Not due for credit to "Investor Education and Protection Fund".

2.26 Other Current Liabilities

Particulars	As at	
	March 31, 2021	March 31, 2020
Advance received from customers*	289.02	182.69
Unearned Revenue*	385.75	178.57
Statutory dues payable	53.38	33.81
	728.14	**395.07**

*Refer Note 4.15 for other disclosures

2.27 Current Provisions

Particulars	As at	
	March 31, 2021	March 31, 2020
Provision for bonus	5.59	3.25
Provision for gratuity*	1.44	1.54
CSR Provision	3.72	-
	10.74	**4.79**

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

3.01 Revenue from operations*

Particulars	As at	
	March 31, 2021	March 31, 2020
Revenue from Real Estate Development	5,040.86	5,650.29
Rental Income	5.81	41.67
Maintenance Income	84.89	146.01
	5,131.56	**5,837.97**

* Refer Note 4.15 for details

3.02 Other Income

Particulars	As at	
	March 31, 2021	March 31, 2019
Interest income on		
Bank deposits	8.70	30.04
Financial assets (measured at amortised cost)	18.40	12.24
Share of Profit from Partnership Firm	13.65	8.37
Trade payables written back	-	59.76
Other non - operating income*	54.44	212.88
	95.19	**323.27**

*Includes a) Gain on fair value changes for investments designated at fair value through profit and loss amounting to Rs. 40.78 lakhs (March 31, 2020 : Rs. 17.08 lakhs)
b) Refund towards service tax paid in previous years - Rs. Nil (March 31, 2020 : Rs. 182.01 lakhs)

3.03 Cost of materials and construction expenses

Particulars	As at	
	March 31, 2021	March 31, 2020
Purchase of materials	51.16	11.81
Approval charges	373.64	50.79
Construction expenses	693.09	2,983.49
Professional charges	28.24	110.66
Power and fuel	5.58	21.50
Other expenses	6.27	9.45
	1,157.99	**3,187.69**

3.04 (Increase)/decrease in Work-in-Progress

Particulars	As at	
	March 31, 2021	March 31, 2020
Inventories at the beginning of the year		
Construction materials	68.33	72.97
Work-in-progress	22,565.29	18,114.42
Land held for property development	706.61	706.61
Constructed premises for sale	4,692.48	4,041.04
	28,032.72	22,935.05
Less: Cost transferred to Capital Work in Progress	17.73	-
	28,014.99	22,935.05

Particulars	As at	
	March 31, 2021	March 31, 2020
Inventories at the end of the year		
Construction materials	54.25	68.33
Work-in-progress	23,506.43	22,565.29
Land held for property development	706.61	706.61
Constructed premises for sale	2,412.37	4,692.48
	26,679.66	28,032.72
Less: Estimated provision for Inventory	165.00	-
	26,514.66	28,032.72
(Increase)/ decrease in inventories	**1,500.33**	**(5,097.67)**

3.05 Employee Benefit Expenses

Particulars	As at	
	March 31, 2021	March 31, 2020
Salaries, wages and bonus	469.23	640.59
Contribution to provident and other funds	16.47	29.92
Gratuity expenses	13.80	11.38
Staff welfare expenses	13.46	15.56
	512.97	**697.45**

3.06 Finance Cost

Particulars	As at	
	March 31, 2021	March 31, 2020
Interest on Overdraft	503.62	555.38
Interest on Term Loan	2,073.55	1,966.41
Interest to others	145.11	154.72
Interest on lease liability	0.72	1.64
Bank charges and processing	19.65	36.46
Interest on delayed payment of income tax	25.94	5.96
	2,768.59	**2,720.57**

*Weighted -average capitalisation rate for the year ended March 31, 2021 : 13.76% (March 31, 2020 : 14.55%)

3.07 Depreciation & Amortisation

Particulars	As at	
	March 31, 2021	March 31, 2020
Depreciation on Property, Plant and Equipment	21.32	28.40
Depreciation on Investment Property	88.74	93.46
Depreciation on Intangible assets	0.05	0.09
Depreciation on Right of Use Assets	6.86	6.86
	116.97	**128.82**

3.08 Other Expenses

Particulars	As at	
	March 31, 2020	**March 31, 2019**
Power & fuel	6.14	7.46
Rates & taxes	46.03	29.66
Repairs & maintenance	124.12	167.81
Maintenance Expenses	74.96	92.82
Software maintenance expenses	3.27	4.99
Travel & conveyance	1.71	5.40
Communication costs	4.91	6.61
Printing and stationery	6.76	10.95
Legal and professional fees	102.83	132.15
Directors sitting fees	7.70	4.75
Advertisement and sales promotion	219.43	398.37
Vehicle maintenance	3.44	3.81
Rent	6.86	67.75
Insurance	16.57	12.57
Payment to auditors (refer note below)	13.00	13.23
Brokerage	6.92	14.66
Donation	0.10	8.30
Provision of expected credit loss	15.59	5.14
Provision for diminution in the value of investment	-	5.41
Loss on Sale of PPE	0.12	-
Advances/ deposits/ PPE written off	24.73	6.58
Compensation to Customers	1.28	38.28
Miscellaneous expenses	12.37	22.46
CSR Expenses	3.72	15.34
	702.57	**1,074.50**
Payment to auditor		
As auditor		
Audit fee	13.00	13.00
In other capacity		
Certification	-	0.23
	13.00	**13.23**

3.09 Tax Expense

Particulars	As at	
	March 31, 2021	**March 31, 2020**
a) Income tax expenses		
Current tax		
In respect of the earlier years	(17.25)	8.60
Deferred tax		
In respect of the current year	(364.39)	(101.49)
Total income tax expense recognised in the current year	**(381.63)**	**(92.88)**

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	(1,532.66)	(653.19)
Effective Tax Rate applicableto the Company	27.82%	27.82%
Tax expense as the enacted income tax rate	-	-
Earlier year tax adjustment	(17.25)	8.60
Tax impact on account of employee benefits	5.62	(4.98)
Tax impact on account of estimated provison for Inventory	(45.90)	-
Tax impact on account of provison for expected credit loss	(4.34)	(1.43)
Tax impact on account of unabsorbed business loss	(291.96)	(221.70)
Tax impact on depreciation of property, plant and equipment	14.49	7.96
Tax impact on account of interest expense (provision as per ICDS)	(42.30)	110.94
Reversal of excess MAT credit entitlement in earlier years	-	7.72
Income tax expense	**(381.63)**	**(92.88)**

4.01 Earning per equity share

Particulars	Year ended	
	March 31, 2021	**March 31, 2020**
Net Profit attributable to equity shareholders		
Net profit for the year	**(1,157.96)**	**(558.63)**
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	**(2.86)**	**(1.38)**
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	**(2.86)**	**(1.38)**
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.3,149.43 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 said special leave petition is pending.

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 Hon'ble High court of Madras has not granted interim injunction in respect to interim application filed by the lessee. Aggrieved by the order of the single judge , the lessee has filed an appeal before the larger bench and the same was also dismissed. Further the main suit is also pending. In view of the management, the claim of lessee is not sustainable and accordingly, claims are not acknowledged as debt.

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 guarrantee. 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 gudieline 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 Developements Limited (merged with Lancor Holdings Limited with an appointed date, April 01, 2013) for wrong availment of Cenvat Credit. The erstwhile holding Company of Lancor GST Developements 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. 407.84 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. 223.7 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) Claims under Tamil Nadu Value Added Tax Act 2006 for the year 2011-12 to 2015-2016 amounting to Rs.65.67 lakhs and Central Sales Tax Act 1956 amounting to Rs. 84.24 lakhs are not acknowledged as debt. The Company has challenged the claims vide writ petition before the Honourable High Court of Madras. In relation to Tamil Nadu VAT, the Honourable High Court has passed an order stating that the explanation provided to the show cause notices by the Company before passing the order are not taken into consideration and hence reverted the same again to the assessing authority and the same is pending. With respect to the CST, the matter is pending before the Honourable High Court of Madras.

4.03 Capital and other commitments

Particulars	As at	
	March 31, 2021	**March 31, 2020**
Capital Commitments	162.68	252.04
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, 2021	March 31, 2020
Discount rate	6.82%	6.84%
Rate of increase in compensation levels	5%	5%
Rate of employee turnover	For service 4 years and below 8.25% p.a & thereafter 1.00% p.a.	For service 4 years and below 8.25% p.a & thereafter 1.00% p.a.
Mortality rate during employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality rate after employment	NA	NA

Table showing changes in present value of projected benefit obligation

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of obligations at beginning of the year	85.88	65.45
Interest expense	5.87	5.08
Current service cost	7.93	6.30
Liability Transferred In/Acquisitions	-	3.82
Benefits paid	(30.29)	(0.82)
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	0.08	5.57
Actuarial (Gains)/Losses on Obligations- Due to Experience	(25.00)	0.48
Present value of obligations at the end of the period	**44.47**	**85.88**

Amount recognised in balance sheet

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of obligation as at the end of the period	(44.47)	(85.88)
Funded status (surplus/ (deficit))	(44.47)	(85.88)
Net asset/(liability) recognised in the balance sheet	**(44.47)**	**(85.88)**

Net interest cost for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of benefit obligation at the beginning of the period	85.88	65.45
(Fair value of plan assets at the beginning of the period)		
Net liability/(asset) at the beginning	85.88	65.45
Interest cost	5.87	5.08
Net interest cost for current period	**5.87**	**5.08**

Expenses recognized in the statement of profit or loss for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Current service cost	7.93	6.30
Net interest cost	5.87	5.08
Expenses recognized	**13.80**	**11.38**

Expenses recognized in the other comprehensive income (OCI) for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Actuarial (gains)/losses on obligation for the period	(24.92)	6.05
Net (income)/expense for the period recognized in OCI	**(24.92)**	**6.05**

Balance sheet reconciliation

Particulars	As at	
	March 31, 2021	March 31, 2020
Opening net liability	85.88	65.45
Expenses recognized in statement of profit or loss	13.80	11.38
Expenses recognized in OCI	(24.92)	6.05
Net liability/(asset) transfer in	-	3.82
(Benefits directly paid by employer)	(30.29)	(0.82)
Net liability/(asset) recognized in the balance sheet	**44.47**	**85.88**

Maturity analysis of the benefit payments: From the employer

Particulars	As at	
	March 31, 2021	March 31, 2020
Projected benefits payable in future years from the date of reporting		
1st following year	1.44	1.54
2nd following year	0.76	2.11
3rd following year	6.04	20.53
4th following year	0.77	10.23
5th following year	2.97	1.27
Sum of years 6 to 10	24.87	32.13
Sum of years 11 and above	53.08	89.22

Sensitivity analysis

Particulars	As at	
	March 31, 2021	March 31, 2020
Projected benefit obligation on current assumptions	44.47	85.88
Delta effect of +1% change in rate of discounting	(3.70)	(6.02)
Delta effect of -1% change in rate of discounting	4.21	6.08
Delta effect of +1% change in rate of salary increase	4.25	6.86
Delta effect of -1% change in rate of salary increase	(3.79)	(6.18)
Delta effect of +1% change in rate of employee turnover	0.49	0.67
Delta effect of -1% change in rate of employee turnover	(0.54)	(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 Company has a defined benefit gratuity plan in India (unfunded). The entity'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 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. 16.47 lakhs (March 31, 2020: Rs. 29.92 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) The Company has 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 before tax, profit for the year and earnings per share.

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 recognised on date of transition and the movements thereof during the year ended March 31, 2021 :

	As on March 31, 2021	As on March 31, 2020
	Category of Right ofUse Asset	Category of Right ofUse Asset
Particulars	Vehicle	Vehicle
Opening Balance	8.01	-
Right of Use assets as on date of Transition	-	14.87
Additions during the year	-	-
Deletion during the year	-	-
Depreciation of Right of use assets	(6.86)	(6.86)
Balance as at March 31, 2021	**1.14**	**8.01**

e) The following is the carrying value of lease liability on the date of transition and movement thereof during the year ended March 31, 2021

Particulars	As on March 31, 2021	As on March 31, 2020
Opening Balance	8.55	
Lease liability as on date of transition*	-	14.87
Additions during the year	-	-
Finance cost accrued during the year	0.72	1.64
Payment/Deletion of lease liabilities during the year	(7.96)	(7.96)
Balance as at March 31, 2021	**1.30**	**8.55**

*The implicit lease rate considered to arrive at the lease liability as on April 01, 2020 is 13.62%(April 01, 2019 : 13.62%)

f) Total cash outflow recorded during the year was Rs. 7.96 lakhs (March 31, 2020 : Rs. 7.96 lakhs) except for short term lease and low value assets

g) The maturity analysis of lease liabilities are disclosed in note 4.10. 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.6.86 lakhs (March 31, 2020: Rs. 67.75 lakhs) accounted under the statement of Profit and loss.(Refer note 3.08)

II) Company as lessor

a) The Company has entered into leasing of residential property having a lease term upto 11 months. Rental income credited to statement of profit & loss amounting to Rs. 5.81 lakhs (March 31, 2020: Rs. 40.93 lakhs).

b) The Company had entered into commercial property leases on its constructed premises. Rental income credited to statement of profit & loss is Rs.Nil/- (March 31, 2020: Rs. 0.02 lakhs).

Disclosure of future minimum lease receivables:

Maturity analysis of lease payments to be received	As at	
	March 31, 2021	March 31, 2020
1st following year	-	3.68
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, 2021	March 31, 2020
(a) The principal amount and the interest due thereon(to be shown separately) remaining unpaid to any supplier at the end of accounting year;	0.33	2.11
(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 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 covered under these financial statements with respect to payment of principal and interest except delay in principal payment to LIC Housing Finance Limited for Rs. 102.15 lakhs. 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, 2021	March 31, 2020
Net debt	20,310.54	19,552.79
Total equity	14,176.96	15,316.92
Debt equity ratio	**1.43**	**1.28**

* * Net debt = non-current borrowings + current borrowings + current maturities of non-current borrowings + interest accrued – cash and cash equivalents.

Dividend

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Proposed dividend	-	-
Paid dividend		
Final dividend for the year ended March 31, 2019 of Rs. 0.2 /- per share	-	81

4.09 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, other receivables, other bank balances, deposits, loans, accrued interest, trade payables, loans from banks and cash and cash equivalents are considered to be the same as their fair values.

b) The fair values for long term loans given and remaining non current financial assets 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 long term security deposits taken and 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 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, 2021		As at March 31, 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Trade receivables	854.19	854.19	513.24	513.24
Cash and bank balances	364.61	364.61	521.97	521.97
Other financial assets	703.57	703.57	476.04	476.04
Investment in partnership firm	241.94	241.94	241.58	241.58
Total financial assets	**2,164.31**	**2,164.31**	**1,752.84**	**1,752.84**

Particulars	As at March 31, 2021		As at March 31, 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial liabilities				
Borrowings*	20,622.52	20,622.52	19,875.98	19,875.98
Trade Payables	665.81	665.81	745.12	745.12
Other financial liabilities	66.71	66.71	262.95	262.95
Total financial liabilities	**21,355.04**	**21,355.04**	**20,884.06**	**20,884.06**

* includes current maturities of long term debts

(iv) Fair value of instruments measured at fair vale through profit or loss

Particulars	As at March 31, 2021	As at March 31, 2020	Level
Investments at FVTPL			
- In Equity Shares	52.85	44.24	Level 1

Investment in Catholic Syrian Bank has been valued based on quoted market price considering the entity is listed on Bombay Stock Exchange.

4.10 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 and loans provided. Credit risks from balances with banks and financial institutions are managed in accordance with the Company policy.

Real estate business

The Company's trade receivables does not have any expected credit loss as registration of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company has not made any write-offs of trade receivables.

Rental business

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables has low credit risk as the Company holds security deposits equivalents ranging from six to eleven months rentals.

Maintenance income

The trade receivables on account of maintenance income is 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 , maintenance activity and rental activity 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, 2021	**March 31, 2020**
Within credit period		
1-90 days past due	803.11	394.64
91-180 days past due	7.46	34.20
181-270 days past due	0.79	24.98
271-365 days past due	7.03	17.04
More than 365 days past due	56.54	47.53
Total	**874.92**	**518.38**

Reconciliation of changes in the loss allowances measured using life-time expected credit loss model - Trade receivables	Amount
As at April 1, 2019	5.14
Expected Credit Loss Allowance / (Reversal of provision)	-
As at March 31, 2020	5.14
Expected Credit Loss Allowance / (Reversal of provision)	15.59
As at March 31, 2021	**20.73**

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's liquidity risk management policies include, at all times to 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, 2021	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	529.49	136.32	-	665.81
Borrowings	13,766.30	6,856.22	-	20,622.52
Other Financial Liabilities *	66.71	-	-	66.71
	14,362.50	**6,992.54**	-	**21,355.04**

As at March 31, 2020	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	549.61	93.66	101.86	745.13
Borrowings	9,563.94	10,312.04	-	19,875.98
Other Financial Liabilities *	262.95	-	-	262.95
	10,376.50	**10,405.70**	**101.86**	**20,884.06**

*Other Financial liabilities includes lease liabilities to the extent of Rs. 1.30 lakhs (For March 31, 2020 : Rs.8.55 lakhs)

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 and equity price 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, 2021	March 31, 2020
Variable rate borrowings	16,629.02	17,743.79
Fixed rate borrowings	2,309.52	2,083.81

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
	1% Increase	1% Increase	1% Decrease	1% Decrease
Interest rates- increase by 100 basis points *	(187.58)	(176.99)	(187.58)	(176.99)
Interest rates - decrease by 100 basis points *	187.58	176.99	187.58	176.99

* assuming all other variables as constant

II. Equity Price Risk

The Company's listed and non-listed market securities are suspectible to market price risk arising from uncertainties about future values of the investment securities. The Company manages such risk within the acceptable parameters set by the Board of directors.

4.11 Expenditure towards corporate social responsibility (CSR) activities

Particulars	As at	
	March 31, 2020	March 31, 2019
a) Gross amount required to be spent during the year	3.72	15.34
b) Amount approved by the Board to be spent during the year	3.72	15.34
c) Amount spent during the year	-	-

	Particulars	Amount (in Rs.)
1	Construction / acquisition of any asset	-
2	On purposes other than (i) above	-

d) Contribution to a trust (Lancor Foundation) controlled by the Company in relation to CSR expenditure is Nil /-(March 31, 2020 : Rs. 15.34 lakhs)

e) Details of ongoing projects

In case of S. 135(6) (Ongoing Project)						
Opening balance		**Amount required to be spent during the year**	**Amount spent during the year**		**Closing balance**	
With Company	**In Separate CSR Unspent A/c**		**From Company's bank A/c**	**From Separate CSR Unspent A/c**	**With Company**	**In Separate CSR Unspent A/c**
-	-	3.72	-	-	3.72	-

4.12 a) Details of borrowing cost capitalised	**Year ended March 31, 2021**	**Year ended March 31, 2020**
Borrowing costs capitalised during the year		
-as a part of work in progress for residential property development	2,437.65	2,478.78
-as a part of capital work in progress	-	-
-as a part of capital advance	25.26	-
Total	**2,462.90**	**2,478.78**

b) The slow down in the property development activity on some part of plot of land at Sriperumbudur and Guduvancherry, 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 capitalised. 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, the net realisable value in case of projects undertaken for development would be higher than its book value. The auditor's have relied upon managment's opinion.

4.13 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 Egatoor Developments Limited *	
	Central Park West Venture	
	Lancor South Chennai Developments Limited *	
	Lancor Maintenance and Services Limited	
c) Entity under control of Key Managerial Personnel	Lancor Foundation	
	Presstech Metals Product LLP	
d) Key managerial personnel	**Managing Director**	
	Mrs. Mallika Ravi	(Upto 02.03.2021)
	Mr. R.V. Shekar	(Since 31.03.2021)
	Independent directors	
	Gowri Ramachandran	
	K. Harishankar	
	Maitreyan Hariharan	

A. Names of the related parties and related party relationships.		
	Other non executive directors	
	R V Shekar	(Upto 30.03.2021)
	Seetharaman Sridharan	
	Narasimchari Vasudevan	
	Naganathan Nagalakshmi	

* Companies have filed an application for Strike Off of the name of the Companies from the records of the Registrar of Companies, Chennai

Nature of the transaction	Name of the party	Relationship	Year ended March 31, 2021	Year ended March 31, 2020
Expenditure				
Purchase of land	Presstech Metals Product LLP	Entity under control of KMP	-	4,000.00
Interest paid	R.V. Shekar	Control	44.00	74.84
	N Vasudevan	Key Managerial Personnel	101.11	73.36
Key Managerial Remuneration	(Refer below)*	Key Managerial Personnel	83.23	35.76
Income				
Revenue from Sale of Apartments	Lancor Maintenance & Services Limited	Subsidiary	-	162.04
Rental Income	Lancor Maintenance & Services Limited	Subsidiary	-	4.24
Interest on loans	Central Park West Venture	Subsidiary	18.39	11.96
Investment made/Acquisition of equity instruments	Lancor Maintenance & Services Limited	Subsidiary	4.43	-
Loans / advances given and (receipt) thereof (net)	Central Park West Venture	Subsidiary	33.66	81.14
	R.V. Shekar	Control	-	14.44
	N Vasudevan	Key Managerial Personnel	97.00	(1,072.00)
Advance for purchase of property	Lancor Foundation	Entity under control of KMP	118.67	-
Refund due from share holders of erstwhile Presstech Metals Product Pvt Ltd	N Vasudevan	Key Managerial Personnel	-	(566.20)
	Padmini Vasudevan	Key Managerial Personnel and their relatives	-	(283.10)
	Sharath Vasudevan	Key Managerial Personnel and their relatives	-	(283.10)
				-
Reimbursements (net)	Lancor Egatoor Developments Limited	Subsidiary	-	(0.83)
	Lancor Maintenance & Services Limited	Subsidiary	(3.66)	3.67
Contribution to Trust - CSR Expenses	Lancor Foundation	Entity under control of KMP	3.72	15.34

*Compensation to Key Managerial Personnel

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Short term employee benefits	51.89	28.89
Post employment benefits	23.65	2.12
Sitting fees paid to Non executive directors	7.70	4.75
	83.23	**35.76**

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 .However the post employment benefit in the nature of gratuity is included on payment basis by the Company.

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, 2021	March 31, 2020
Closing balances				
Loans & advances	Central Park West Venture	Subsidiary	232.50	198.83
	Lancor Maintenance & Services Limited	Subsidiary	0.01	3.67
				-
Closing balance of loans taken	Loan from R V Shekar	Control	800.00	800.00
	Loan from N. Vasudevan	Key Managerial Personnel	975.00	1,072.00
Closing balance of Trade Receivables	Lancor Maintenance & Services Limited	Subsidiary	26.02	26.02
Closing balance of Other Current Liabilities	Lancor Foundation	Entity under control of KMP	158.67	40.00
Closing balance of Other Financial Liabilities	Lancor Egatoor Developments Limited	Subsidiary	(0.37)	(0.37)

4.14 Disclosure ae 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, 2021		Year ended March 31, 2020	
	Closing balance	Maximum amount outstanding during the year	Closing balance	Maximum amount outstanding during the year
Subsidiaries				
Lancor Maintenance & Services Limited	0.01	4.40	3.67	31.96
Central Park West Venture	232.50	232.50	198.83	198.84

4.15 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. 2,525.59 lakhs (March 31, 2020 : Rs. 3,129.00 lakhs) is recognised over the time.

(b) Contract Balances:

Movement in contract balances during the year:

Particulars	Contract Asset	Contract Liabilities
Opening Balance as on April 01, 2020	69.50	361.26
Closing Balance as on March 31, 2021	312.33	674.77
Net Increase/ (Decrease)	**242.84**	**313.51**

(c) During the year, the Company has recognised revenue of Rs. 203.53 lakhs /- (March 31,2020: Rs. 289.46 lakhs) in the reporting period out of the opening contract liability of Rs. 361.26 lakhs (March 31, 2020: Rs. 639.33 lakhs)

(d) Cost to obtain the contract:

(i) 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 2020-21 is Nil

(ii) Amount recognised as assets from cost incurred to obtain or fulfill a contract with a customer as at March 31, 2020 is Nil

(e) Reconcilition of Revenue from operations

Particulars	As at	
	March 31, 2021	March 31, 2020
Contract Price	5,249.90	5,934.54
Less: Credit Note Issued	(59.51)	(153.80)
Add: Debit Note Issued	16.69	58.46
Add: Other Adjustments	(81.33)	(42.91)
Total Revenue from operation	**5,125.75**	**5,796.29**

4.16 The Company is monitoring the impact of COVID 19 pandemic on its liquidity, sales and its ability to construct and deliver projects in the face of shortage of materials and work force. The Company has used prudence and conservative accounting principles in arriving at judgements and estimates of the current and future conditions. On the foregoing principles the Company expects that the carrying amount of property, plant and equipments, investment properties, investments, inventories, receivables, other current assets and deferred tax assets have realizable value at least equal to its carrying value. Accordingly, the operations of the Company will not be impaired, as it would be able to meet its obligations. Further, in relation to credit facilities, the Company is able to conclude the negotiations with the banks and financial institutions. The Company had made payment of interest and principal to all the banks/ financial institution but inadvertently holding sufficient balance in the account not paid the following amounts to LIC Housing Finance Limited (LICHFL), which once the error was noticed was subsequently corrected. As on the balance sheet date namely March 31, 2021, the following two amounts of principal repayments to LICHFL Rs. 2.15 lakhs and Rs. 100 lakhs were paid delayed with 58 and 30 days respectively.

4.17 Figures of previous years are regrouped/ rearranged/ re-classified/ re-instated wherever necessary.

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: June 29, 2021

For and on behalf of Board of Directors

RV Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K Prakash
Chief Financial Officer

B Sanjeev Anand
Company Secretary

Place: Chennai
Date: June 29, 2021

Place: Chennai
Date: June 29, 2021

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 ("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, 2021, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Statement of Changes in Equity and the Consolidated Cash Flows Statements for the year then ended, and consolidated notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "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 and on the other financial information of the subsidiaries, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('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) Rule 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, 2021, and its consolidated loss (consolidated financial performance including 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 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 financial statements under the provisions of the Act and the rules 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 15 of 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,

a) note no. 4.02 (a) regarding pending litigation to one of the Commercial Property accounted as investment property having a carrying value of Rs. 3,149.43lakhs.

b) note no. 4.10 (b) of notes relating to circumstances which have been considered for determining the period for capitalization of borrowing cost as part of construction work in progress.

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

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	The Company derives revenue primarily form real estate activity. 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. 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.	We have performed analytical reviews of the revenue and the margins reported and has also discussed these matters with the management. We have discussed with the management the principles, methods and assumptions based on which the budget estimates relating to the project are made. We have reviewed the project completion percentage and the project cost and we also reviewed revenue related transactions recorded based on the underlying contracts with the customers like sale deed, construction contract and the handing over documents. We further reviewed the analysis made by the management relating to cost overrun and its impact on the project. Assessed the adequacy of disclosure made in the financial statements.
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.	Our review included the following details **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	Valuation of Inventories includes construction work in progress and completed premises held for sale. 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	The value of the inventory for the ongoing and completed projects amounting to Rs. 27,012.70 Lakhs and the same has been valued at lower of cost and net realizable value. Our audit procedures / testing included, among others: **a)** Review of the management's process and methodology of using key assumptions for determination of NRV of the inventories; **b)** Compared the NRV of the inventories to it carrying value in books on sample basis.

Claims, litigation and contingencies	The Company is having various ongoing legal disputes in the nature of tax matters and other legal matters. Management estimates the possible outflow of economic resources based on the legal status of the proceedings. Considering that the above matter involves judgement and estimation, it is considered as key audit matter.	We have adopted the following procedure in relation to the review of the legal matters. **a)** Ongoing legal status and development in the proceedings in comparison to the comparative year where ever applicable. **b)** Reading the minutes of the board meeting in relation to such matters including the details of proceedings before relevant authority. **c)** Provision made if any and its basis of determination. **d)** Sufficiency of the disclosure made by the management in the notes no. 4.02 in relation to contingent matter.

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 financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained 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 Consolidated Financial Statements

The Holding Company's management and the Board of Directors is 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 / 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 Group's financial reporting process.

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 financial statements of two of the subsidiaries, whose financial statements (before eliminating intercompany balances) reflects Group's share of total assets of Rs. 1,542.61 lakhs and Group's share of net assets of Rs. 1,070.88 lakhs as at March 31, 2021, Group's share of total revenues of Rs. 98.76 lakhs , Group's share of total net profit/ (loss) after tax of Rs.14.42 lakhs and net cash flows amounting to Rs. 17.17 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 the 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 matter with respect to our reliance on the work done and the reports of other auditors.

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 Cash Flow statement 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 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 other statutory auditors of its subsidiaries covered under the Act, none of the directors of the Group covered under the Act, incorporated in India are disqualified as on March 31, 2021 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 statement of the Holding Company, and its subsidiary companies covered under the Act, and the operating effectiveness of such controls, we give our separate report in 'Annexure A'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to 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, and also based on the consideration of the reports of the other statutory auditors of the subsidiaries, the remuneration paid by the holding Company to its directors during the year is in accordance with the provisions of section 197 read with Schedule V to 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 as required under the applicable law or accounting stadards for material forseeable losses if any on the long term contracts including derivative contracts.

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Group during the year ended March 31, 2021.

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

K.Y.Narayana
Partner
Membership No. 060639
UDIN: 21060639AAAAIW8123

Place: Mumbai
Dated: June 29, 2021

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

Referred to paragraph 2(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') on the consolidated financial statements for the year ended March 31, 2021.

Independent Auditor's 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, for the year ended March 31, 2021, we have audited the Internal Financial Controls with reference to financial statements of Lancor Holdings Limited ('the Holding Company') and its subsidiary companies incorporated in India as of that date.

In our opinion, the Holding Company and its subsidiary companies covered under the Act, have in all material respects, an adequate internal financial controls system with respect to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2021, based on the internal controls with reference to financial statement criteria established by the Holding Company, its subsidiary companies 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 subsidiary companies, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statement criteria established by the Holding company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of 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 subsidiary companies as aforesaid, based on our audit. We conducted our audit in accordance with the Guidance note and the Standards on Auditing, issued by the ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of Internal financial controls with reference to financial statements. 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 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 judgement, 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 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 financial statements of the Holding Company, its subsidiary companies as aforesaid.

Meaning of Internal Financial Controls over Financial Reporting

A Company's Internal financial controls with reference to 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 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 over Financial Reporting

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 one of the subsidiary Company incorporated in India, is based on the corresponding report of the auditor of such Company incorporated in India.

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

K.Y.Narayana
Partner
Membership No. 060639
UDIN: 21060639AAAAIW8123

Place: Mumbai
Dated: June 29, 2021

CONSOLIDATED BALANCE SHEET AS ON MARCH 31, 2021

(Figures in Lakhs)

	Particulars	Note	As at March 31, 2021	As at March 31, 2020
	ASSETS			
I.	**Non-current assets**			
	a. Property, Plant & Equipment	2.01	1,498.67	1,453.40
	b. Right of Use Asset	2.02	1.14	8.01
	c. Capital work-in-progress	2.03	407.11	374.09
	d. Investment property	2.04	3,238.89	3,347.93
	e. Intangible assets	2.05	0.54	0.81
	f. Financial assets			
	i. Investments	2.06	52.85	44.24
	ii.Other financial assets	2.07	128.19	131.99
	g. Deferred tax assets (net)	2.08	1,352.65	1,010.99
	h. Non current tax assets	2.09	24.77	42.48
	i. Other non-current assets	2.10	851.70	641.38
	Total non-current assets		**7,556.52**	**7,055.31**
II.	**Current assets**			
	a. Inventories	2.11	27,012.70	28,530.75
	b. Financial assets			
	i. Investments	2.12	-	9.67
	ii. Trade receivables	2.13	893.56	538.49
	iii. Cash and cash equivalents	2.14	343.83	534.08
	iv. Bank balances other than cash & cash equivalents	2.15	52.65	2.60
	v. Other financial assets	2.16	404.44	209.68
	c. Current tax assets (net)	2.17	29.31	33.16
	d. Other current assets	2.18	1,115.56	933.13
	Total current assets		**29,852.05**	**30,791.56**
	Total assets		**37,408.57**	**37,846.87**
I.	**EQUITY AND LIABILITIES**			
	Equity			
	a. Equity share capital	2.19	810.00	810.00
	b. Other equity	2.20	13,998.93	15,138.08
	Equity attributable to the equity holders of the Company		**14,808.93**	**15,948.08**
	Non controlling interest		**-**	**4.48**
	Total equity		**14,808.93**	**15,952.56**

	Particulars	Note	As at	
			March 31, 2021	March 31, 2020
	LIABILITIES			
II.	**Non current liabilities**			
	a. Financial liabilities			
	i. Borrowings	2.21	6,856.22	10,312.04
	ii. Trade Payables	2.22	136.32	195.52
	b. Provisions	2.23	43.03	84.34
	c. Other non-current liabilities	2.24	291.40	352.89
	Total non current liabilities		**7,326.97**	**10,944.79**
	Current liabilities			
	a. Financial liabilities			
	i. Borrowings	2.25	4,824.47	4,205.11
	ii. Trade payables	2.26	595.06	603.24
	iii. Other financial liabilities	2.27	9,035.05	5,649.54
	b. Other current liabilities	2.28	805.58	485.82
	c. Short-term Provisions	2.29	11.76	5.80
	d. Current tax liabilities (net)	2.30	0.75	-
	Total current liabilities		**15,272.67**	**10,949.52**
	Total equity and liabilities		**37,408.57**	**37,846.87**
	Significant accounting policies			
	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

K.Y. Narayana
Partner
Membership No. 060639

Place: Chennai
Date: 29/06/2021

For and on behalf of Board of Directors

R V Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K.Prakash
Chief Financial Officer

V.Sanjeev Anand
Company Secretary

Place: Chennai
Date: 29/06/2021

Place: Chennai
Date: 29/06/2021

CONSOLIDATED STATEMENT OF PROFIT & LOSS AS ON MARCH 31, 2021

(Figures in Lakhs)

	Note	For the Year Ended	
		March 31, 2021	March 31, 2020
Revenue			
Revenue from operations	3.01	5,215.03	5,826.30
Other income	3.02	78.45	307.65
Total Income		**5,293.48**	**6,133.95**
Expenses			
Land and land related expenses		-	4,103.07
Cost of material and construction expenses	3.03	1,157.99	3,187.69
Changes in inventories of constructed premises, construction work-in-progress and construction materials	3.04	1,500.33	(5,244.74)
Employee benefits expenses	3.05	513.00	697.45
Finance costs	3.06	2,768.59	2,720.58
Depreciation and amortization expenses	3.07	145.05	161.65
Other expenses	3.08	730.59	1,174.51
Total expenses		**6,815.54**	**6,800.22**
Profit/(loss) before tax		**(1,522.06)**	**(666.27)**
Tax expense			
Current tax (including earlier year's)	3.09	(16.28)	8.60
Deferred tax	3.09	(348.60)	(98.52)
Profit/(loss) for the year		**(1,157.18)**	**(576.36)**
Other comprehensive income / (loss) (Net of Taxes)			
Items that will not be reclassified to profit or loss			
Remeasurements of defined benefit plans		24.92	(6.05)
Income tax effect relating to items that will not be reclassified to profit and loss	3.09	(6.93)	1.68
Total other comprehensive income, net of tax		**17.99**	**(4.37)**
Total comprehensive income for the period		**(1,139.20)**	**(580.72)**
Profit/ (loss) for the year attributable to			
Owners of the parent		(1,157.18)	(576.34)
Non controlling interest		0.00	(0.02)
		(1,157.18)	**(576.36)**
Other comprehensive income/ (losses) for the year attributable to			
Owners of the parent		17.99	(4.37)
Non controlling interest		-	-
		17.99	**(4.37)**
Total comprehensive income/ (losses) attributable to			
Owners of the parent		(1,139.20)	(580.71)
Non controlling interest		0.00	(0.02)
		(1,139.20)	**(580.72)**
Earnings per equity share (Amount in Rupees)			
Basic & Diluted		(2.86)	(1.42)
Significant Accounting Policies			
Refer accompanying notes. These notes are integral part of the consolidated financial statements.			

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

K.Y. Narayana
Partner
Membership No. 060639

Place: Chennai
Date: 29/06/2021

For and on behalf of Board of Directors

R V Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K.Prakash
Chief Financial Officer

V.Sanjeev Anand
Company Secretary

Place: Chennai
Date: 29/06/2021

Place: Chennai
Date: 29/06/2021

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2021

(Figures in Lakhs)

A Equity share capital

Particulars		Note	Amount
Balance as at April 1, 2019		**2.19**	**810.00**
Changes in Equity Share Capital			-
Balance as at March 31, 2020		**2.19**	**810.00**
Balance as at April 1, 2020		2.19	**810.00**
Changes in Equity Share Capital			-
Balance as at March 31, 2021		**2.19**	**810.00**
10000			

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, 2019	**38.26**	**1,245.40**	**1,725.72**	**12,807.22**	**15,816.60**	**4.50**	**15,821.094**
Add: Profit/(loss) for the year	-	-	-	(576.34)	(576.34)	(0.02)	(576.36)
Add: Other Comprehensive Income / (loss) for the year	-	-	-	(4.37)	(4.37)	-	(4.37)
Total Comprehensive Income for the year	**-**	**-**	**-**	**(580.71)**	**(580.71)**	**(0.02)**	**(580.72)**
Transactions with owners in their capacity as owners							
Less: Equity dividend	-	-	-	(81.00)	(81.00)	-	(81.00)
Less: Related income tax on dividend	-	-	-	(16.81)	(16.81)	-	(16.81)
Balance as at March 31, 2020	**38.26**	**1,245.40**	**1,725.72**	**12,128.70**	**15,138.08**	**4.48**	**15,142.56**
Balance at April 1, 2020	38.26	1,245.40	1,725.72	12,128.70	15,138.08	4.48	15,142.56
Add: Profit/(loss) for the year	-	-	-	-	(1,157.18)	0.00	(1,157.18)
Add: Other Comprehensive Income / (loss) for the year	-	-	-	-	**17.99**	-	**17.99**
Total Comprehensive Income for the year	-	-	-	-	**(1,139.20)**	**0.00**	**(1,139.20)**
Transactions with owners in their capacity as owners							
Add: On acquistion from Non controlling interests	0.05	-	-	-	0.05	-	0.05
Less: Equity dividend	-	-	-	-	-	-	-
Less: Related income tax on dividend	-	-	-	-	-	-	-
Less: Acquisition of Non controlling interests	-	-	-	-	-	(4.48)	(4.48)
Balance as at March 31, 2021	**38.31**	**1,245.40**	**1,725.72**	**12,128.70**	**13,998.93**	**-**	**13,998.93**
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: 29/06/2021

For and on behalf of Board of Directors

R V Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K.Prakash
Chief Financial Officer

V.Sanjeev Anand
Company Secretary

Place: Chennai
Date: 29/06/2021

Place: Chennai
Date: 29/06/2021

STATEMENT OF CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2021

(Figures in Lakhs)

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Cash flow from operating activities		
Net Profit Before Tax	**(1,522.06)**	**(666.27)**
Adjustment of Non Cash items		
Interest income on fair valuation of loan to employees	(0.02)	(0.27)
Provision for (gain)/loss in fair valuation of investment	(40.78)	(17.08)
Employee benefit expense on account of fair valuation of financial asset	-	0.14
Depreciation and amortisation	145.05	161.65
(Gain)/loss on sale of property, plant and equipment	0.12	-
(Gain)/loss on sale of financial instruments	(1.34)	-
Estimated provision for Inventory	165.00	-
Dividends received	(0.44)	(0.45)
Interest income	(8.70)	(30.04)
Finance costs	383.05	241.80
Provision for gratuity / bonus / corporate social responsibility	19.89	14.63
Trade payables written back / PPE written off / Advances written off / Bad debts written off	24.98	(48.65)
Expected credit loss on trade receivables	15.59	5.14
Operating profit before working capital changes	**(819.66)**	**(339.39)**
Changes in assets and liabilities		
(Increase)/ decrease in inventories	3,790.70	(2,765.96)
(Increase)/ decrease in trade and other receivables	(378.75)	179.36
(Increase)/ decrease in other financial assets	(241.26)	2,591.78
(Increase)/ decrease in other assets	(392.76)	(71.18)
Increase/ (Decrease) in Current Tax Assets	-	-
Increase/ (Decrease) in Current Tax Liabilities	-	-
Increase/(Decrease) in provisions and employee benefits	(30.33)	(1.25)
Increase/(Decrease) in other financial liabilities	(237.97)	76.36
Increase/(Decrease) in other current liabilities	258.27	(539.68)
Increase/(Decrease) in trade payables	(59.17)	(89.88)
Cash generated from operations	**1,889.07**	**(959.84)**
Less: Income Taxes Paid (net of refunds)	(11.28)	(80.59)
Net cash flows from operating activities (A)	**1,877.79**	**(1,040.43)**
Cash flow from investing activities		
Payment for acquisition of Property plant and equipment/ capital work in progress/ intangible assets	(108.28)	(195.17)
Purchase of financial instruments	-	(0.45)
Proceeds from sale of investments	43.18	-
Proceeds from sale of property, plant and equipment	0.09	-
Payment for purchase of invesetment in NCI	(4.43)	-
Finance Income	8.70	30.04
Dividend Received	0.44	0.45
Net cash flows from investing activities (B)	**(60.30)**	**(165.14)**
Cash flow from financing activities		
Proceeds from Non current borrowings	4,759.51	6,070.54

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Repayment of Non current borrowings	(3,616.36)	(1,915.44)
Increase/(Decrease) in current borrowings	(400.33)	(940.54)
Payment towards lease liability	(7.96)	(7.96)
Finance charges paid	(2,742.65)	(2,435.16)
Dividends paid on equity shares	0.05	(80.43)
Tax on equity dividend paid	-	(16.81)
Net cash flows from financing activities (C)	**(2,007.74)**	**674.19**
Net increase / (decrease) in cash and cash equivalents	(190.25)	(531.38)
Cash and cash equivalents at the beginning of the year	534.08	1,065.46
Cash and cash equivalents at the end of the year	**343.82**	**534.08**
Components of Cash and Cash Equivalent		
Balances with banks under various accounts	343.81	534.04
Cash on hand	0.03	0.03
Cash and cash equivalents reported in balance sheet	**343.83**	**534.08**
Cash and cash equivalents reported in cash flow statement	**343.82**	**534.08**

Change in Liability arising from financing activities

Particulars	As at March 31, 2020	Cash flow	Non cash changes - Fair value changes	As at March 31, 2021
Non current borrowings (Refer note 2.20)	10,312.04	(3,507.93)	52.11	6,856.22
Current borrowings (Refer note 2.25)	4,205.11	619.36	-	4,824.47
Current maturities of non current borrowings (Refer note 2.27)	5,310.44	3,631.40	-	8,941.84
	19,827.59	**742.82**	**52.11**	**20,622.52**

Note: Above statement has been prepared by using Indirect method as per Ind AS 7 on Statement of Cash flows
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: 29/06/2021

For and on behalf of Board of Directors

RV Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K.Prakash
Chief Financial Officer

V.Sanjeev Anand
Company Secretary

Place: Chennai
Date: 29/06/2021

Place: Chennai
Date: 29/06/2021

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. It's 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 June 29, 2021

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, 2021 consolidated financial statements are identical to those applied to and described in the financial statement year ended March 31, 2020. "

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

There are no recent notifications which are applicable from April 1, 2021.

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 and fixtures	15 years	10 years
Air conditioners	5-25 years	5 years
Gensets	15 years	10 years
Electrical equipment	5-25 years	5-10 years
Plant & 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 and fixtures	15 years	10 years
Air conditioners	5-25 years	5 years
Gensets	15 years	10 years
Electrical equipment	5-25 years	5-10 years
Plant & 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

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred. Intangible assets comprises of Softwares.

Intangible assets with finite useful lives that are acquired are recognized only if they are separately identifiable and the Group expects to receive future economic benefits arising out of them. Such assets are stated at cost less accumulated amortization and impairment losses. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less impairment losses.

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.

Amortisation of intangible assets

Intangible assets with finite useful lives are amortised on a straight line basis over their useful economic lives and assessed for impairment whenever there is indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at each year end. The amortisation expense on Intangible assets with finite lives and impairment loss is recognised in the Statement of Profit and Loss.

Estimated lives for current and comparative periods in relation to application of straight line method of amortisation of intangible assets (acquired) are as follows:

Softwares are amortised over five years.

The estimated useful lives, residual values, amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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 and Financial liabilities

Financial assets and financial liabilities are initially measured at fair value and adjusted for transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities except for those financial assets and financial liabilities which are measured at fair value through profit or loss. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the statement of profit and loss."

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.

(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) 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 no 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. 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 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. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

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 group.

2.01 Property, plant & equipment

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2021 are as follows:

	Gross carrying amount					Depreciation					Net Block	
Particulars	As at April 1, 2020	Addition	Adjustment	Disposal	As at March 31, 2021	As at April 1, 2020	For the year	Adjustment	Disposal	As at March 31, 2021	As at March 31, 2021	As at March 31, 2021
Own assets												
Land*^	422.14	-	-	-	422.14	-	-	-	-	-	422.14	422.14
Buildings*	960.96	46.09	-	-	1,007.04	56.87	15.95	-	-	72.82	934.22	904.09
Plant & equipment	185.69	4.21	20.30	-	210.20	132.42	15.91	-	-	148.32	61.87	53.27
Vehicles	32.44	7.79	-	10.50	29.72	18.64	3.83	-	10.05	12.42	17.30	13.80
Computers	9.91	1.68	-	2.10	9.48	8.15	0.91	-	1.82	7.23	2.25	1.76
Office equipment	7.01	2.18	-	1.02	8.16	4.53	0.56	-	0.64	4.44	3.72	2.48
Furniture & fixtures	78.90	3.11	-	-	82.02	48.07	5.97	-	-	54.04	27.97	30.84
Air conditioners	37.37	3.61	-	-	40.98	33.40	1.77	-	-	35.18	5.80	3.97
Electrical fittings	46.73	6.60	-	-	53.33	25.68	4.28	-	-	29.95	23.38	21.06
	1,781.14	**75.26**	**20.30**	**13.62**	**1,863.08**	**327.75**	**49.18**	**-**	**12.52**	**364.41**	**1,498.67**	**1,453.40**

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2020 are as follows:

	Gross carrying amount					Depreciation					Net Block	
Particulars	As at April 1, 2019	Addition	Adjustment	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
Own assets												
Land*^	422.14	-	-	-	422.14	-	-	-	-	-	422.14	422.14
Buildings*	960.96	-	-	-	960.96	40.76	16.11	-	-	56.87	904.09	920.20
Plant & equipment	185.69	-	-	-	185.69	112.68	19.74	-	-	132.42	53.27	73.01
Vehicles	32.44	-	-	-	32.44	12.84	5.80	-	-	18.64	13.80	19.60
Computers	8.56	1.35	-	-	9.91	5.95	2.20	-	-	8.15	1.76	2.61
Office equipment	4.18	2.14	0.68	-	7.01	3.74	0.62	0.17	-	4.53	2.48	0.45
Furniture & fixtures	78.31	0.60	-	-	78.90	40.08	7.99	-	-	48.07	30.84	38.23
Air conditioners	37.37	-	-	-	37.37	30.20	3.20	-	-	33.40	3.97	7.17
Electrical fittings	46.73	-	-	-	46.73	20.35	5.33	-	-	25.68	21.06	26.39
	1,776.37	**4.09**	**0.68**	**-**	**1,781.14**	**266.59**	**60.99**	**0.17**	**-**	**327.75**	**1,453.40**	**1,509.78**

* Land and Building has been pledged as security for borrowings, refer note 2.21 and 2.25 for details

^ Land Includes Rs. 92.07 lakhs purchased under an agreement is not yet registered in the name of the Company.

Plant and equipment of Rs.20,30,210/- (March 31, 2020 : Nil) under the head Property, Plant and Equipment was classified earlier as Plant and equipment under Investment Property . The same has been rectified during current year.

2.02 The changes in the carrying value of Right of Use Asset for the year ended March 31, 2021 are as follows:

		Gross carrying amount					Depreciation					Net Block	
	Particulars	As at April 1, 2020	Addition	Adjustment	Disposal	As at March 31, 2021	As at April 1, 2020	For the year	Adjustment	Disposal	As at March 31, 2021	As at March 31, 2021	As at March 31, 2020
	Right of use*	14.87	-	-	-	14.87	6.86	6.86	-	-	13.73	1.14	8.01
		14.87	**-**	**-**	**-**	**14.87**	**6.86**	**6.86**	**-**	**-**	**13.73**	**1.14**	**8.01**

The changes in the carrying value of Right of Use Asset for the year ended March 31, 2020 are as follows:

		Gross carrying amount					Depreciation					Net Block	
	Particulars	As at April 1, 2019	Addition	Adjustment	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
	Right of use*	-	14.87	-	-	14.87	-	6.86	-	-	6.86	8.01	-
		-	**14.87**	**-**	**-**	**14.87**	**-**	**6.86**	**-**	**-**	**6.86**	**8.01**	**-**

*Refer note 4.06 in relation to relation to leases.

2.03 Capital Work in Progress

	Particulars	As at March 31, 2021	As at March 31, 2020
	Opening Capital Work in Progress	374.09	198.07
	Add :- Additions during the year	87.19	176.02
	Less :- Transfer to Property, Plant & Equipment / Invesment Property	54.17	-
	Closing Capital Work in Progress	**407.11**	**374.09**
	* Contractual commiments for acquistion of Property, plant and equipment , Refer note 4.03 for details		

2.04 Investment property

The changes in the carrying value of investment property for the year ended March 31, 2021 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2020	Addition	Adjustment	Disposal	As at March 31, 2021	As at April 1, 2020	For the year	Adjustment	Disposal	As at March 31, 2021	As at March 31, 2021	As at March 31, 2020
Land*^	307.15	-	-	-	307.15	-	-	-	-	-	307.15	307.15
Buildings*	3,072.60	-	-	-	3,072.60	252.77	63.80	-	-	316.58	2,756.03	2,819.83
Plant & equipment#	159.96	-	(20.30)	-	139.66	72.75	10.70	-	-	83.45	56.21	87.21
Furniture & fixtures	5.16	-	-	-	5.16	3.06	0.58	-	-	3.64	1.53	2.10
Air conditioners	94.99	-	-	-	94.99	36.96	6.14	-	-	43.10	51.89	58.03
Electrical fittings	110.06	-	-	-	110.06	36.45	7.52	-	-	43.97	66.09	73.60
	3,749.92	**-**	**(20.30)**		**3,729.62**	**402.00**	**88.74**	**-**	**-**	**490.74**	**3,238.89**	**3,347.93**

The changes in the carrying value of investment property for the year ended March 31, 2021 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2019	Addition	Adjustments	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
Land*^	307.15	-	-	-	307.15	-	-	-	-	-	307.15	307.15
Buildings*	3,072.60	-	-	-	3,072.60	188.97	63.80	-	-	252.77	2,819.83	2,883.63
Plant & equipment	159.96	-	-	-	159.96	59.58	13.16	-	-	72.75	87.21	100.37
Office equipment	0.68	-	(0.68)	-	-	0.17	-	(0.17)	-	-	-	0.52
Furniture & fixtures	5.16	-	-	-	5.16	2.25	0.81	-	-	3.06	2.10	2.91
Air conditioners	94.99	-	-	-	94.99	29.82	7.15	-	-	36.96	58.03	65.17
Electrical fittings	110.06	-	-	-	110.06	27.91	8.54	-	-	36.45	73.60	82.15
	3,750.61	**-**	**(0.68)**	**-**	**3,749.92**	**308.70**	**93.46**	**(0.17)**	**-**	**402.00**	**3,347.93**	**3,441.91**

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

* Land and Building has been pledged as security for borrowings, refer note no 2.25 for details.

^ Land Includes Rs. 13.41 lakhs purchased under an agreement is not yet registered in the name of the Company.

Plant and equipment of Rs.20,30,210/- (March 31, 2020 : Nil) under the head Property, Plant and Equipment was classified earlier as Plant and equipment under Investment Property . The same has been rectified during current year.

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

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Rental income derived from investment properties (including other operating income)	-	0.02
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	-	0.57
Profit arising from investment properties before depreciation and indirect expenses	-	(0.55)
Less : Depreciation	88.74	93.46
Profit arising from investment properties before indirect expenses	**(88.74)**	**(94.01)**
Leasing arrangements		
Certain investment properties are leased to tenants under operating lease with rent payable monthly basis. Please refer note no 4.06 for details.		
Fair value		

Particulars	As at March 31, 2021	As at March 31, 2020
Fair value	15,198.02	15,198.02

Fair value hierarchy and valuation technique

a) The fair valuation of one of the property "Menon eternity" investment property has been determined by an independent valuer, who holds a recognised and professional qualification, and has recent experience in the location & category of the investment being valued. The said property is under litigation and the matter is pending at the Honorable High court of Madras. (Refer note no. 4.02(a))

b) Considering valuation has not been carried out for one of the commercial property having written down value of Rs.90,97,001/- (Gross cost Rs. 1,01,63,598)/- by an independent valuer, no value has been disclosed under fair value as stated above

Reconciliation of Fair Value	Amount in Rs.
Opening balance as at April 01, 2020	15,198.02
Add: Increase in Fair Value	-
Less: Decrease in fair Value	-
Closing balance as at March 31, 2021	**15,198.02**

2.05 Intangible asset

The changes in the carrying value of intangible assets for the year ended March 31, 2021 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2020	Addition	Adjustment	Disposal	As at March 31, 2021	As at April 1, 2020	For the year	Adjustment	Disposal	As at March 31, 2021	As at March 31, 2021	As at March 31, 2020
Computer software	3.74	-	-	-	3.74	2.93	0.27	-	-	3.20	0.54	0.81
	3.74	**-**	**-**	**-**	**3.74**	**2.93**	**0.27**	**-**	**-**	**3.20**	**0.54**	**0.81**

The changes in the carrying value of intangible assets for the year ended March 31, 2020 are as follows:

Particulars	Gross carrying amount					Depreciation					Net Block	
	As at April 1, 2019	Addition	Adjustment	Disposal	As at March 31, 2020	As at April 1, 2019	For the year	Adjustment	Disposal	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019
Computer software	3.54	0.20	-	-	3.74	2.59	0.34	-	-	2.93	0.81	0.94
	3.54	**0.20**	**-**	**-**	**3.74**	**2.59**	**0.34**	**-**	**-**	**2.93**	**0.81**	**0.94**

Range of remaining period of amortisation as at March 31, 2020 of Intangible assets is as below:

Assets		0-5 years	6-10 years	More than 10 years	Net block as at March 31, 2021
Computer software		0.54	-	-	0.54

2.06 Non current investments

Particulars	Face Value Rs. per unit	As at March 31, 2021		As at March 31, 2020	
		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					
Catholic Syrian Bank Ltd	10	22,711	52.85	37,333	44.24
Total (A)			**52.85**		**44.24**
Aggregate amount of quoted investments at market value			53.09		44.24

Refer note no.4.08 for further details.

2.07 Other non current financial assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Security deposit	19.57	23.37
Deposits with original maturity for more than 12 months (refer note 2.15)*	108.62	108.62
	128.19	**131.99**

*Deposit 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 held as Security against borrowings from Financial Institutions (Refer Note 2.21)
*Deposit held as Security for Corporate credit card availed by the Company (Refer Note 2.27)

2.08 Deferred tax assets/ liabilities(net)

Particulars	As at	
	March 31, 2021	March 31, 2020
Deferred tax asset		
Employee benefits	6.99	26.48
Provision for expected credit loss of financial asset	15.94	11.60
Estimated provision for Inventory	45.90	-
Unabsorbed business loss	796.25	504.30
	-	-
	865.09	**542.38**
Deferred tax liability		
Property, plant & equipment (Depreciation)	45.29	21.94
Interest expense (Adjustment on account of income computation disclosure standards)	104.95	147.25
	150.24	**169.19**
Net deferred tax asset	714.85	373.19
Minimum alternative tax credit entitlement	637.80	637.80
	1,352.65	**1,010.99**

Movement in deferred tax assets (net)

Particulars	March 31, 2020	Recognised in OCI	Recognised in profit or loss	March 31, 2021
Deferred tax asset				
Employee benefits	26.48	(6.93)	(12.55)	6.99
Provision for expected credit loss of financial asset	11.60	-	4.34	15.94
Estimated Provision for Inventory	-	-	45.90	45.90
Unabsorbed business loss	504.30	-	291.96	796.25
	542.38	**(6.93)**	**329.64**	**865.09**
Deferred tax liability				
Property, plant & equipment (Depreciation)	21.94	-	23.34	45.29
Interest expense (On account of income computation disclosure standards)	147.25	-	(42.30)	104.95
	169.19	**-**	**(18.95)**	**150.24**
Net deferred tax asset	**373.19**	**(6.93)**	**348.60**	**714.85**
Minimum alternative tax credit entitlement	637.80	-	-	637.80
	1,010.99	**(6.93)**	**348.60**	**1,352.65**

Movement in deferred tax assets (net)

Particulars	March 31, 2019	Recognised in OCI	Recognised in profit or loss	March 31, 2020
Deferred tax asset				
Employee benefits	17.22	1.68	7.58	26.48
Provision for expected credit loss of financial asset	10.17	-	1.43	11.60
Unabsorbed business loss	282.60	-	221.70	504.30
	309.99	**1.68**	**230.70**	**542.38**
Deferred tax liability				
Interest expense (Adjustment on account of income computation disclosure standards)	36.31	-	110.94	147.25
Property, plant & equipment (Depreciation)	8.42	-	13.52	21.94
Net deferred tax asset	**265.27**	**1.68**	**106.24**	**373.19**
Minimum alternative tax credit entitlement	645.52	-	(7.72)	637.80
	910.79	**1.68**	**98.52**	**1,010.99**

2.09 Non current tax asset

Particulars	As at	
	March 31, 2021	March 31, 2020
Income tax paid (net of provision)	24.77	42.48
	24.77	**42.48**

2.10 Other non current assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, Considered good		
Security deposit	331.57	207.24
Advances recoverable in kind	-	-
Advance paid for the Purchase of Property*^	288.87	263.61
Advances to contractors and suppliers	231.27	170.54
	851.70	**641.38**

*Capital advance for purchase of property held as security for borrowings from financial institution, Refer note no. 2.21.
^ Borrowing costs capitalised for the year ended March 31, 2021 for Rs. 25.26 Lakhs (March 31, 2020: Rs. Nil), Refer Note No. 4.10 for details

2.11 Inventories^*

Particulars	As at	
	March 31, 2021	March 31, 2020
a) Constructed premises held for sale	2,910.41	4,692.48
b) Construction materials	54.25	68.33
c) Land held for property development	706.61	706.61
d) Construction Work-in-progress	23,506.43	23,063.33
	27,177.70	28,530.75
Less: Estimated provision for inventory	(165.00)	-
	27,012.70	**28,530.75**

^ During the year ended March 31, 2021 the Company has capitalised borrowing cost Rs. 2,437.65 lakhs (March 31, 2020: Rs. 2478.78 Lakhs) to the cost of real estate project under development, Refer note no 4.10 for details.
*Inventories have been pledged as security for borrowings, Refer note no 2.21 for details.

2.12 Current investments

Particulars	As at	
	March 31, 2021	March 31, 2020
Investments measured at fair value through profit or loss - Unquoted Mutual Funds		
Birla Sun Life Savings Fund	-	9.67
Aggregate amount of unquoted investment	**-**	**9.67**

* Refer note no 4.08 for further details.

2.13 Trade receivables

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, Considered Good*	926.74	556.08
Less: Allowance for expected credit loss	(33.18)	(17.59)
	893.56	**538.49**

* 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 2.21 for details.

2.14 Cash and cash equivalents

Particulars	As at	
	March 31, 2021	March 31, 2020
Balances with bank		
In current account	343.81	534.04
Cash in hand	0.03	0.03
	343.83	**534.08**

2.15 Bank balances other than cash and cash equivalents

Particulars	As at	
	March 31, 2021	March 31, 2020
Deposit with original maturity for more than 12 months	108.62	108.62
Bank deposits maturity for more than 3 months but less than 12 months*	50.03	0.03
Unpaid dividend (Ear marked)	2.62	2.57
	161.27	111.22
Less: Amount disclosed under the head "other non current asset" (Refer note no 2.07)	108.62	108.62
	52.65	**2.60**

*Deposits include money given as security against borrowings. Refer Note No.2.25 for details.

2.16 Other current financial assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, considered good		
Due From Subsidiaries		
Security deposit	14.40	14.40
Refund claimed towards Service tax	-	44.95
Contractually reimbursable expenses	0.05	3.18
Interest accrued but not due on deposits	24.32	17.26
Other advances	53.33	60.38
Unbilled receivables	312.33	69.50
	404.44	**209.67**
* Further information about related party transactions are set out in note no 4.11		

2.17 Current tax assets (net)

Particulars	As at	
	March 31, 2021	March 31, 2020
Advance income-tax (net of provision for taxation)	29.31	9.60
Income tax refund receivables	-	23.56
	29.31	**33.16**

2.18 Other current assets

Particulars	As at	
	March 31, 2021	March 31, 2020
Unsecured, considered good		
Security deposit	5.00	5.00
Advances recoverable in kind	-	-
Advances to contractors and suppliers	859.19	458.57
Other advances	115.10	324.38
Prepaid expenses	4.03	6.36
Expenses for Adambakkam Land	85.17	85.17
Statutory Inputs	57.08	63.65
	1,125.56	**943.13**
Less: Impairment of non financial assets	(10.00)	(10.00)
	1,115.56	**933.13**

2.19 Equity share capital

Particulars	As at	
	March 31, 2021	March 31, 2020
Issued, subscribed & fully paid up Capital		
4,05,00,000 (March 31, 2020: 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, 2021		March 31, 2020	
	No of Shares	Amount	No of Shares	Amount
Equity Shares				
Equity shares as at the beginning of the year	4,05,00,000	810	4,05,00,000	810
Add: Shares issued during the period	-	-	-	-
Shares outstanding at the end of the year	**4,05,00,000**	**810**	**4,05,00,000**	**810**

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, 2021		March 31, 2020	
	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	7,81,115	19.29%	7,81,115	19.29%
Sangeetha Shekar	27,537	6.80%	27,537	6.80%
Shwetha Shekar	27,536	6.80%	27,536	6.80%

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

2.20 Other equity

Particulars	As at	
	March 31, 2021	March 31, 2020
Capital Reserve on Consolidation	38.31	38.26
Securities Premium account	1,245.40	1,245.40
General Reserve	1,725.72	1,725.72
Retained earnings	10,989.50	12,128.70
Balance as at the beginning of the year	12,128.70	12,807.22
Add: Profit / (loss) for the year	(1,157.18)	(576.34)
Add;Other Comprehensive Income for the year	17.99	(4.37)
Less:Appropriation to proposed equity dividend	-	(81.00)
Less:Tax on proposed dividend	-	(16.81)
	10,989.50	12,128.70
Total	**13,998.93**	**15,138.08**

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.

2.21 Non current borrowings

Particulars	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Secured				
From bank	4,598.22	10,028.85	8,941.84	4,330.05
Unsecured	-	-		-
From bank	2,258.00	143.20	-	48.39
Loans and Advances from related parties repayable on demand	-	140.00	-	932.00
Total	**6,856.22**	**10,312.04**	**8,941.84**	**5,310.44**
Less : Current maturities of long term borrowing shown as other financial liabilities (Refer note no: 2.27)	-	-	8,941.84	5,310.44
	6,856.22	**10,312.04**	**-**	**-**

Terms and Conditions for repayment of Borrowings:

a. Term Loan from Axis Finance Limited - I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Term Loan from Axis Finance Limited - I	-	424.97	454.87	415.38

i. The total loan sanctioned to the Company is amounting to Rs.47,00,00,000/-.The term loan is repayable in 10 quarterly installments of Rs. 4,70,00,000 /- commencing from March 31, 2019 including moratorium period of 18 months or collection from receivables whichever is earlier.

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

(a) 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 on escrow of all receivables, including future receivables, from various present and potential customers / obligors in respect of the inventory of identified unsold flats/ villas in the project

(c) Charge on escrow account of the Projects.

b. Term Loan from Axis Finance Limited - II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Term Loan from Axis Finance Limited - II	427.50	2,104.52	1,602.90	780.23

i. As per the revised terms, the loan is repayable on 7 equal quarterly instalments of Rs. 4,00,72,500/-.

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.

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Term Loan from Axis Finance Limited - III	731.21	-	31.79	-

i. The total loan sanctioned to the Company is amounting to Rs. 7,63,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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 & 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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited I	193.55	3,793.98	4,200.00	1,280.90

i. The total loan sanctioned to the Company is amounting to Rs. 70,00,00,000/-.The term loan is repayable in 18 installments of Rs. 3,50,00,000/-, 2 installments of Rs. 2,50,00,000/- and last installment of Rs. 2,00,00,000/- commencing after moratorium period of 21 months from the date of disbursement.

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited II	1,099.56	1,878.67	1,700.00	1,342.14

i. The total loan sanctioned to the Company is amounting to Rs. 46,00,00,000/-. As per revised schedule the outstanding loan as on March 31, 2021 is repayable in 14 installments of Rs. 1,00,00,000/-, 6 installments of Rs. 2,00,00,000/-, 2 installments of Rs. 2,25,00,000/- and 1 installment of Rs. 2,77,07,006/- commencing from 1st September 2020.

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited III	1,035.00	-	-	-

i. The total loan sanctioned to the Company is amounting to Rs. 10,35,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
LIC Housing Finance Limited IV	649.00	-	-	-

i. The total loan sanctioned to the Company is amounting to Rs. 6,49,00,000/-.The term loan is for a period of 5 years. The first 12 months has principal moratorium and next 48 months of principal and interest repayment.

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

h. Kotak Mahindra Investments Limited I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Kotak Mahindra Investments Limited I	875.80	1,523.25	934.48	240.00

i. The total amount of loan sanctioned to the Company was amounting to Rs. 27 crore. As per revised repayment schedule the outstanding loan as on March 31, 2021 is repayable in 20 monthly installments of Rs. 93,44,824/- and one installment of Rs. 34,88,364/- from June 2021.

ii. The Loan is secured by:

(a) First and exclusive charge by way of registered mortgage of land measuring 1.49 acres situated at Old survey no. 316/4, 316/5, 316/6B, 316/1A1, 316/1A2, 316/1A3, T.S. No. 64/4 & 65, Block no. 10, ward no. H, Mount Medavakkam main road, Keelkattalai, Pallavaram municipality, Sholingnallur taluka, Kancheepuram district, Chennai owned by Presstech Metal Products LLP along with structures/ buildings/ projects construed/ to be constructed thereon.

(b) Escrow of receivables from properties offered as security

(c) Amount equivalaent to three months interest to be kept as Term deposit.

i. Term Loan under Guaranteed Emergency Credit Line from Kotak Mahindra Investments Limited II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Kotak Mahindra Investments Limited II	352.50	-	7.50	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 3.60 crore. The tenure of the loan is 60 months. It has principle moratorium of 12 months and is repayable in 48 equal monthly installments after moratorium is completed.

ii. The Loan is secured by:

(a) First and exclusive charge by way of registered mortgage of land measuring 1.49 acres situated at Old survey no. 316/4, 316/5, 316/6B, 316/1A1, 316/1A2, 316/1A3, T.S. No. 64/4 & 65, Block no. 10, ward no. H, Mount Medavakkam main road, Keelkattalai, Pallavaram municipality, Sholingnallur taluka, Kancheepuram district, Chennai owned by Presstech Metal Products LLP along with structures/ buildings/ projects construed/ to be constructed thereon.

(b) Escrow of receivables from properties offered as security.

(c) Amount equivalent to three months interest to be kept as Term deposit.

j. City Union Bank Term Loan I

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan I	175.33	73.50	-	138.31

i. The total amount of loan sanctioned to the Company was amounting to Rs. 13.50 crore. The loan is repayable in 119 equal monthly installments at Rs.20,16,675/- and 1 installment of Rs.20,42,287/-. (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

k. City Union Bank Term Loan II

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan II	331.56	229.95	-	133.09

i. The total amount of loan sanctioned to the Company was amounting to Rs. 4,00,00,000/-. The loan is repayable in 32 monthly installments of Rs. 14,48,675/- and 1 installment of Rs. 20,28,438/-. 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

l. City Union Bank Term Loan III

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan III	174.50	143.20	-	48.39

i. The total amount of loan sanctioned to the Company was amounting to Rs.3,00,00,000/-. However the Company has availed Rs. 1,95,75,000/- which is repayable in 35 monthly installments of Rs. 6,59,560/- and 1 installment of Rs.6,55,573/-. 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, No 58, GN Chetty Road, T Nagar (proposed to be purchased by Lancor Holdings Limited) Chennai

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

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
City Union Bank Term Loan IV	236.71	-	10.29	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 2.47 crore. The loan has 12 months holiday period and is repayable in 48 months after the completion of holiday period by January 2026.

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

n. Under Guaranteed Emergency Credit Line from The Catholic Syrian Bank Limited Term Loan

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
The Catholic Syrian Bank Term Loan	574.00	-	-	-

i. The total amount of loan sanctioned to the Company was amounting to Rs. 5.74 crore. The tenure of loan is 60 months including 12 months holiday for principle and is repayable in 48 monthly installments of Rs.11,96,000/-.

ii. The loan is secured 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. Loan from Related parties

	As at			
	Non current portion		Current portion	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Loan from Related parties	-	140.00	-	932.00

i. The total amount of loan sanctioned was amounting to Rs. 16,00,00,000/-. The term loan I is repayable in 12 monthly equal installments at Rs. 66,00,000/- from August 2019 and the term loan II is repayable in 12 monthly equal installments at Rs. 66,00,000/- from June 2020. As per revised term, it has been converted into loan repayable on demand. Accordingly is reclassified as current borrowing , Refer note no. 2.23 for details.

ii. The loan is an unsecured loan.

2.22 Trade payable

Particulars	As at	
	March 31, 2021	March 31, 2020
Trade payables	136.32	195.52
	136.32	**195.52**

2.23 Non current provisions

Particulars	As at	
	March 31, 2021	March 31, 2020
Provision for gratuity*	43.03	84.34
	43.03	**84.34**

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

2.24 Other non current liabilities

Particulars	As at	
	March 31, 2021	March 31, 2020
Deposit from customers	291.40	352.89
	291.40	**352.89**

2.25 Current borrowings

Particulars	As at	
	March 31, 2021	March 31, 2020
Secured		
Overdraft facilities from Bank	3,049.47	3,405.11
Total	**3,049.47**	**3,405.11**
Unsecured		
Loans and advances from related parties	1,775.00	800.00
	1,775.00	**800.00**
	4,824.47	**4,205.11**

Security disclosure for the outstanding short-term borrowings as at March 31, 2021

Overdraft facility from Banks:

i. The Overdraft from City Union Bank Limited

	As at	
	March 31, 2021	March 31, 2020
City Union Bank	496.28	500.45

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 Catholic Syrian Bank

	As at	
	March 31, 2021	March 31, 2020
Catholic Syrian Bank	2,508.51	2,904.66

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, 2021	March 31, 2020
Axis Bank Limited	44.68	-

Secured by 100% Cash Margin by way of Fixed Deposit to be lien marked in favour of Axis Bank Limited including Interest accrued thereon.

iv. Loan from director

	As at	
	March 31, 2021	March 31, 2020
Loan from Director	1,775.00	800.00

The loan is repayable on demand. The loan is received from director and the same is unsecured.

2.26 Trade payable

	As at	
Particulars	March 31, 2021	March 31, 2020
Trade payables	595.06	603.24
	595.06	**603.24**

2.27 Other financial liabilities

	As at	
Particulars	March 31, 2021	March 31, 2020
Current maturities of long term secured borrowings (Refer note: 2.21)*	8,941.84	5,310.44
Interest accrued but not due	-	196.21
Security deposits	24.33	25.59
Rental deposits	12.99	15.02
Contractually reimbursable expenses	1.35	3.63
Unclaimed dividend^	2.62	2.57
Other payables#	51.92	96.08
	9,035.05	**5,649.54**

* Refer Note 4.15 for default in payment to dues to financial institutions.
# includes corporate credit card liability amounting to Rs. 1.70 lakhs(March 31, 2020 : Rs. 6.11 lakhs)
^ Not due for credit to "Investor Education and Protection Fund".
# Other payable includes lease liabilities to the extent of Rs. 1.30 lakhs (For March 31, 2020 : Rs.8.55 lakhs)

2.28 Other current liabilities

Particulars	As at	
	March 31, 2021	March 31, 2020
Advance received from customers*	363.74	267.18
Unearned Revenue*	385.75	178.57
Statutory dues Payables	53.79	38.24
Other Payables	2.31	1.83
	805.58	**485.82**

*Refer Note no. 4.14 for other disclosures

2.29 Current provisions

Particulars	As at	
	March 31, 2021	March 31, 2020
Provision for bonus	6.60	4.27
Provision for gratuity*	1.44	1.54
Provision for CSR Expenses	3.72	-
	11.76	**5.80**

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

2.30 Current tax liabilities(Net)

Particulars	As at	
	March 31, 2021	March 31, 2020
Provision for tax (net of advance income tax)	0.75	-
	0.75	**-**

3.01 Revenue from operations

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Revenue from real estate development	5,040.86	5,488.25
Income from club membership fees	6.71	37.44
Rental income	99.29	228.30
Maintenance income	68.17	72.32
	5,215.03	**5,826.30**

* Refer Note no.4.14 for details

3.02 Other income

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Interest income on		
Bank deposits	8.70	30.04
Financial assets measured at amortised cost	0.02	0.27
Income Tax Refund	-	0.01
Others	4.20	4.59

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Dividend income on	-	-
Current investments	-	-
Mutual funds	0.44	0.45
Trade payables written back	8.22	59.42
Other non operating income	56.87	212.88
	78.45	**307.65**

*Includes a) Gain on fair value changes for investments designated at fair value through profit and loss amounting to Rs. 40.78 lakhs (March 31, 2020 : Rs. 17.08 lakhs)
b) Refund towards service tax paid in previous years - Rs. Nil (March 31, 2020 : Rs. 182.01 lakhs)

3.03 Cost of material and construction expenses

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Purchase of materials	51.16	11.81
Approval charges	373.64	50.79
Construction expenses	693.09	2,983.49
Professional charges	28.24	110.66
Power and fuel	5.58	21.50
Other expenses	6.27	9.45
	1,157.99	**3,187.69**

3.04 (Increase)/decrease in Work-in-Progress

Particulars	Year ended	
	March 31, 2021	March 31, 2020
Inventories at the beginning of the year		
Construction materials	68.33	72.97
Work-in-progress	23,063.33	18,465.39
Constructed premises held for sale	4,692.48	4,041.04
Land held for property development	706.61	706.61
	28,530.75	**23,286.01**
Less:- Capital Work-In-Progress	17.73	-
	28,513.03	**23,286.01**
Inventories at the end of the year		
Construction materials	54.25	68.33
Work-in-progress	24,004.47	23,063.33
Constructed premises held for sale	2,412.37	4,692.48
Land held for property development	706.61	706.61
	27,177.70	**28,530.75**
Less: Estimated provision for Inventory	165.00	-
	27,012.70	**28,530.75**
(Increase)/ decrease in inventories	**1,500.33**	**(5,244.74)**

3.05 Employee benefit expenses

Particulars	Year ended	
	March 31, 2021	**March 31, 2020**
Salaries, wages and bonus	469.23	640.59
Contribution to provident and other funds	16.50	29.92
Gratuity expenses	13.80	11.38
Staff welfare expenses	13.46	15.56
	513.00	**697.45**

3.06 Finance cost

Particulars	Year ended	
	March 31, 2021	**March 31, 2020**
Interest on OD	503.62	555.38
Interest on Term Loan	2,073.55	1,966.41
Interest to others	145.11	154.72
Interest on lease liability	0.72	1.64
Bank charges and processing	19.65	36.47
Interest on Delay in Remittance of Advance tax	25.94	5.96
	2,768.59	**2,720.58**

*Weighted - average capitalisation rate for the year ended March 31, 2021 is 13.76% (March 31, 2020 : 14.55%)

3.07 Depreciation & amortisation

Particulars	Year ended	
	March 31, 2021	**March 31, 2020**
Depreciation of property, plant and equipment	49.18	60.99
Depreciation on investment property	88.74	93.46
Amortisation of intangible assets	0.27	0.34
Depreciation on Right of use assets	6.86	6.86
	145.05	**161.65**

3.08 Other expenses

Particulars	Year ended	
	March 31, 2020	**March 31, 2019**
Power & fuel	7.69	13.90
Rates & taxes	46.82	31.24
Repairs & maintenance	124.82	170.05
Maintenance Expenses	89.96	181.58
Software maintenance expenses	3.27	4.99
Travel & conveyance	1.71	5.40
Communication costs	4.91	6.61
Printing and stationery	6.76	10.95
Purchase of water for Pool	0.26	0.88
Legal and professional fees	104.33	133.30
Payment to auditors	13.00	13.23
Directors sitting fees	7.70	4.75
Advertisement and sales promotion	219.43	398.37

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Vehicle maintenance	3.44	3.81
Rent	6.86	67.75
Insurance	16.69	12.76
Brokerage	6.92	14.66
Donation	0.10	8.30
Provision for expected credit loss	15.59	5.14
Loss on sale of property, plant and equipment	0.12	-
CSR expenses	3.72	15.34
Advances / deposits written off	24.73	6.58
Trade receivables written off	8.10	4.19
Compensation paid to customers	1.28	38.28
Miscellaneous expenses	12.38	22.46
	730.59	**1,174.51**

3.09 Tax Expense

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
a) Income Tax expenses		
Current Tax		
Including earlier years	(16.28)	8.60
Deferred Tax	-	-
In respect of the current year	(355.53)	(96.83)
Total income tax expense recognised in the current year	**(371.81)**	**(88.23)**
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	(1,522.06)	(666.27)
Tax expense as the enacted income tax rate	7.51	4.35
Earlier year tax adjustment	(17.26)	8.60
Tax impact on expense/(income) which cannot be considered for tax purposes	5.74	3.73
Tax impact on expenses /(Income) allowed/disallowed for tax purposes (net)	(8.73)	(8.08)
Tax impact of income set off against earlier losses	(3.43)	-
Tax impact of exempt income (net)	(0.11)	-
Tax impact on account of employee benefits	5.62	(5.89)
Tax impact on account of estimated provison for Inventory	(45.90)	-
Tax impact on account of provision for expected credit loss	(4.34)	(1.43)
Tax impact on account of unabsorbed business loss	(291.96)	(221.70)
Tax impact on depreciation of property, plant and equipment	23.34	13.52
Tax impact on account of Interest expense (ICDS)	(42.30)	110.94
Reversal of excess MAT credit entitlement in earlier years	-	7.72
Income tax expense	**(371.81)**	**(88.23)**

4.01 Earning per equity share

	Year ended	
	March 31, 2021	March 31, 2020
Net Profit attributable to equity shareholders		
Net profit for the year	(1,157)	(576)
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	**(2.86)**	**(1.42)**
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	**(2.86)**	**(1.42)**
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. 3149.43 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 said special leave petition is pending.

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 Hon'ble High court of Madras has not granted interim injunction in respect to interim application filed by the lessee. Aggrieved by the order of the single judge , the lessee has filed an appeal before the larger bench and the same was also dismissed. Further the main suit is also pending. In view of the management, the claim of lessee is not sustainable and accordingly, claims are not acknowledged as debt.

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 guarrantee. 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 gudieline value which was not prevailing at the time of initial approval, accordingly the claims are not acknowledged as debt.

d) Income tax claim not acknowledged as debt amounting to Rs. 407.84 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.

e) Claims under Tamil Nadu Value Added Tax Act 2006 for the year 2011-12 to 2015-2016 amounting to Rs. 65.67 lakhs and Central Sales Tax Act 1956 amounting to Rs. 84.24 lakhs are not acknowledged as debt. The Company has challenged the claims vide writ petition before the Honourable High Court of Madras. In relation to Tamil Nadu VAT, the Honourable High Court has passed an order stating that the explanation provided to the show cause notices by the Company before passing the order are not taken into consideration and hence reverted the same again to the assessing authority and the same is pending. With respect to the CST, the matter is pending before the Honourable High Court of Madras.

f) The service tax department has raised a demand of Rs. 156.10 lakhs towards penalty on Lancor GST Developements Limited (merged with Lancor Holdings Limited with an appointed date, April 1st, 2013) for wrong availment of Cenvat Credit. The erstwhile holding Company of Lancor GST Developements 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.

g) The service tax department has raised a demand of Rs. 223.7 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.

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, 2021	**March 31, 2020**
Capital Commitments	174.91	265.60
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, 2021	**March 31, 2020**
Discount rate	6.82%	6.84%
Rate of increase in compensation levels	5%	5%
Rate of employee turnover	For service 4 years and below 8.25% p.a & thereafter 1.00% p.a.	For service 4 years and below 8.25% p.a & thereafter 1.00% p.a.
Mortality rate during employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality rate after employment	NA	NA

Table showing changes in present value of projected benefit obligation

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of obligations at beginning of the year	85.88	65.45
Interest expense	5.87	5.08
Current service cost	7.93	6.30
Liability Transferred In / Acquisitions	-	3.82
Benefits paid	(30.29)	(0.82)
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	0.08	5.57
Actuarial (Gains)/Losses on Obligations- Due to Experience	(25.00)	0.48
Present value of obligations at the end of the period	**44.47**	**85.88**

Amount recognised in balance sheet

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of obligation as at the end of the period	(44.47)	(85.88)
Fair value of plan Assets at the end of the period	-	-
Funded status (surplus/ (deficit))	(44.47)	(85.88)
Net asset/(liability) recognised in the balance sheet	**(44.47)**	**(85.88)**

Net interest cost for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Present value of benefit obligation at the beginning of the period	85.88	65.45
(Fair value of plan assets at the beginning of the period)		
Net liability/(asset) at the beginning	85.88	65.45
Interest cost	5.87	5.08
Net interest cost for current period	**5.87**	**5.08**

Expenses recognized in the statement of profit or loss for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Current service cost	7.93	6.30
Net interest cost	5.87	5.08
Expenses recognized	**13.80**	**11.38**

Expenses recognized in the other comprehensive income (OCI) for current period

Particulars	As at	
	March 31, 2021	March 31, 2020
Actuarial (gains)/losses on obligation for the period	(24.92)	6.05
Net (income)/expense for the period recognized in OCI	**(24.92)**	**6.05**

Balance sheet reconciliation

Particulars	As at	
	March 31, 2021	March 31, 2020
Opening net liability	85.88	65.45
Expenses recognized in statement of profit or loss	13.80	11.38
Expenses recognized in OCI	(24.92)	6.05
Net liability/(asset) transfer in	-	3.82
(Benefits directly paid by employer)	(30.29)	(0.82)
Net liability/(asset) recognized in the balance sheet	**44.47**	**85.88**

Maturity analysis of the benefit payments: From the employer

Particulars	As at	
	March 31, 2021	March 31, 2020
Projected benefits payable in future years from the date of reporting		
1st following year	1.44	1.54
2nd following year	0.76	2.11
3rd following year	6.04	20.53
4th following year	0.77	10.23
5th following year	2.97	1.27
Sum of years 6 to 10	24.87	32.13
Sum of years 11 and above	53.08	89.22

Sensitivity analysis

Particulars	As at	
	March 31, 2021	March 31, 2020
Projected benefit obligation on current assumptions	44.47	85.88
Delta effect of +1% change in rate of discounting	(3.70)	(6.02)
Delta effect of -1% change in rate of discounting	4.21	6.80
Delta effect of +1% change in rate of salary increase	4.25	6.86
Delta effect of -1% change in rate of salary increase	(3.79)	(6.18)
Delta effect of +1% change in rate of employee turnover	0.49	0.67
Delta effect of -1% change in rate of employee turnover	(0.54)	(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 Company has a defined benefit gratuity plan in India (unfunded). The entity'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 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. 16.50 lakhs (March 31, 2020: Rs. 29.92 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 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) The Company has 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 before tax, profit for the year and earnings per share.

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 recognised on date of transition and the movements thereof during the year ended March 31, 2021:

Particulars	As on March 31, 2021	As on March 31, 2020
	Category of Right of Use Asset	Category of Right of Use Asset
Opening Balance	8.01	
Right of Use assets as on date of Transition	-	14.87
Additions during the year	-	-
Deletion during the year	-	-
Depreciation of Right of use assets	(6.86)	(6.86)
Balance as at March 31, 2021	**1.14**	**8.01**

e) The following is the carrying value of lease liability on the date of transition and movement thereof during the year ended March 31, 2021:

Particulars	As on March 31, 2021	As on March 31, 2020
Opening Balance	8.55	
Lease liability as on date of transition*	-	14.87
Additions during the year	-	-
Finance cost accrued during the year	0.72	1.64
Payment/Deletion of lease liabilities during the year	(7.96)	(7.96)
Balance as at March 31, 2021	**1.30**	**8.55**

* The implicit lease rate considered to arrive at the lease liability as on April 01, 2020 is 13.62% (April 01, 2019 : 13.62%)

f) Total cash outflow recorded during the year was Rs. 7.96 lakhs (March 31, 2020 : Rs. 7.96 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.6.86 lakhs (March 31, 2020: Rs. 67.75 lakhs) accounted under the statement of Profit and loss. (Refer note 3.08)

II) Company as lessor

a) The Group has entered into leasing of residential property having a lease term upto 11 months. Rental income credited to statement of profit & loss amounting to Rs. 5.81 lakhs (March 31, 2020: Rs. 90.73 lakhs).

b) The Group had entered into commercial property leases on its constructed premises. Rental income credited to statement of profit & loss is Rs. 0.09 lakhs (March 31, 2020: Rs. 2.22 lakhs).

Disclosure of future minimum lease receivables:

Maturity analysis of lease payments to be received	As at	
	March 31, 2021	March 31, 2020
1st following year	-	7.78
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 Group has adhered to material externally imposed conditions relating to capital requirements and there has not been any delay or default during the period covered under these financial statements with respect to payment of principal and interest except delay in principal payment to LIC Housing Finance Limited for Rs. 102.15 lakhs (Refer note no .4.15) .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, 2021	March 31, 2020
Net debt	20,278.69	19,489.73
Total equity	14,808.93	15,948.08
Debt equity ratio	**1.37**	**1.22**

* Net debt = non-current borrowings + current borrowings + current maturities of non-current borrowings + interest accrued – cash and cash equivalents.

Dividend

Particulars	As at	
	March 31, 2021	March 31, 2020
Proposed dividend	-	-
Paid dividend		
Final dividend for the year ended March 31, 2019 of Rs. 0.2 /- per share	-	81.00

4.08 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, other receivables, other bank balances, deposits, loans, accrued interest, trade payables, loans from banks and cash and cash equivalents are considered to be the same as their fair values.

b) The fair values for long term loans given and remaining non current financial assets 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 long term security deposits taken and 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 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) (iii) Fair value of financial instruments measured at amortised cost

Particulars	As at March 31, 2021		As at March 31, 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Trade receivables	893.56	893.56	538.49	538.49
Cash and bank balances	396.48	396.48	536.67	536.67
Other financial assets	532.63	532.63	341.67	341.67
Total financial assets	**1,822.67**	**1,822.67**	**1,416.84**	**1,416.84**
Financial liabilities				
Borrowings*	20,622.52	20,622.52	19,827.59	19,827.59
Trade Payables	731.38	731.38	798.76	798.76
Other financial liabilities	93.22	93.22	339.10	339.10
Total financial liabilities	**21,447.12**	**21,447.12**	**20,965.46**	**20,965.46**

* includes current maturities of long term debts

(iv) Fair value of instruments measured at fair vale through profit or loss

Particulars	As at March 31, 2021	As at March 31, 2020	Level
Investments at FVTPL			
- In Equity Shares	52.85	44.24	Level 1

Investment in Catholic Syrian Bank 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 explains 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, loans provided. Credit risks from balances with banks and financial institutions are managed in accordance with the Group policy.

Real estate business

The Group's trade receivables does not have any expected credit loss as registration of properties sold is generally carried out once the Group receives the entire payment. During the periods presented, the Group has not made any write-offs of trade receivables.

Rental business

In respect of trade receivables, the Group considers provision for lifetime expected credit loss. Given the nature of business operations, the Group's trade receivables has low credit risk as the Group holds security deposits equivalents ranging from six to eleven months rentals.

Maintenance income

The trade receivables on account of maintenance income is 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 Group to its end use customers generally ranges from 0 to 7 days.

The Group 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 Group 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 Group 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 rental business 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, 2021	March 31, 2020
Within credit period		
1-90 days past due	804.72	404.19
91-180 days past due	8.27	40.95
181-270 days past due	4.59	29.98
271-365 days past due	7.90	30.55
More than 365 days past due	101.25	50.41
Total	**926.74**	**556.08**

Reconciliation of changes in the loss allowances measured using life-time expected credit loss model - Trade receivables	Amount
As at April 1, 2019	**29.16**
Expected Credit Loss Allowance / (Reversal of provision)	(11.57)
As at March 31, 2020	**17.59**
Expected Credit Loss Allowance / (Reversal of provision)	15.59
As at March 31, 2021	**33.18**

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, 2021	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	595.06	136.32	-	731.38
Borrowings	13,766.30	6,856.22	-	20,622.52
Other Financial Liabilities *	93.22	-	-	93.22
	14,454.58	**6,992.54**	**-**	**21,447.12**

As at March 31, 2020	Less than 1 year	1 to 5 years	More than 5 Years	Total
Trade Payables	603.24	93.66	101.86	798.76
Borrowings	9,515.55	10,312.04	-	19,827.59
Other Financial Liabilities *	339.10	-	-	339.10
	10,457.90	**10,405.70**	**101.86**	**20,965.46**

* Other Financial liabilities includes lease liabilities to the extent of Rs. 1.30 lakhs (For March 31, 2020 : Rs.8.55 lakhs)

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 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 and equity price risk.

I. 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, 2021	March 31, 2020
Variable rate borrowings	16,629.02	17,743.79
Fixed rate borrowings	3,993.50	2,083.81

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, 2021	March 31, 2020	March 31, 2021	March 31, 2020
	1% Increase	1% Increase	1% Decrease	1% Decrease
Interest rates- increase by 100 basis points *	(187.58)	(176.99)	(187.58)	(176.99)
Interest rates - decrease by 100 basis points *	187.58	176.99	187.58	176.99

* assuming all other variables as constant

II. Equity Price Risk

The Group's listed and non-listed market securities are suspectible 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.

	Year ended	
4.10 a) Details of borrowing cost capitalised	**March 31, 2021**	**March 31, 2020**
Borrowing costs capitalised during the year		
-as a part of work in progress for residential property development	2,437.65	2,478.78
-as a part of capital work in progress	-	-
-as a part of capital advance	25.26	-
	2,462.90	**2,478.78**

b) The slow down in the property development activity on some part of plot of land at Sriperumbudur and Guduvancherry, 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 capitalised. 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, the net realisable value in case of projects undertaken for development would be higher than its book value. The auditor's have relied upon managment's opinion.

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**	
	Mrs. Mallika Ravi	(Upto 02.03.2021)
	Mr. R.V. Shekar	(Since 31.03.2021)
	Independent directors	
	Gowri Ramachandran	
	K. Harishankar	
	Maitreyan Hariharan	
	Other non executive directors	
	R V Shekar	(Upto 30.03.2021)
	Seetharaman Sridharan	
	Narasimchari Vasudevan	
	Naganathan Nagalakshmi	
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, 2021	March 31, 2020
Expenditure				
Purchase of land	Presstech Metals Product LLP	Entity under control of KMP	-	4,000.00
Interest paid	R.V. Shekar	Control	44.00	74.84
	N Vasudevan	Key Managerial Personnel	101.11	73.36
Key Managerial Remuneration	(Refer below)*	Key Managerial Personnel	83.23	35.76
Loans / advances given and (receipt) thereof (net)				
	R.V. Shekar	Control	-	14.44
	N Vasudevan	Key Managerial Personnel	97.00	(1,072.00)
Advance for purchase of property	Lancor Foundation	Entity under control of KMP	118.67	-
Refund due from share holders of erstwhile Presstech Metals Product Pvt Ltd	N Vasudevan	Key Managerial Personnel	-	(566.20)
	Padmini Vasudevan	Key Managerial Personnel and their relatives	-	(283.10)
	Sharath Vasudevan	Key Managerial Personnel and their relatives	-	(283.10)
Contribution to Trust - CSR Expenses	Lancor Foundation	Entity under control of KMP	3.72	15.34

Compensation to Key Managerial Personnel	Year ended	
Particulars	March 31, 2021	March 31, 2020
Short term employee benefits	51.89	28.89
Post employment benefits	23.65	2.12
Sitting fees paid to Non executive directors	7.70	4.75
	83.23	**35.76**

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, 2021	March 31, 2020
Closing balances				
Closing balance of loans taken	Loan from R V Shekar	Control	800.00	800.00
	Loan from N. Vasudevan	Key Managerial Personnel	975.00	1,072.00
	Padmini Vasudevan	Key Managerial Personnel and their relatives	-	-
Closing balance of Other Current Liabilities			-	-
	Lancor Foundation	Entity under control of KMP	158.67	40.00

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, 2021	March 31, 2020
Lancor Egatoor Developments Limited	Note*	India	100.00%	100.00%
Lancor Maintenance & Services Limited	Maintenance services	India	100.00%	99.30%
Central Park West Venture	Club membership fee	India	100.00%	100.00%
Lancor South Chennai Developments Limited	Note*	India	100.00%	0.00%

b) Non-controlling interest

The Group does not have any material non controlling interests warranting a disclosure as per Ind AS 112 para 12.

4.13 Lancor Egatoor Developments Limited (LEDL) and Lancor South Chennai Developments Limited (LSCDL), wholly owned subsidiaries of Lancor Holdings Limited have filed an application for strike off of the name of the Companies from the records of the registrar of the Companies, Chennai on November 9, 2019 and November 20, 2019 respectively. Further, the statement of accounts of the companies were drawn as on October 31, 2019. The accounts of these subsidiaries were consolidated with the holding Company till the date of statement of accounts filed with the registrar of companies.The process of striking off is underway and presently in the portal of the ministry of corporate affairs, the status is reflected as " Under the process of stirking off " for both the companies.

4.14 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. 2529.79 lakhs (March 31, 2020 : Rs. 3133.35 lakhs) is recognised over a period of time.

(b) Contract Balances:

Movement in contract balances during the year:

Particulars	Contract Asset	Contract Liabilities
Opening Balance as on April 01, 2020	69.50	445.75
Closing Balance as on March 31, 2021	312.33	749.49
Net Increase/ (Decrease)	**242.84**	**303.74**

(c) During the year, the Company has recognised revenue of Rs. 271.31 lakhs (March 31, 2020: Rs. 195.07 lakhs) in the reporting period out of the opening contract liability of Rs. 445.75 lakhs (March 31, 2020: Rs. 552.18 lakhs)

(d) Cost to obtain the contract:

(i) 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 2020-21 is Nil

(ii) Amount recognised as assets from cost incurred to obtain or fulfill a contract with a customer as at March 31, 2020 is Nil

(e) Reconcilition of Revenue from operations

Particulars	March 31, 2021	March 31, 2020
Contract Price	5,264.31	5,854.79
Less: Credit Note Issued	(59.51)	(153.80)
Add: Debit Note Issued	16.69	58.46
Add: Other Adjustments	(81.33)	(42.91)
Total Revenue from operation	**5,140.15**	**5,716.54**

4.15 The Company is monitoring the impact of COVID 19 pandemic on its liquidity, sales and its ability to construct and deliver projects in the face of shortage of materials and work force. The Company has used prudence and conservative accounting principles in arriving at judgements and estimates of the current and future conditions. On the foregoing principles the Company expects that the carrying amount of property, plant and equipments, investment properties, investments, inventories, receivables, other current assets and deferred tax assets have realizable value at least equal to its carrying value. Accordingly, the operations of the Company will not be impaired, as it would be able to meet its obligations. Further, in relation to credit facilities, the Company is able to conclude the negotiations with the banks and financial institutions. The Company had made payment of interest and principal to all the banks/ financial institution but inadvertently holding sufficient balance in the account not paid the following amounts to LIC Housing Finance Limited (LICHFL), which once the error was noticed was subsequently corrected. As on the balance sheet date namely March 31, 2021, the following two amounts of principal repayments to LICHFL Rs. 2.15 lakhs and Rs. 100 lakhs were paid delayed with 58 and 30 days respectively.

4.16 Figures of previous years are regrouped/ rearranged/ re-classified/ re-instated wherever necessary.

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: June 29, 2021

For and on behalf of Board of Directors

R V Shekar
Managing Director
DIN: 00259129

K Prakash
Chief Financial Officer

Place: Chennai
Date: June 29, 2021

S. Sridharan
Director
DIN: 01773791

B Sanjeev Anand
Company Secretary

Place: Chennai
Date: June 29, 2021

4.17 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	4.43%	655.45	0.07%	0.77	-	-	0.07%	0.77
Lancor Egatoor Developments Limited	-	-	-	-	-	-	-	-
Lancor South Chennai Development Limited	-	-	-	-	-	-	-	-
Foreign 1. Not applicable	-	-	-	-	-	-	-	-
Non controlling interest in all subsidiaries	0.00%	-	0.00%	0.00	-	-	0.00%	0.00
Central Park West Venture	0.00%	-0.01	0.00%	32.04	-	-	2.74%	32.04
Total		**655.44**		**32.81**		**-**		**32.81**

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: 29/06/2021

For and on behalf of Board of Directors

R V Shekar
Managing Director
DIN: 00259129

S. Sridharan
Director
DIN: 01773791

K.Prakash
Chief Financial Officer

V.Sanjeev Anand
Company Secretary

NOTICE OF THE 36TH ANNUAL GENERAL MEETING

Notice is hereby given that the 36th Annual General Meeting (AGM) of the members of Lancor Holdings Limited will be held on Monday, 27th September, 2021 at 03.00 PM through Video Conference (VC)/ Other Audio Visual Means (OAVM), to transact the following businesses:

Ordinary Business:

1. Adoption of Standalone and Consolidated Financial Statements

   To consider and adopt the Audited Financial Statements (including the Consolidated Financial Statements) of the Company for the Financial Year Ended 31st March, 2021 along with the reports of the Board of Directors and 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.

By order of the Board of Directors
For Lancor Holdings Limited

Place: Chennai
Date :14th August, 2021

RV Shekar,
(DIN: 00259129)
Chairman

NOTES

(i) The Ministry of Corporate Affairs (MCA) has vide its General Circular No. 20/2020 dated 05th May, 2020 read with General Circular No. 14/2020 dated 08th April, 2020 and General Circular No. 17/2020 dated 13th April, 2020 (collectively referred to as 'MCA Circulars') and Securities and Exchange Board of India ('SEBI') vide its Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, and SEBI/HO/CFD/ CMD2/CIR/P/2021/11 dated January 15, 2021 (collectively referred to as 'SEBI Circulars' have permitted the holding of the Annual General Meeting (AGM) through VC/OAVM, without the physical presence of the Members at a common venue, due to the ongoing COVID-19 pandemic. In compliance with the provisions of the Act, SEBI Listing Regulations and MCA Circulars, the AGM of the Company is being held through VC/OAVM mode only.

(ii) **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.

(iii) 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.

(iv) 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.

(v) The Register of Members and the Share Transfer books of the Company will remain closed from Tuesday, 21st September, 2021, to Monday, 27th September, 2021 (both days inclusive).

(vi) 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 .

(vii) 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.

(viii) The Securities and Exchange Board of India (SEBI) vide its circular dated 20th April, 2018 has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit the PAN to their Depository Participants with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to the Company or Registrars and Share Transfer Agents.

(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 20th September, 2021.

(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) SEBI Notification No. SEBI/LAD-NRO/GN/2018/24 dated 8th June, 2018 and further amendment vide Notification No. SEBI/LAD-NRO/GN/2018/49 dated 30th November, 2018, requests for effecting transfer of securities (except in case of transmission or transposition of securities) shall not be processed from 1st April, 2019 unless the securities are held in the dematerialised form with the depositories. Therefore, the members are requested to take action to dematerialise the Equity Shares held promptly.

(xiii) 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.

(xiv) 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.

(xv) 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 36th AGM and Annual Report for the financial year 2020-21 of the Company inter alia 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 2020-21 will not be sent due to the ongoing COVID-19 pandemic and as per the SEBI and MCA guidelines.

(xvi) CDSL e-Voting System – For Remote e-voting and e-voting during AGM:

1. As you are aware, in view of the situation arising due to COVID-19 global pandemic, 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 dated April 08, 2020, April 13, 2020 and May 05, 2020 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 https://lancor.in/investors/. The Notice can also be accessed from the website 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. 20/2020**, dated 05th May, 2020 and after due examination, it has been decided to allow companies whose AGMs were due to be held in the year 2020, or become due in the year 2021, to conduct their AGMs on or before 31.12.2021, in accordance with the requirements provided in paragraphs 3 and 4 of the General Circular No. 20/2020 as per MCA circular no. 02/2021 dated January,13,2021.

THE INTRUCTIONS FOR SHAREHOLDERS FOR REMOTE E-VOTING ARE AS UNDER:

(i) The voting period begins on Thursday, 23rd September, 2021 and ends on Sunday, 26th September, 2021. 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 20th September, 2021 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.

(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**	**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**	**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**	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.comor contact at 022- 23058738 and 22-23058542-43.
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

(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 of Lancor Holdings Limited.

(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) **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 should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
- 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 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, 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 (six) 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 **7 (seven) 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 shall 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.

   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 022- 23058738 and 022-23058542/43.

   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 Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call on 022-23058542/43.

   (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 20th September, 2021.

   (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 3 (three) working days from the conclusion of the e-voting period unblock the votes in the presence of at least 2 (two) witnesses not in the employment of the Company and make a Scrutinizer's Report for the votes cast in favour or against, if any, forthwith to the Chairman of the Company.

(iv) The results shall be declared by the Chairman or by any person authorised by him in this regard on or before 29th September, 2021. 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.

By order of the Board of Directors
For Lancor Holdings Limited

RV Shekar,
(DIN: 00259129)
Chairman

Place: Chennai
Date :14th August, 2021

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
2.	Age	67 yrs
3.	Nationality	India
4.	Qualification	Charted Accountant
5.	Expertise in specific functional areas	Has been the Director of the Company for more than 5 years and has been guiding the company in making strategic decisions of the Board.
6.	Date of first appointment to the Board	13/11/2014
7.	Terms and conditions Re-appointment	To re-appoint as a Director of the company.
8.	Revised Remuneration sought to be paid	NA
9.	Remuneration for FY 2020-21	90,000 (Sitting Fees)
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)
11.	Relationship	Director
12.	No of Board meetings attended and held during the year	He has attended six board meetings out of the seven board meetings conducted during the FY 2020-21
13.	Name(s) of other entities in which holding of directorship	Galfar Engineering & Contracting(India) Private Limited. Tecton Engineering & Construction(India) Private Limited. Chellammal Ganesan Homes Private Limited. L&T Shipbuilding Limited. Steps Ahead International Educationprivate Limited. Ashadiya Foundation. Geri Home Care Services Private Limited. Investors Financial Education Academy
14.	Chairpersonship/ Membership in committees of other Entities	NA

NOTES:

HARMONIA
SENIORS | ALL GEN

HARMONIOUS LIVING
FOR SENIORS

DUPLEX VILLA

SENIOR VILLA

Lancor Holdings Limited

58, II Floor, VTN Square, G.N.Chetty Road, T.Nagar, Chennai - 600 017.

Ph: 044 2834 5880 | www.lancor.in | enquiry@lancor.in | CIN: L65921TN1985PLC049092